



Ted Knight, Licensed RE Broker
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5413 Hopetown Lane
Panama City Beach, FL 32408
1327 Lawndale Road
Tallahassee, FL 32311

LAND DESCRIPTION

NAME: MCARTHUR FARM

SIZE: 1274 PLUS OR MINUS ACRES SUBJECT TO A UP DATED BOUNDARY SURVEY.

LOCATION: NORTH JACKSON CO FLA., ON HWY 162 JUST WEST OF GREENWOOD FL.

PRICE: \$6,847,750 OR \$5375 PER SURVEYED ACRE

TOPOGRAPHY: LEVEL

TERMS: CASH

PHYSICAL FEATURES: 710 ACRES UNDER CENTER PIVOT IRRIGATION, 105 ACRES OF DRY LAND CULTIVATION, 172 ACRES OF REPLANTED PINES, 2 YEARS OLD. 253 ACRES OF HARWOODS NA NATURAL PINE. ESTIMATED THAT 150 ADDITIONAL ACRES CAN BE PLACED UNDER CENTER PIVOT IRRIGATION. SEE ATTACHED INFORMATION FOR IRRIGATION HARDWARE, WELLS. THERE IS ESTABLISHED FARM BASIS THAT GOES WITH THE SALE. TO BE DETERMINED!

IMPROVEMENTS: SMALL FRAME HOUSE, METAL BARN, EQUIPMENT SHED, 1-4 INCH WELL WITH UPRIGHT TANK

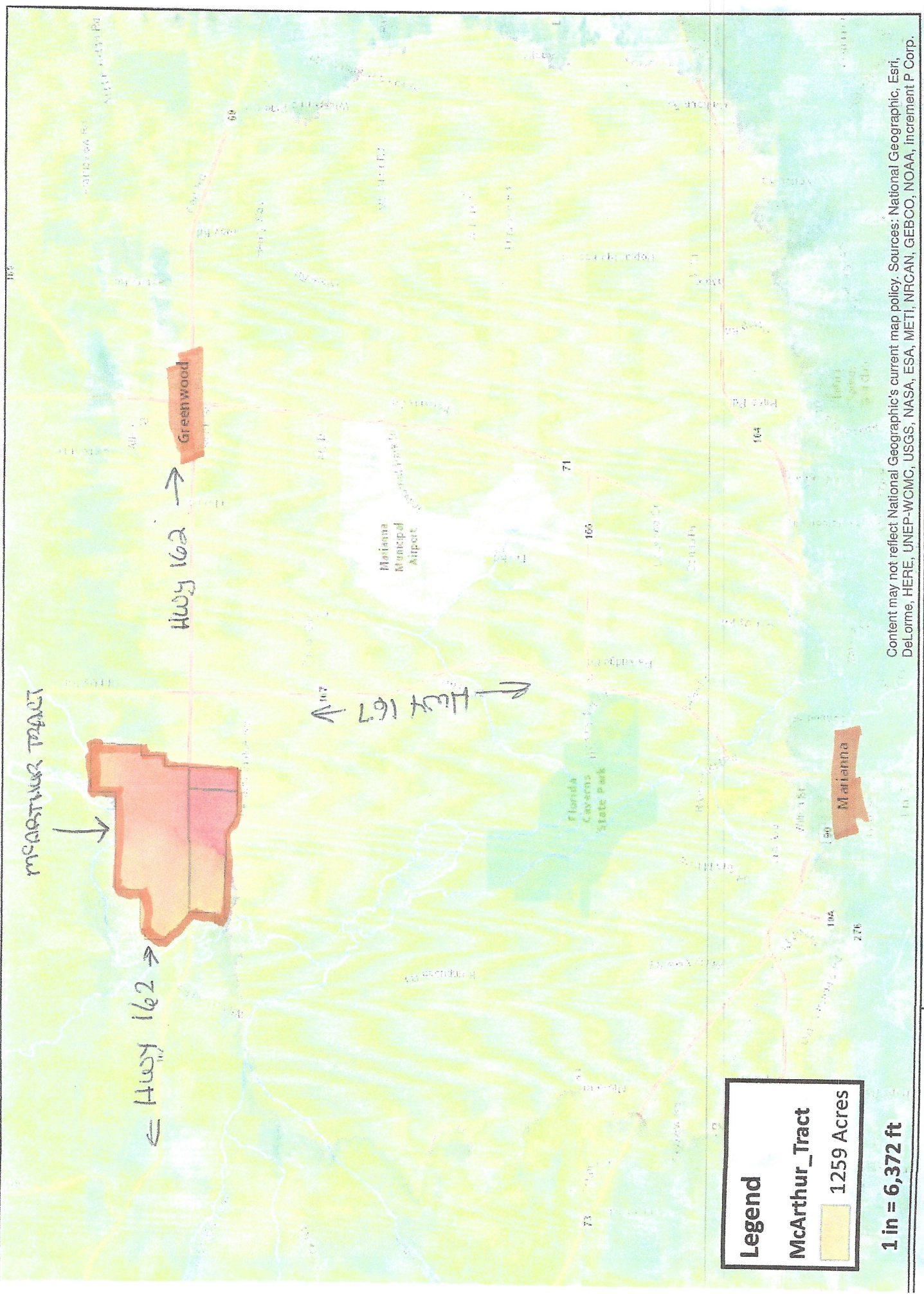
BROKERS COMMENTS: ESTABLISHED FARM FOR ROW CROPS. PAVED ROAD FRONTAGE! EXCELLENT WATER AQUIFER FOR IRRIGATION

