

158± ACRES
U. S. HIGHWAY 301
SUMTER COUNTY, FLORIDA

SIZE: 158± acres

PRICE: ~~\$3,500,000~~ (~~\$22,152 per acre~~)

\$2,750,000 (\$17,405 per acre)

LOCATION: Property is located between I-75 and Florida's Turnpike on the east side of U. S. Highway 301 in central Sumter County.

**ZONING / FUTURE
LAND USE:**

35± acres in City of Coleman zoned Low Density Residential with 2 units per acre.
123± acres in Sumter County zoned 1 unit per 5 acres.

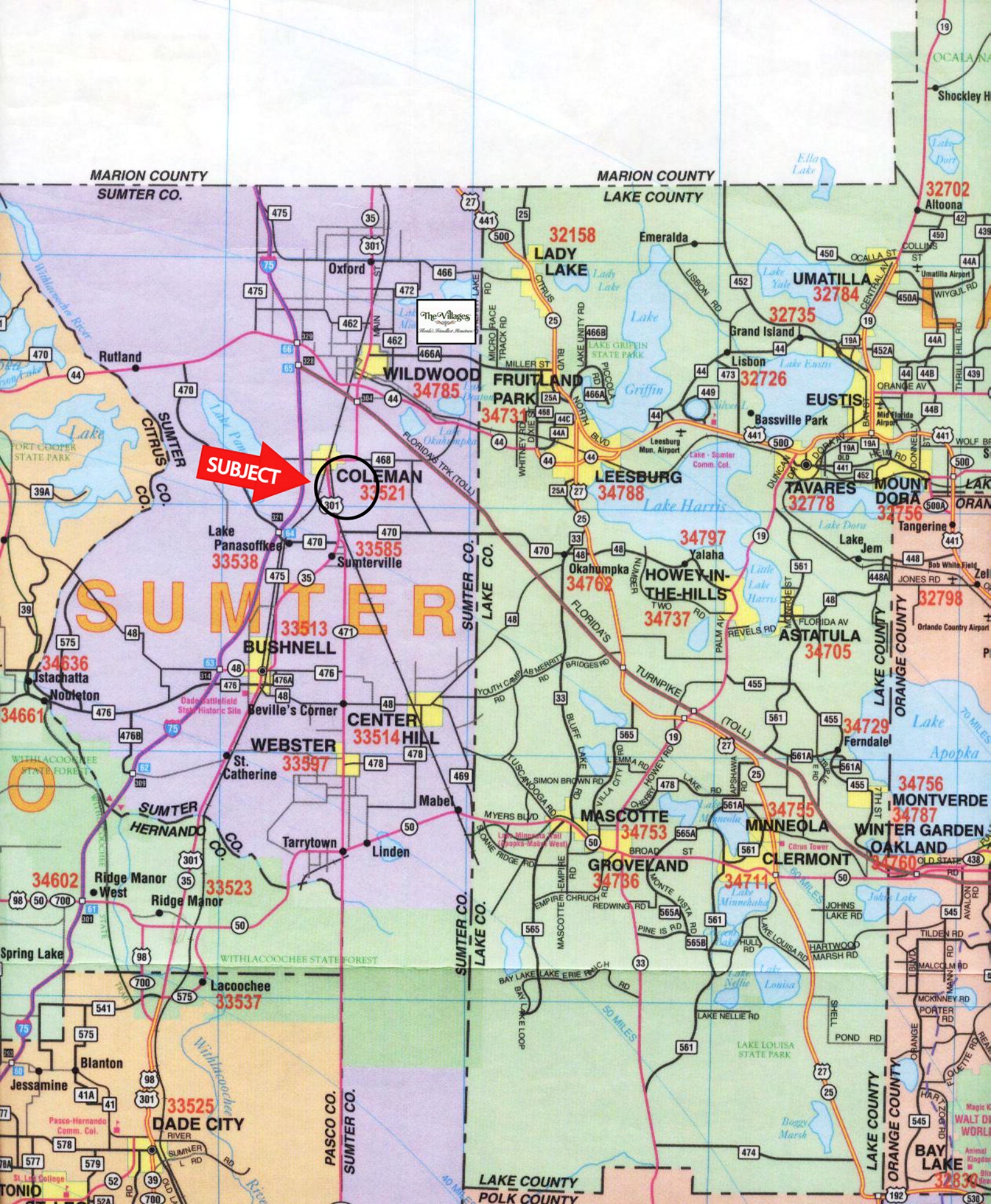
UTILITIES: Septic and well

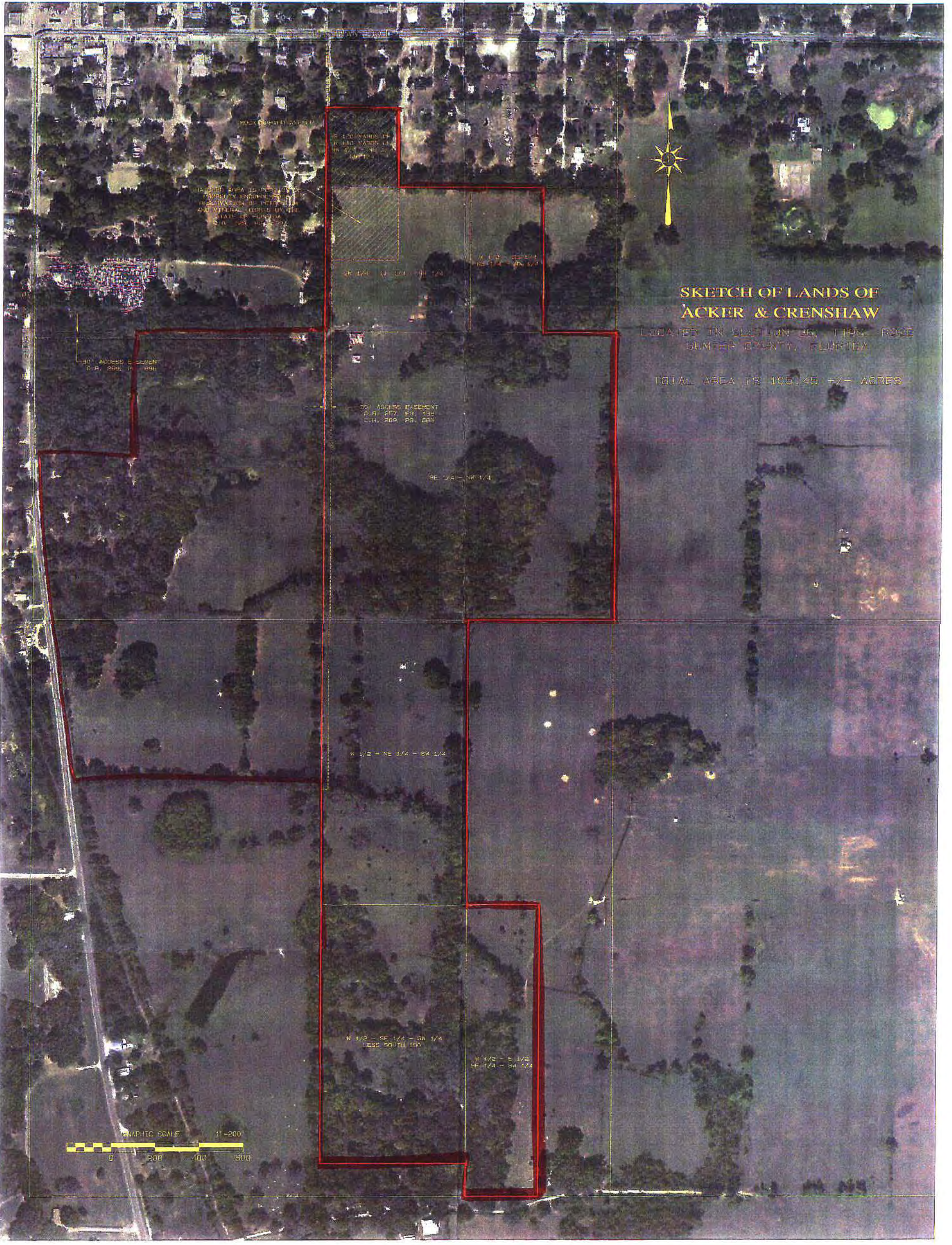
ROAD FRONTAGE: 1,470± frontage feet on east side of U. S. Highway 301
336± frontage feet on east side of Hubb Street
725± frontage feet on south side of Clark Avenue
425± frontage feet on north side of Clark Avenue

NOTE: Offering subject to errors, omissions, prior sale or withdrawal without notice.

