

— F O R S A L E —

RIVER OAK PLANTATION



*“This is one of our all-time favorite properties under 1,000 acres...
In fact, we’ve sold it twice in our career for more than today’s full asking price!”*

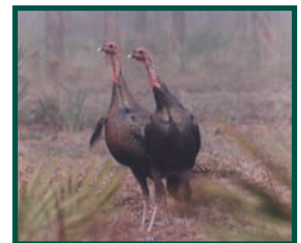
— Jon Kohler

OVERVIEW

One of North Florida’s Flagship Properties –
Located Just Minutes from Tallahassee with 3.2 +/- Miles of Little River frontage!

- 823 +/- acres North FL High Quality Recreational Property
- 3.2 +/- miles of Little River Frontage- One of North Florida’s Most Game Rich Rivers
- Located just 15 minutes NW of Tallahassee’s I-10 and Thomasville Road Interchange
- 1.37 miles on “Gin Clear” Quincy Creek with Unique High Banked River Bluffs
- 1/2 mile on US HWY 90- Less Than 16 miles “As the Crow Flies” to the State Capitol
- Formerly the Western (Now all Adjacent River Frontage) Portion of Prestigious Little River Plantation
- Significant “Higher and Better Use” and Entitlement History Including Commercial Possibilities
- Incredibly Beautiful with Multiple Wildlife Habitats, Mature Timber, and Rolling Terrain
- Recreational Heritage with Written Game Logs Dating Back 40 years
- Deer, Turkey, Ducks, Quail
- Located in the Eastern Edge of the NW Hunting Zone Allowing Lengthened Deer Hunting Season and Additional Rut
- Qualified for Full Conservation Easement Benefits (Which Many Believe May Expire Soon)!

NOW AVAILABLE FOR ONLY ~~\$3,100~~ \$2,900 PER ACRE!



**JON
KÖHLER**
& ASSOCIATES, INC.
REAL ESTATE ADVISORS



Detailed Information at...

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FOR SALE

RIVER OAK PLANTATION

“This is one of our all-time favorite properties under 1,000 acres and a place we considered making our own flagship property. This property has everything today’s conservation minded investor looks for; location, river frontage, wildlife, beauty, timber and future higher and better use. Just as importantly, it is priced for today’s market and in fact... we have sold it twice over our 20 year career for more than today’s full asking price! We know that great opportunities

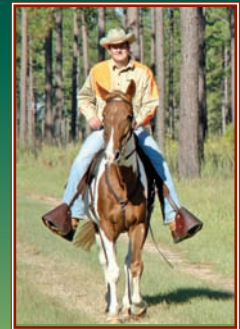
come at the most infrequent of times and wealth is created at the time of purchase. I highly recommend that you take an hour, get a private tour of this plantation and we will update you on this and other great opportunities that are currently presenting themselves in this unique market. ”



THE INDUSTRY LEADER IN PLANTATION SALES

We represent the most successful buyers and sellers of plantations and high quality land in the market today. We have specialized in this niche for over 20 years, but it's the successes that we are having in today's unique market that set this firm apart. Not since this asset class was created in 1888 have changes occurred so fast. Clients who demand the highest level of professional services call us. Our staff holds a doctoral degree, a masters, and two bachelors in real estate. We have the most comprehensive knowledge of plantations and high quality land in the market today.

Over \$240,000,000 in Sales in Today's New Market!



For the Finest Assembly of Information on Investment Grade Plantations in the Southeast, visit...



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PLANTATION
MARKETING
Group LLC

* Wetland acreage and creek calculations were determined by ADGEO. Prices, Plans, Uses, Dimensions, Boundaries, Locations, Specifications, Material, and Availability are Subject to Changes, errors, and omissions without notice. Illustrations are artist's depictions only and may differ from completed improvements. The listing information is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. All dimensions are approximate and have not been verified by the selling party and cannot be verified by Jon Kohler & Associates, LLC, Plantation Marketing Group, LLC. It is recommended that you hire a professional in the business of determining dimensions, such as an appraiser, architect or civil engineer, to determine such information. It is also recommended that you hire a real estate attorney for tax advice on conservation easements. If your property is listed with a real estate broker, please disregard this. This is not an offering in the states where prior registration is required.

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