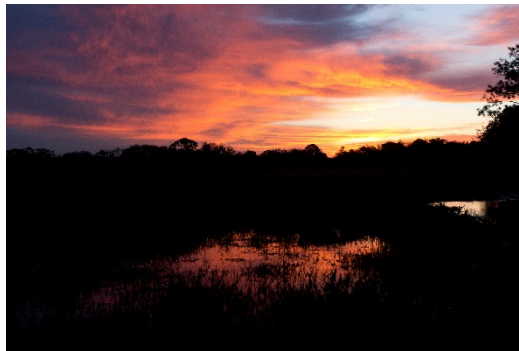




Half Circle L Ranch Tract 5



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All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of price, rental or other conditions without notice.



Executive Property Summary



Executive Property Summary

OWNERSHIP

A fee simple interest vested in Half Circle L Ranch Partnership, LLP a Florida limited liability partnership f/k/a Half Circle L Ranch Partnership, a Florida general partnership.

LOCATION

HCLR Tract 5 is located northeast of the intersection of County Road 846 e and Thorp Road, Clewiston, Hendry County, Florida. The property enjoys the benefit of being secluded, representing “Old Florida”, but is also approximately one hour from Fort Myers and two hours from Maimi/Fort Lauderdale and Tampa

ACCESS

From Immokalee, Florida travel east on E. Main Street toward 2nd Street then turn left onto County Road 846 for approximately 8.5 miles. From County Road 846 turn left (north) onto Thorp Road for approximately 3.5 miles until you reach the main access dirt road. Continue northeasterly on the dirt road for approximately .5 miles until you reach the west side of the property.

For the south access, travel on County Road 846 10.5 miles from Immokalee and turn left (north) on Corbitt Road. Continue 3 miles until the entrance to the property on the left (west).

LAND TENURE

GIS Acres ¹ <i>post parcel split</i>	Assessor Acres ² <i>pre parcel split</i>
± 2,308.17	± 2,502.24

¹ – FarmBase™, Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS user Community. Acreage total upon completion of the split of parcel 21.

² – Hendry County Property Appraiser's Office. Acreage total prior to split of parcel 21.

PROPERTY TAXES

Tax Parcel #	Acres	Section	Township	Range	Tax Year	Total Taxes
1-31-46-16-A	664.35	16	46E	31S	2018	\$ 624.95
1-31-46-17-A	667.26	17	46E	31S	2018	\$ 962.17
1-31-46-20-A	533.26	20	46E	31S	2018	\$ 509.52
1-31-46-21-A	637.37	21	46E	31S	2018	\$ 931.44

HUNTING AND RECREATIONAL USE

Located in the South Region of Florida, in Hunting Zone A, and within Deer Management Unit (DMU) A3, HCLR Tract 5 has the potential for large and small game species including, but not limited to deer, hogs, alligators, turkey, gray squirrel, bobcat, otter, rabbits, raccoons, skunks, opossums, nutrias, beaver, coyote, dove, quail, migratory birds and freshwater fish. Bordering the East of the property, is the Dinner Island Ranch Wildlife Management Area, and directly North lies the Okaloacoochee Slough State Forest.



Half Circle L Ranch Tract 5

IMPROVEMENTS - HUNTING CAMP

The following recent improvements have been made to the Hunting Camp:

- Main House/Lodge with kitchen, great room, 2 bedrooms and 2 baths.
- Cabin with 2 master suites and screened in porch.
- Game Processing Station and Walk-in Cooler.
- Outdoor picnic area with covered bbq pit.
- Back up propane generator.

SOIL CLASSIFICATION

Soil Name	Percent of Property	Acres	Class
Chobee fine sandy loam	24.1%	551	VII
Tuscawilla fine sand	12.8%	296	III
Winder fine sand	10.8%	251	VII
Riviera sand/sandstone	10.1%	235	III and VII
Malabar sand	8.5%	196	IV
Wabasso sand	6.7%	155	III
Jupiter fine sand	6.6%	152	IV
Boca sand	5.5%	129	III
Gentry fine sand	3.7%	86	VII
Holopaw sand	2.2%	50	IV
11 other types 2% or less	9%	207	Mixed
	100.00%	2,308	

ZONING

Municipal Zoning

HCLR Tract 5 lies within the zoning district designated as A-2 (General Agriculture), which is defined in the Hendry County Ordinance Code as the use of land for agricultural purposes, including hunting.

Flood Zone

The inland property includes highly productive wildlife habitat with a mix of ponds, wet prairie, higher flatwood prairie and drier wooded hammocks. The included Flood



Zone- FEMA Map and the National Wetlands Inventory Map confirm that while the majority of the site is in wetlands the main access road and hunting lodge are outside of the wetland footprint and are accessible year round.