3333 S. Orange Avenue, Suite 200 • Orlando, Florida 32806-8500
Post Office Box 568821 • Orlando, Florida 32856-8821
Telephone (407) 422-3144
Fax (407) 422-3155
www.maurycarter.com







MOCK BOUNDARY SURVEY
LATEST MAP IS SUPERIOR TO
PROPERTY PARCEL MAPS
OBSERVATION OF OFFICIAL
AND MATERIAL OFFICER BY THE
STATE OF FLORIDA
S.O. 200, 11, 2002

E 1/4 - NE 1/4
W 1/2 - NE 1/4

W 1/2 - NE 1/4
NE 1/4 - NW 1/4

30' ACCESS EASEMENT
S.O. 200, 11, 2002

300' ACCESS EASEMENT
S.O. 200, 11, 2002
S.O. 200, 11, 2002

SE 1/4 - NW 1/4

W 1/2 - NE 1/4 - SW 1/4

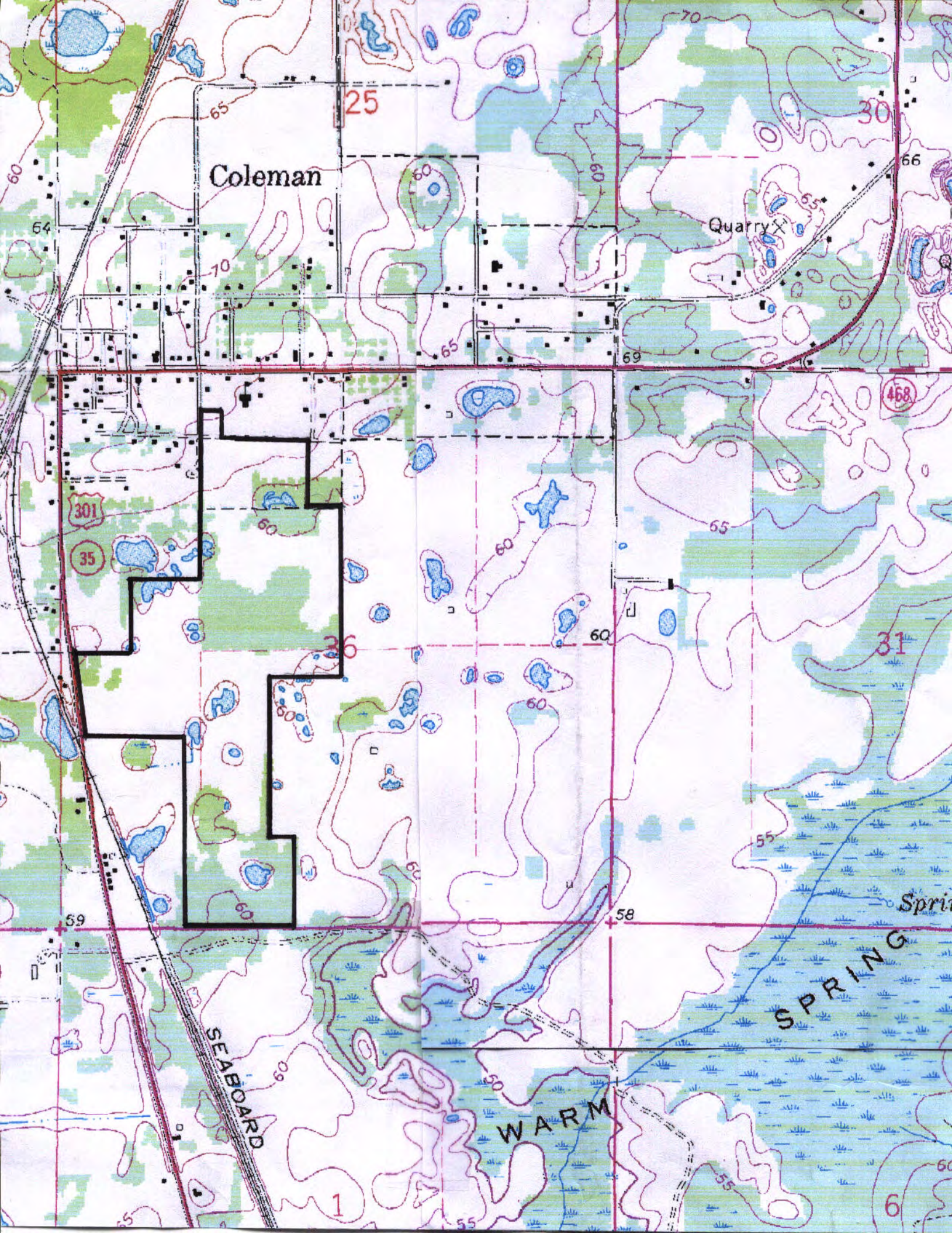
W 1/2 - SE 1/4 - SW 1/4
LESS SOUTHERN

W 1/2 - E 1/2
SE 1/4 - SW 1/4



**SKETCH OF LANDS OF
ACKER & CRENSHAW**
LOCATED IN SECTION 36, T19S, R22E
SUMNER COUNTY, FLORIDA
TOTAL AREA IS 105.45 +/- ACRES