CONTACT: TED KNIGHT LICENSED REAL ESTATE BROKER IN FLA., GA., AND ALA., EMAIL landdealinfo@gmail.com, PHONE 850-545-7243. PROPERTY SHOWN BY APPOINTMENT ONLY.

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Broker 30 Years Experience

Licensed Real Estate Broker in Alabama • Georgia • Florida
Specializing in Farms, Timberland, Cattle & Recreational Tracts



Legend
 McArthur_Tract
 1259 Acres

1 in = 6,372 ft

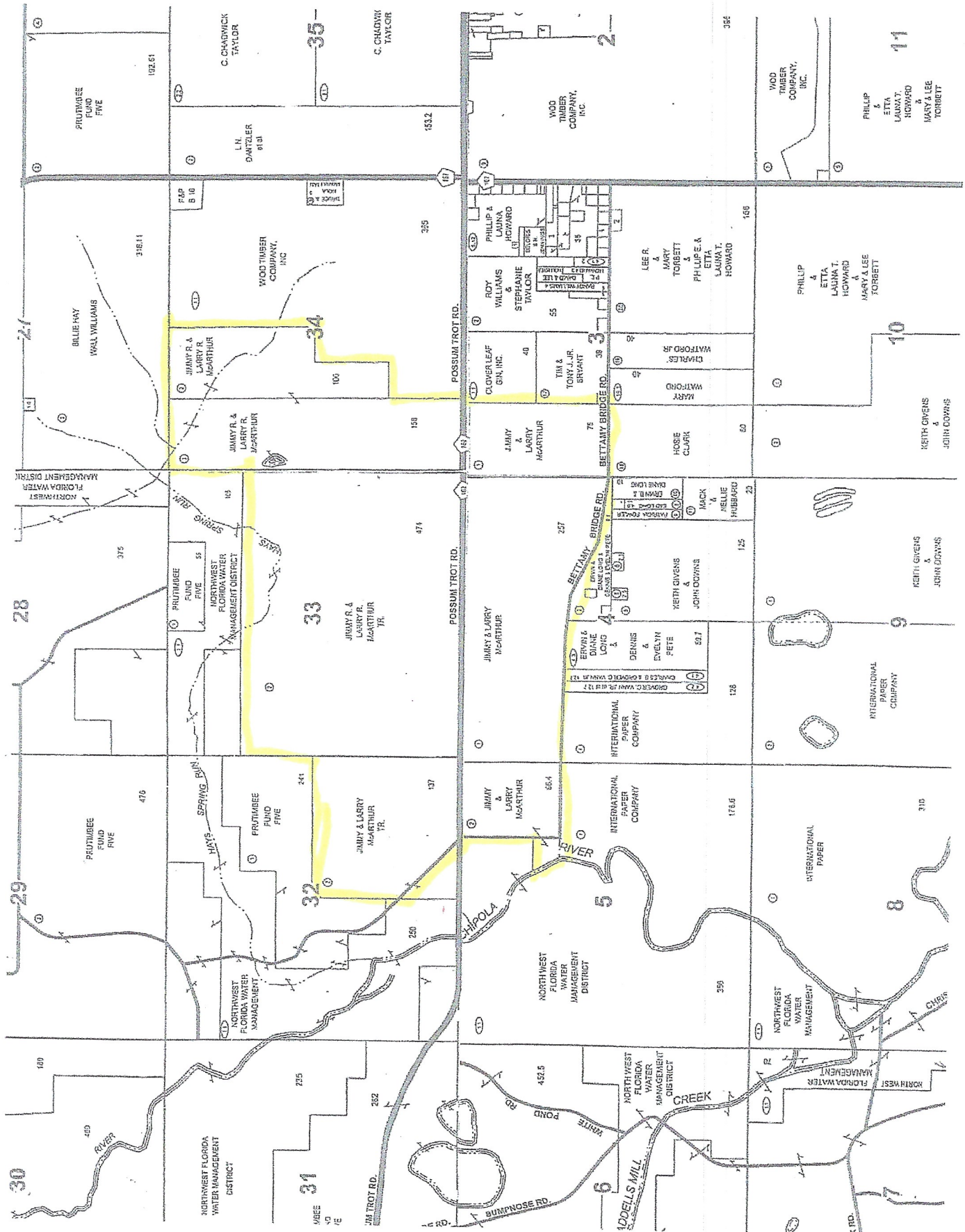
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State:	FL
County:	Jackson
TWP:	5N & 6W
RING:	11NW