CLIMATE

Temperature

Over the course of the year, the temperature typically varies from 52°F to 90°F and is rarely below 36°F or above 94°F. The hot season lasts for 4.9 months, from May 3 to October 1, with an average daily high temperature above 87°F. The cool season lasts for 2.5 months, from December 4 to February 20, with an average daily high temperature below 77°F.

Precipitation

A wet day in Clewiston is one with at least 0.04 inches of liquid or liquid-equivalent precipitation. The chance of wet days in Clewiston varies significantly throughout the year. The wetter season lasts 4.4 months, from May 23 to October 4, with a greater than 43% chance of a given day being a wet day, with the chance of a wet day peaking at 72% on August 13. The drier season lasts 7.6 months, from October 4 to May 23, with the smallest chance of a wet day being 15% on December 17.

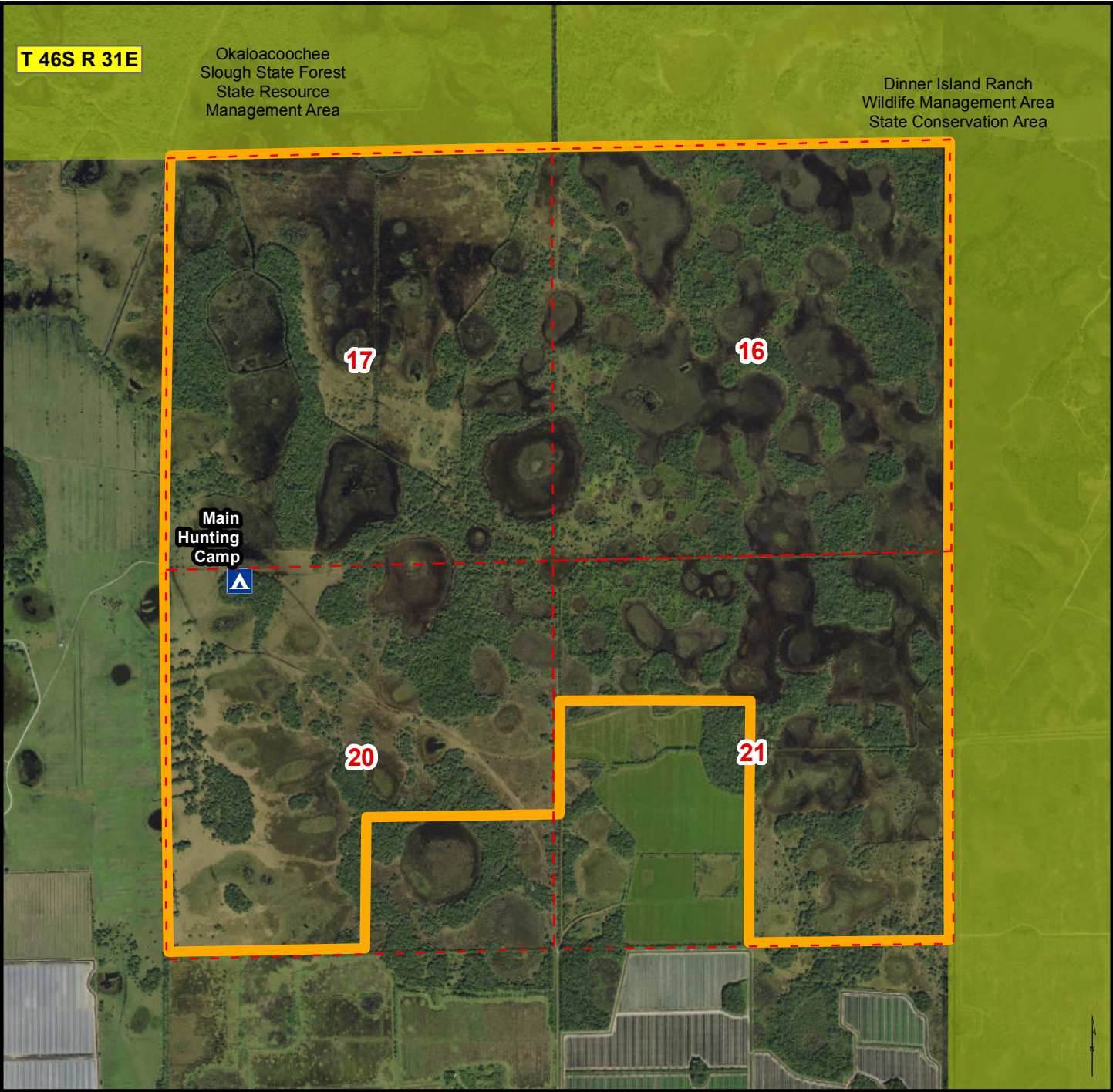
TOPOGRAPHY


The topography within 2 miles of Clewiston is essentially flat, with a maximum elevation change of 20 feet and an average elevation above sea level of 14 feet. Within 10 miles is also essentially flat (20 feet). Within 50 miles is essentially flat (203 feet).