Coleman

Quarry

301

35

SEABOARD

WARM

SPRING

25

30

468

36

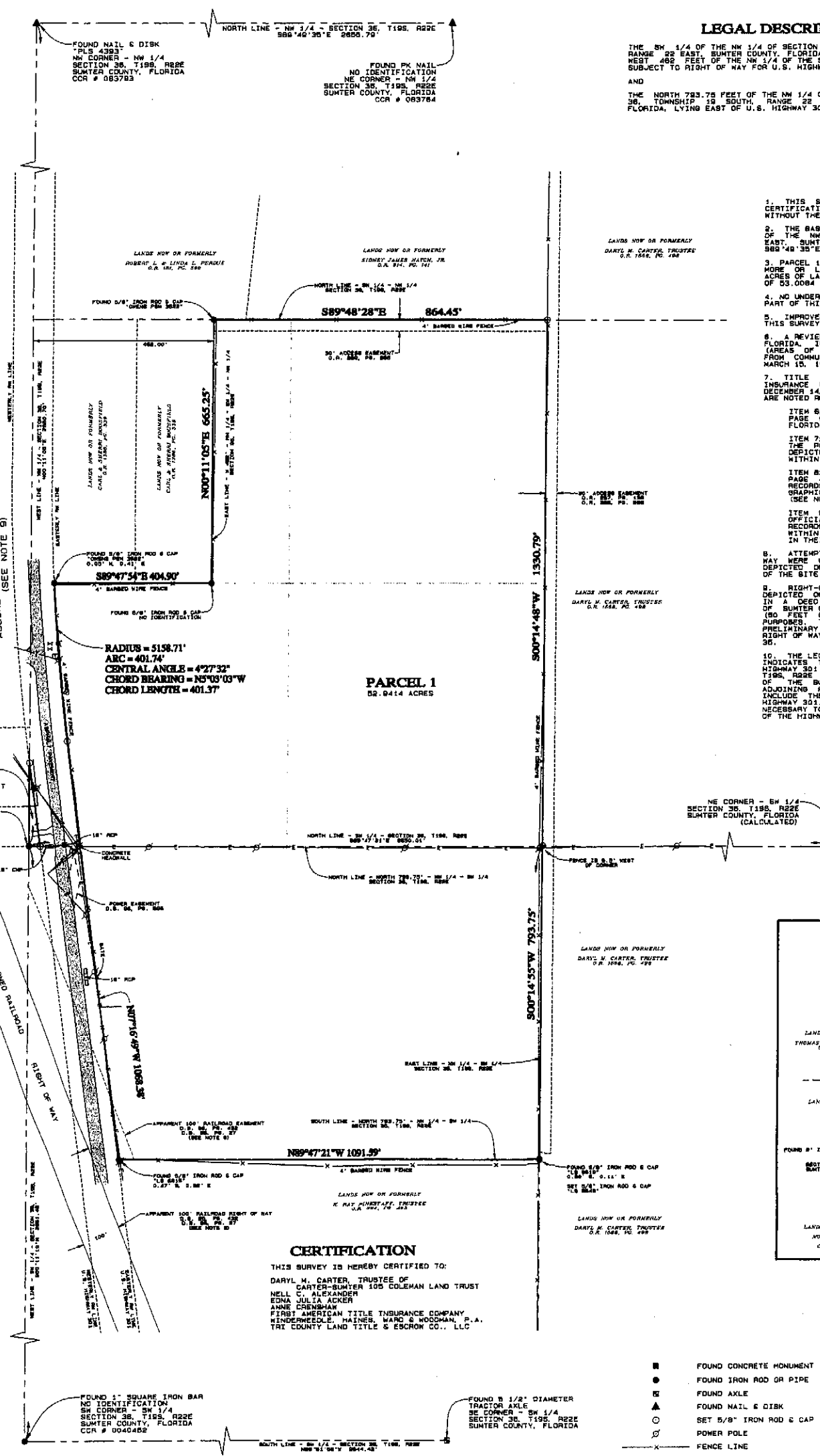
31

1

6

BOUNDARY SURVEY OF LANDS OF ALEXANDER, ACKER & CRENSHAW

LOCATED IN SECTION 36, T19S, R22E
SUMTER COUNTY, FLORIDA



LEGAL DESCRIPTION

THE SW 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 486 FEET OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4, SUBJECT TO RIGHT OF WAY FOR U.S. HIGHWAY 301.