Location Map

McArthur Tract

Date:	11/18/16
Drawn By:	MW
Southern Forestry Consultants, Inc. Bainbridge, GA, Monticello, FL, Enterprise, "Manufacture for Tomorrow's Tractor"	



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PRUTIMBEE FUND FIVE

C. CHADWICK TAYLOR

C. CHADWICK TAYLOR

L.H. DANTLER 8181

WOOD TIMBER COMPANY, INC.

WOOD TIMBER COMPANY, INC.

WOOD TIMBER COMPANY, INC.

PHILIP & ETTA LAUNA T. HOWARD MARY & LEE TORRETT

BILLIE HAY WALL WILLIAMS

JIMMY R. & LARRY R. MCARTHUR

JIMMY R. & LARRY R. MCARTHUR

PHILIP & LAUNA HOWARD

ROY WILLIAMS & STEPHANIE TAYLOR

LEE R. & MARY TORRETT

PHILIP & ETTA LAUNA T. HOWARD MARY & LEE TORRETT

JIMMY R. & LARRY R. MCARTHUR

JIMMY R. & LARRY R. MCARTHUR

ROD CLOVER LEAF GEN. INC.

TIM & TONY J.R. BRYANT

MARY WATFORD

PHILIP & ETTA LAUNA T. HOWARD MARY & LEE TORRETT

JIMMY R. & LARRY R. MCARTHUR

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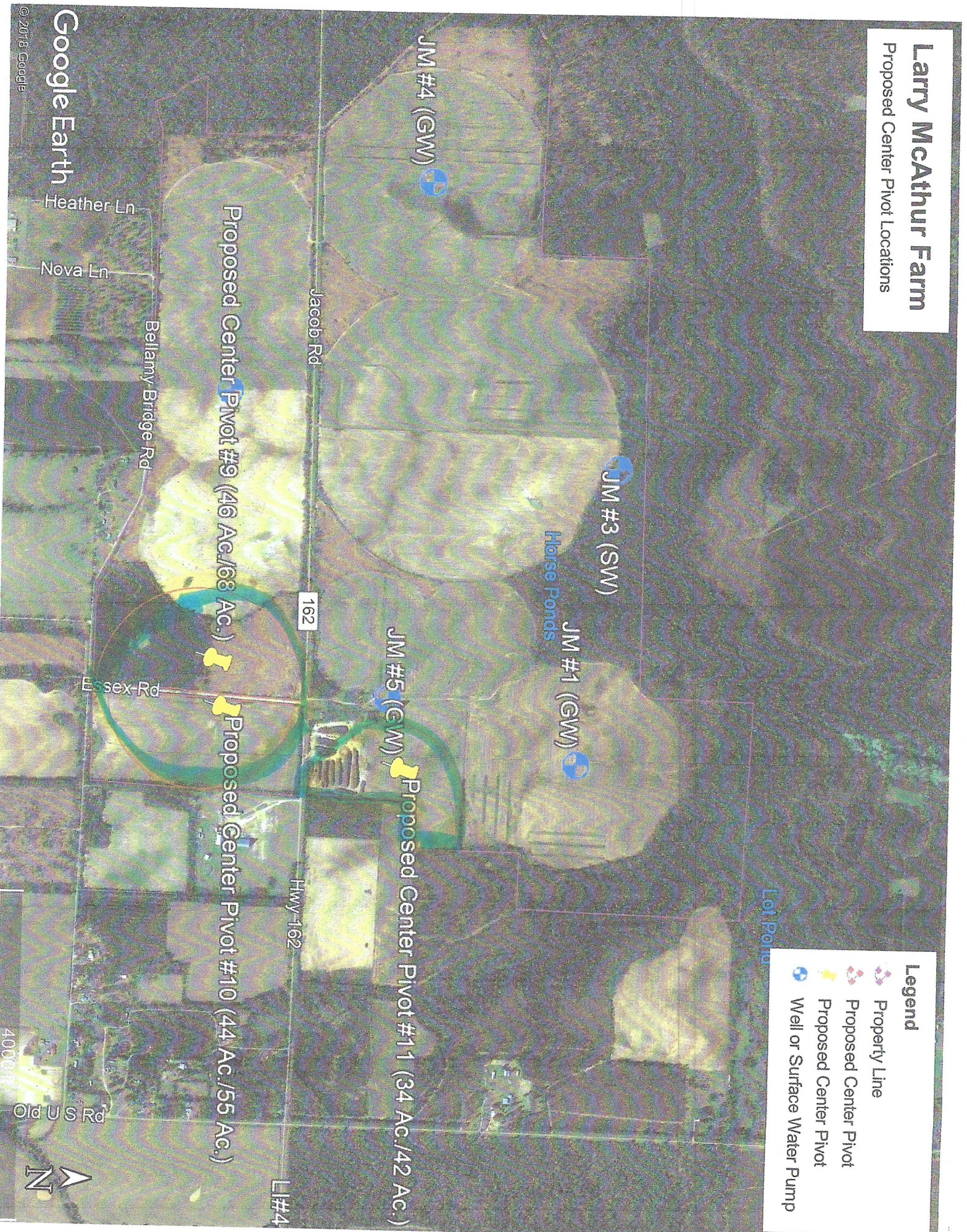