ENVIRONMENTAL AND BIOLOGICAL FEATURES

HCLR Tract 5 (the Property) represents roughly 2,308 acres in Hendry County in south Florida. The property is adjacent to landscapes already dedicated to conservation of nearly a dozen animal and plant species considered rare, threatened or endangered by state and federal agencies.

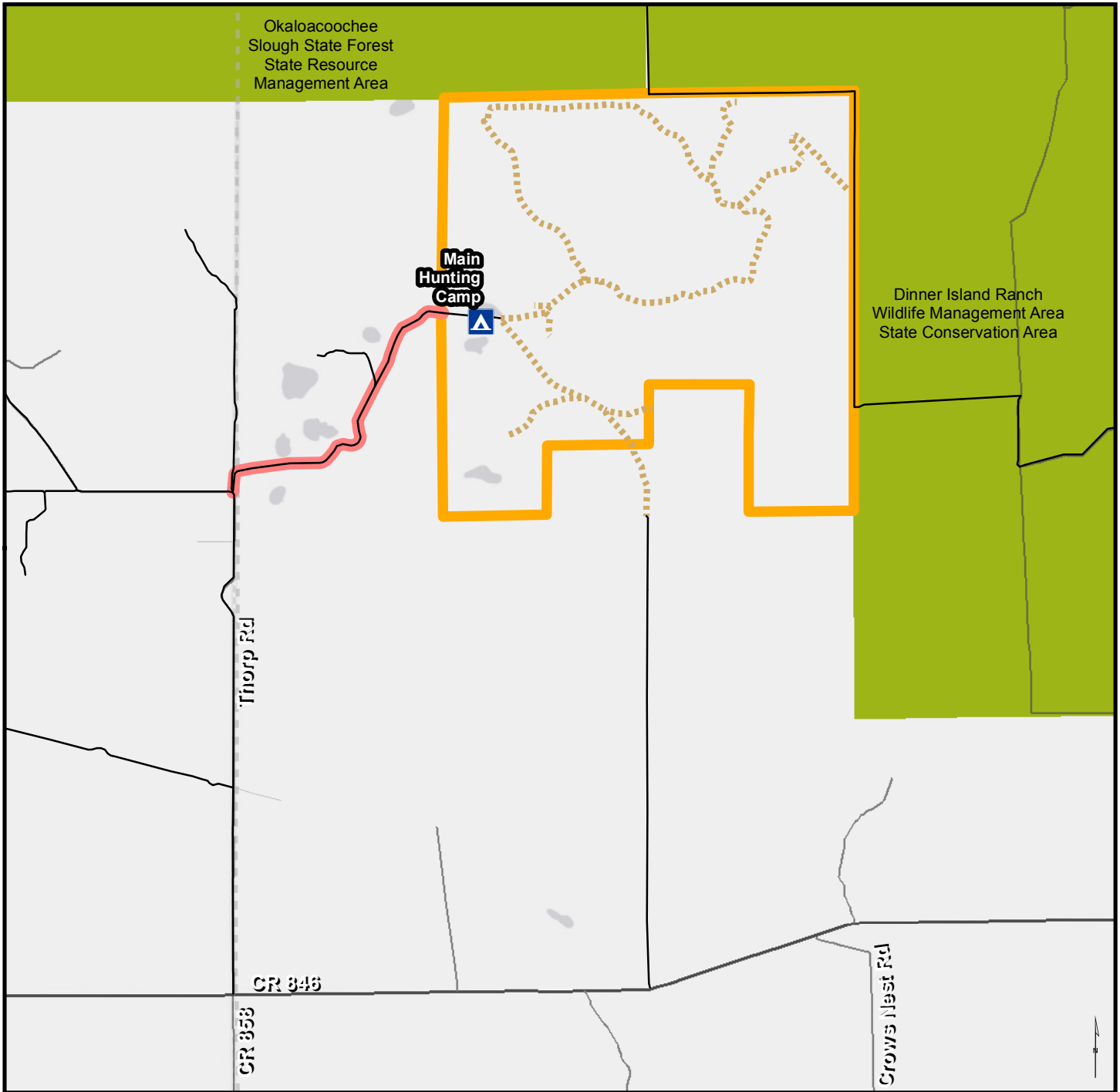
Public Land Survey System Map
Half Circle L Ranch - Tract 5



Township/Range
 Farm Boundary



Proposed Easement Half Circle L Ranch - Tract 5



Proposed Access Easement

Road

Seasonal Double Track

County

Farm Boundary

0 0.5 1 Miles



Improvements – Hunting Camp

The following are the improvements made to the Hunting Camp:

Main House/Lodge with kitchen, great room, 2 bedrooms and 2 baths



- Built new in 2013
- Observation Deck/Carport
- Bunk room and bath with eight (8) double bunk beds
- Master Bed and bath with 1 king and 1 double bunk bed



Cabin with 2 master suites and screened in porch

- Built new in 2013
- 2 master bedrooms each with 2 queen beds





Game Processing Station and Walk-in Cooler



Outdoor picnic area with covered bbq pit



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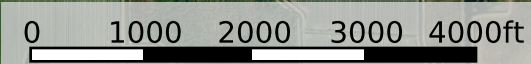
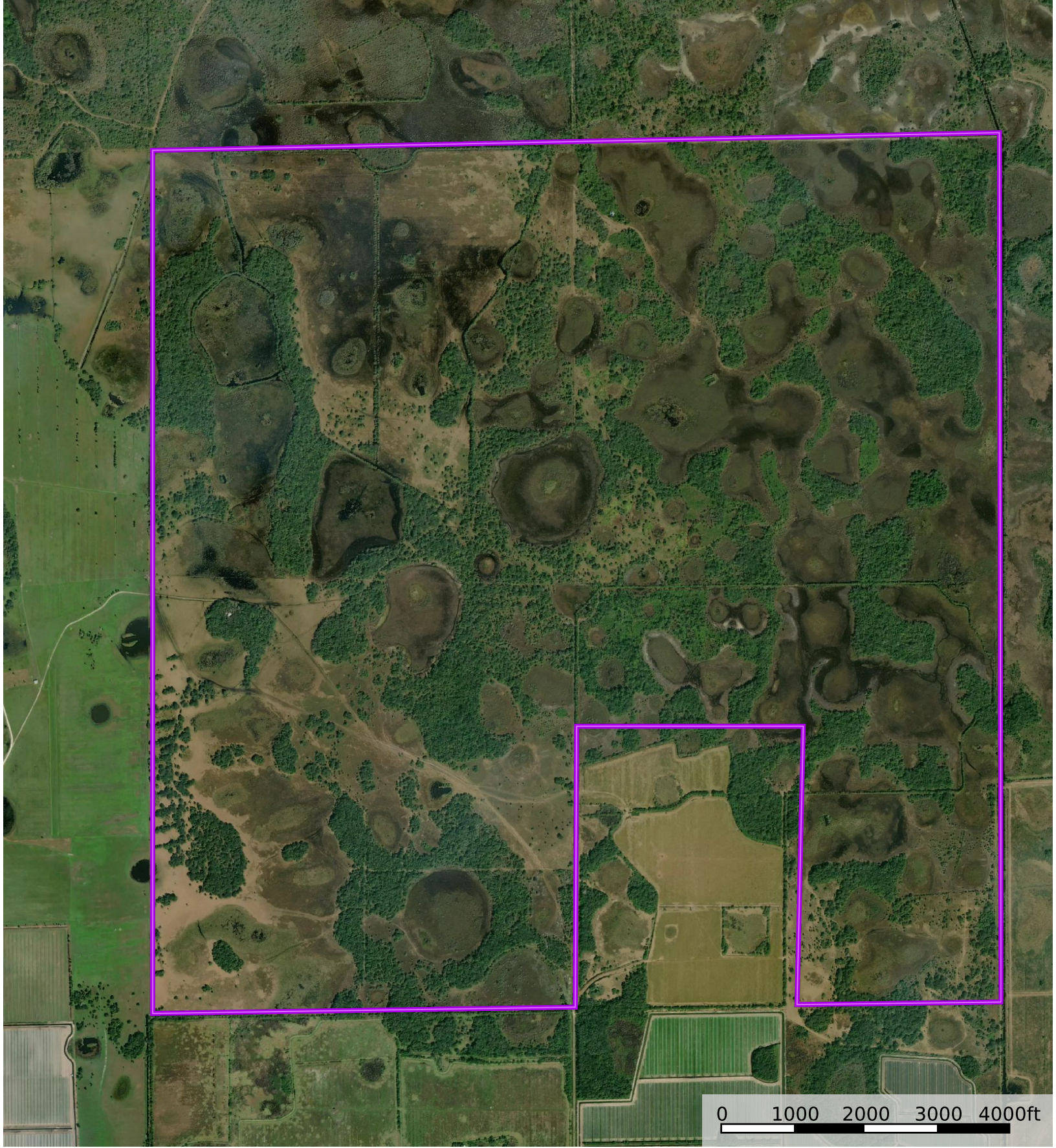
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Back up propane generator



- Two (2) 1,000 gallon propane tanks




 Tract 5

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tarponbluerealestate.com

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Road Access Half Circle L Ranch - Tract 5



- Road
- Seasonal Double Track
- - - - - County
- ▭ Farm Boundary

0 0.5 1 2 3 Miles