AND

THE NORTH 793.75 FEET OF THE NW 1/4 OF THE SW 1/4, SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 301.

NOTES

1. THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°48'28\"/>

CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:
DARYL M. CARTER, TRUSTEE OF
CARTER-SUMTER 105 COLEMAN LAND TRUST
MELL C. ALEXANDER
EDNA JULIA ACKER
ANNE CRENSHAW
FIRST AMERICAN TITLE INSURANCE COMPANY
KINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.
TRI COUNTY LAND TITLE & ESCROW CO., LLC

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD OR PIPE
- FOUND AXLE
- ▲ FOUND NAIL & DISK
- SET 5/8" IRON ROD & CAP "LB 6646"
- ⊕ POWER POLE
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- CMP CORRUGATED METAL PIPE
- CONC. MON. CONCRETE MONUMENT
- CCR CERTIFIED CORNER RECORD
- O.R. OFFICIAL RECORDS BOOK
- D.B. DEED BOOK
- PG. PAGE
- T TOWNSHIP
- R RANGE

GRAPHIC SCALE 1"=150'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

**LEADING EDGE
LAND SERVICES**
INCORPORATED
6750 FORUM DRIVE
SUITE 310
ORLANDO, FLORIDA 32821
PHONE: (407) 351-6730
FAX: (407) 351-9881
www.leadingedgepls.com
FLORIDA LICENSED BUSINESS NUMBER LB 5846

BOUNDARY SURVEY
OF
LANDS OF ALEXANDER, ACKER & CRENSHAW
LOCATED IN SECTION 36, T19S, R22E
SUMTER COUNTY, FLORIDA
FOR
MAURY L. CARTER & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH CHAPTER 81617-B OF THE FLORIDA ADMINISTRATIVE CODE (MINIMUM TECHNICAL STANDARDS FOR SURVEYORS AND MAPPERS)

Thomas A. Kohn DATE: 3/15/07

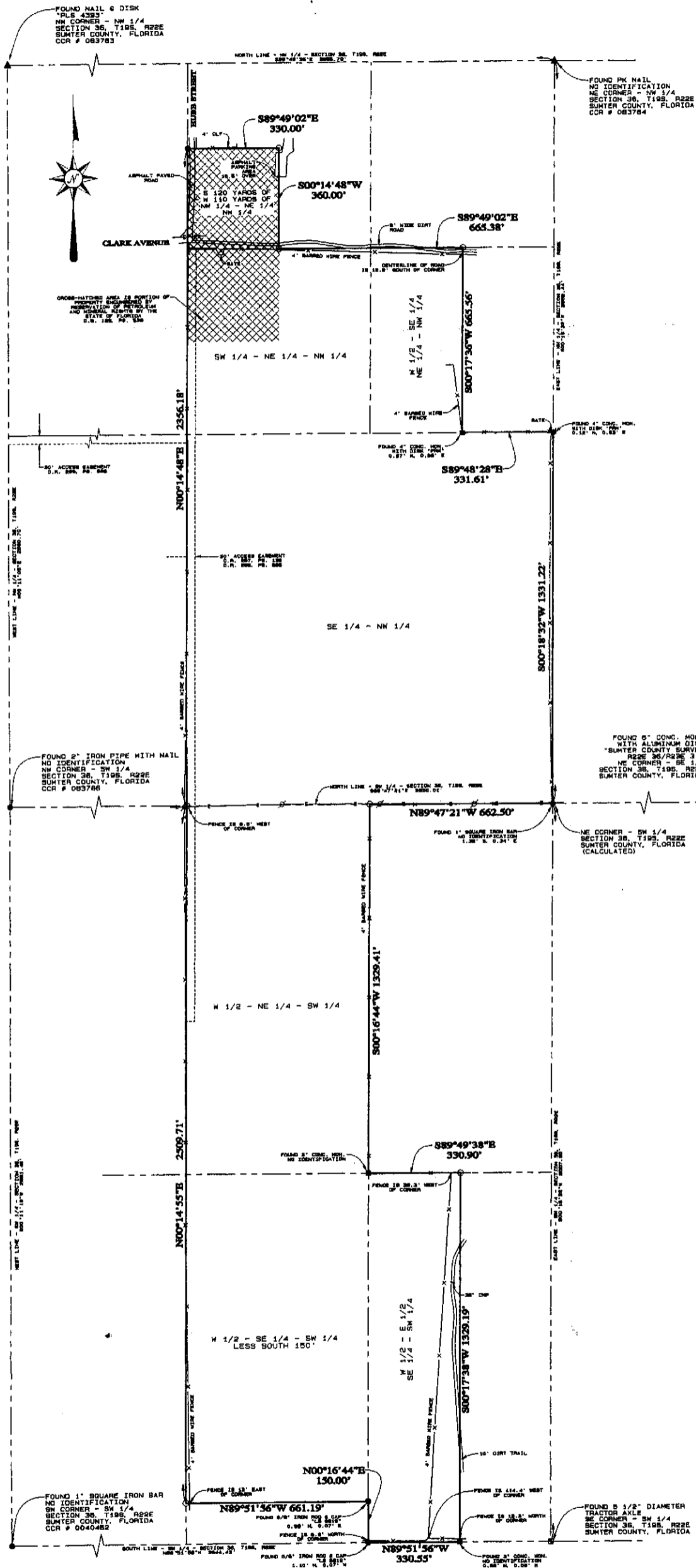
THOMAS A. KOHN PLS #4640
OR WILLIAM F. MENARD LS #5625
OR CHRISTOPHER J. STELLY LS #6445
OR KEVIN J. INGRAM LS #4157