Boundary



Larry McAthur Farm

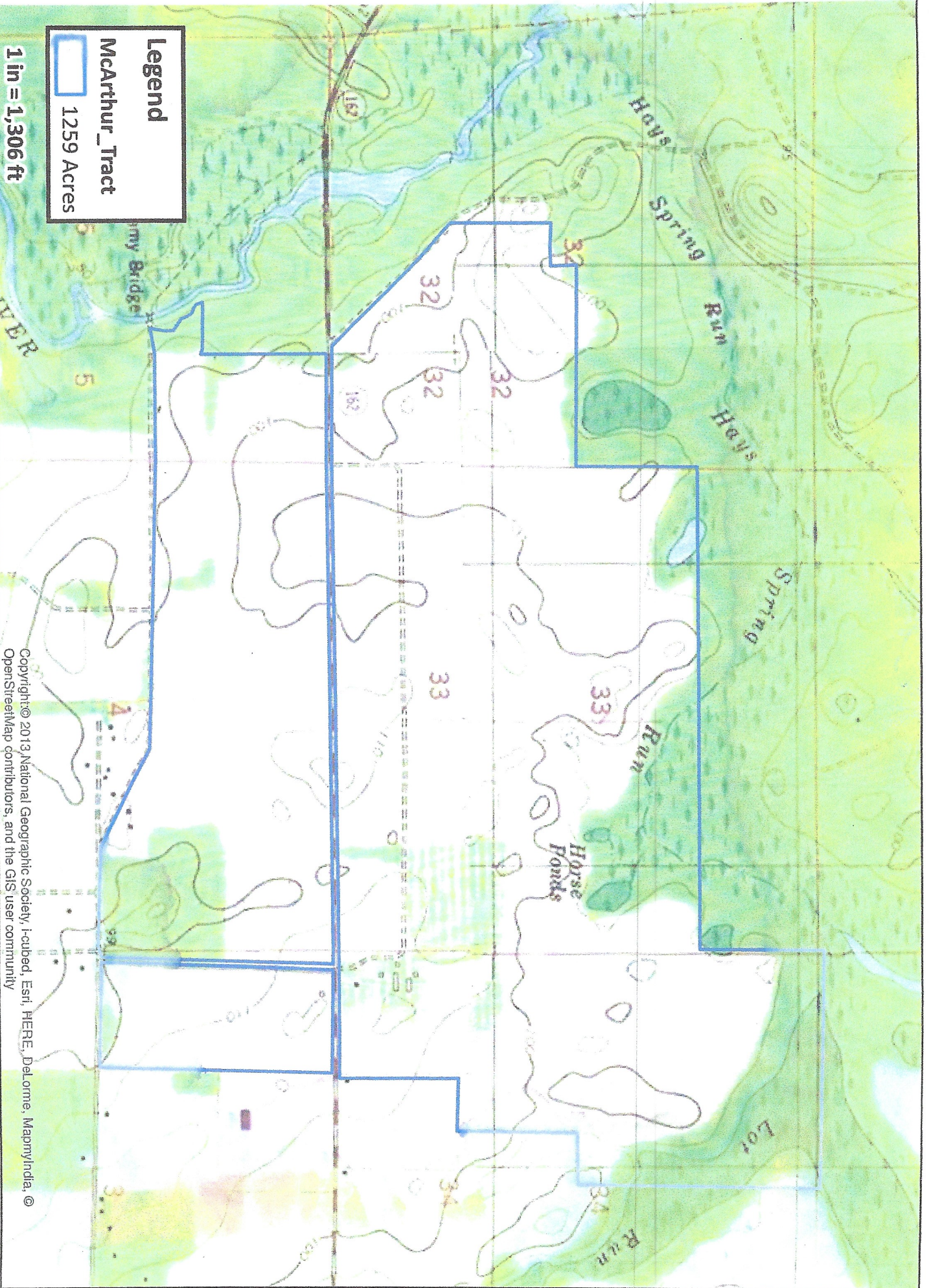
Proposed Center Pivot Locations



Legend

- Property Line
- Proposed Center Pivot
- Proposed Center Pivot
- Well or Surface Water Pump





Legend
 McArthur_Tract
 1259 Acres

1 in = 1,306 ft

Topography Map

State:	FL
County:	Jackson
TWP:	5N & 6N
RNG:	11W

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McArthur Tract

Date:	11/18/16
Drawn By:	MW
Southern Forestry Consultants, Inc. Marietta, GA, Montello, FL, Enterprise, "Manufactured for Tomorrow Today"	

OLD MERRIFIELD IRRIGATION INFORMATION

- 1- 12 INCH WELL 130 FEET DEEP 1000 GALLONS PER MINUTE CAPACITY
- 1- 12 INCH WELL 200 FEET DEEP 1000 GALLONS PER MINUTE CAPACITY
- 1- 12 INCH WELL 135 FEET DEEP 1000 GALLONS PER MINUTE CAPACITY
- 1- 8 INCH INTAKE PIPE FROM HAYS SPRING 1000 GALLONS PER MINUTE CAPACITY