REVISIONS:	
05 FEB 2007; ADDED PARCEL 2 IMPROVEMENTS	
15 MAR 2007; REVISED LEGAL & CERTIFICATION	
DATE OF DRAWING: 31 JAN 2007	LAST FIELD WORK: 04 JAN 2007
MANAGER: TAK	CADD: EAC
PROJECT NUMBER: 049-0618	COMPUTER FILE: 0491188N.PRO
FIELD BOOK NUMBER: LE 576	SCALE: 1" = 150'
	SHEET 1 OF 1

SURVEY A

BOUNDARY SURVEY OF LANDS OF ACKER & CRENSHAW

LOCATED IN SECTION 36, T19S, R22E
SUMTER COUNTY, FLORIDA



LEGAL DESCRIPTION

THE SOUTH 120 YARDS OF THE WEST 110 YARDS OF THE NW 1/4 OF THE NE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 OF NW 1/4 AND THE W 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 AND BE 1/4 OF NW 1/4 AND W 1/2 OF NE 1/4 OF SW 1/4 AND W 1/2 OF SE 1/4 OF SW 1/4 LESS THE SOUTH 150 FEET THEREOF AND THE W 1/2 OF THE E 1/2 OF SE 1/4 OF SW 1/4, ALL LYING AND BEING IN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:

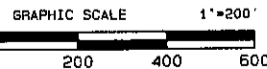
MAURY L. CARTER & ASSOCIATES, INC.
RUSSELL S. ACKER
EDNA J. C. ACKER
ANNE L. CRENSHAW
WINDERHEELE HAINES, WARD & WOODMAN, P.A.
STEWART TITLE GUARANTY COMPANY
TRI-COUNTY LAND TITLE & ESCROW CO., LLC

NOTES

1. THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°49'35\"/>

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD OR PIPE
- ⊙ FOUND AXLE
- ▲ FOUND NAIL & DISK
- SET 5/8\"/>



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY

OF
LANDS OF ACKER & CRENSHAW
LOCATED IN SECTION 36, T19S, R22E
SUMTER COUNTY, FLORIDA

FOR
MAURY L. CARTER & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH FLORIDA MINIMUM TECHNICAL STANDARDS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE

THOMAS A. XOM PLS #4640
OR CHRISTOPHER J. STELLY LS #6445
OR WILLIAM F. MENARD LS #5625
OR RONALD W. HERR LS #4907

REVISIONS:

DATE OF DRAWING: 03 APR 2006 LAST FIELD WORK: 27 MAR 2006
MANAGER: TAK CADD: EAC CREW CHIEF (S): CLH
PROJECT NUMBER: 040-06111 COMPUTER FILE: 040111B1N.PRO
FIELD BOOK NUMBER: LE 514 SCALE: 1\"/>

**LEADING EDGE
LAND SERVICES**
INCORPORATED
6750 FORUM DRIVE
SUITE 310
ORLANDO, FLORIDA 32821
PHONE: (407) 351-6730
FAX: (407) 351-9691
www.leadingedgefla.com

FLORIDA LICENSED BUSINESS NUMBER LB 5848

SURVEY B