- 1- 12 INCH WELL 175 DEEP PROPOSED FOR ADDITIONAL IRRIGATED LANDS WITH 1000 GALLONS PER MINUTE CAPACITY.

- 1. ZIMATIC 6 TOWER SYSTEM 105 ACRES 1080 FEET LONG * 1988
- 2. VALLEY 3 TOWER SYSTEM 30 ACRES 500 FEET LONG * 2000
- 3. VALLEY FOUR TOWER SYSTEM 34 ACRES 590 FEET LONG * 1996
- 4. VALLEY 9 TOWER SYSTEM 220 ACRES 1620 FEET LONG * 1989
- 5. RENKE 7 TOWER SYSTEM 121 ACRES 1260 FEET LONG * 2011
- 6. RENEKE 4 TOWER SYSTEM 66 ACRES 720 FEET LONG SOUTH SIDE * 2011
- 7. RENKE 4 TOWER SYSTEM 720 FEET LONG 66 ACRES SOUTH SIDE * 2011
- 8. VALLEY 5 TOWER SYSTEM 68 ACRES 740 FEET LONG SOUTH SIDE * 1990

TOTAL EXISTING IRRIGATED LANDS OF 710 ACRES, 105 ACRES DRY LAND
POWER SOURCE FOR SYSTEMS ARE 4 DIESEL POWER UNITS RANGING FROM
100-200 HORSE POWER.

* THE ABOVE YEARS WERE WHEN THE PIVOT
SYSTEMS WERE INSTALLED

* NO EXISTING PUMP POWERING UNITS GO
BELOW TO GERSEE ESTIMATED COST
TO PUT NEW 5 UNITS IN \$125,000/ TO BE VERIFIED