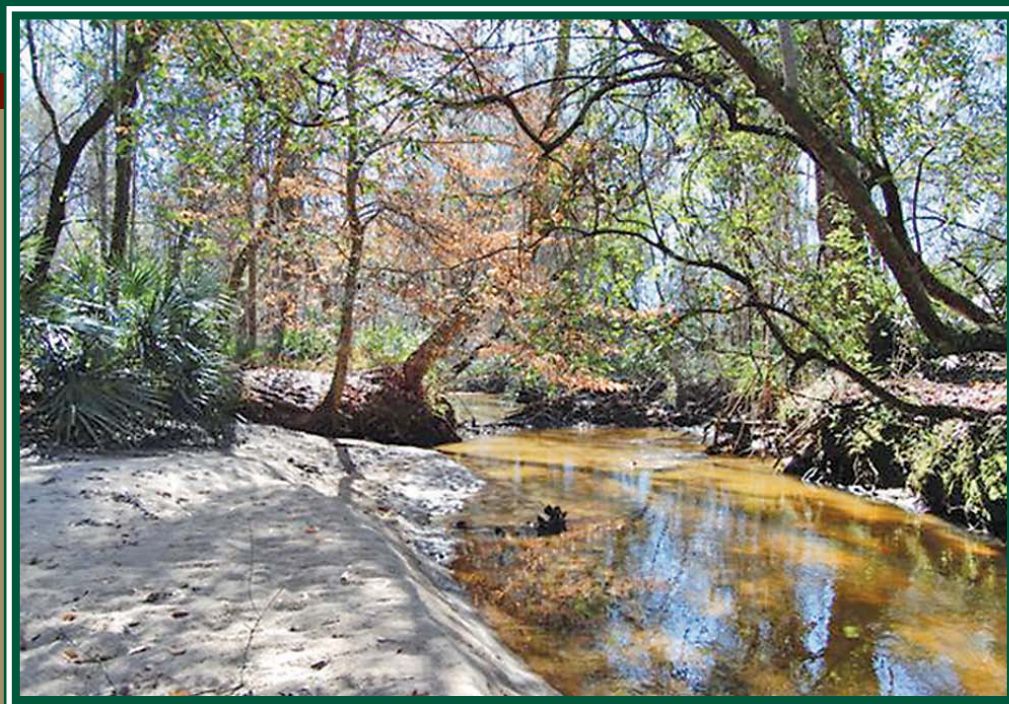
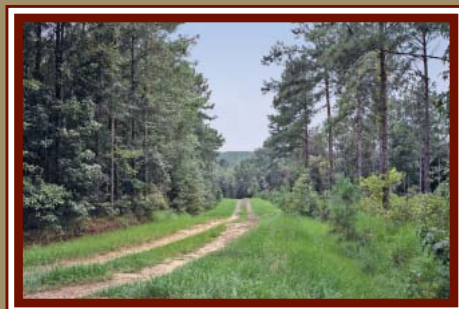


ROCKY COMFORT

PLANTATION



*776 Acre Hunting Plantation
Quincy, Florida*



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Ideal Recreational/Investment Tract

- Clear flowing creeks
- Duck pond and bass fishing lake
- Ranch land with beautiful hayfield
- Mature hardwood bottoms, dove fields, food plots, and pine-covered hills
- Great quail potential
- Located 22 minutes west of Tallahassee
- High concentration of deer, turkey, duck, and doves
- Convenient access just off Hwy 267 and I-10
- Great neighborhood of other high quality recreational properties!

Rocky Comfort contains 776+/- acres of the plantation originally established in 1826. The property is located in the fertile, game rich, rolling hills of Gadsden County, Florida. It is a recreational paradise with mature hardwood bottoms, two clear flowing creeks, a bass pond, dove fields, food plots, and pine-covered hills. It is located approximately 22 minutes west of Tallahassee and less than ten minutes from Quincy just off the HWY 267 and I-10 interchange. This area on Rocky Comfort Creek is one of the most historical places in North Florida. The properties here made men prosperous and in turn they have sought additional land in this area to compliment their wealth. As a result, this land has been well taken care of. The title of the Rocky Comfort area goes back to the original British ownership of 1763. It was the choice piece of the 1.5M acre Forbes Purchase of which ownership transcended British, Spanish and American rule. Under the Treaty of Moutrie Creek, the area was given to the Attapulgas band of Lower Creeks after they were defeated by U.S. troops during the First Seminole War. The Creeks then gave it to Seminole Chief Neamathla and the area was known as "Neamathla's Reserve" until 1825.

In 1826, the land on Rocky Comfort Creek was opened up to settlement and it was purchased by one of the original pioneers in Gadsden County, Bryan Croom, and named Rocky Comfort. Croom invested everything he had on this land and in return he and his family prospered on this plantation and became one of the state's largest and wealthiest planters. His family used their wealth to build another famous plantation and eventually developed one of the most elegant mansions in Florida, Goodwood. Over 180 years later,

their legacy lives on. Goodwood is still the architectural pride of Tallahassee and one of the finest examples of antebellum craftsmanship in existence today. In turn, Rocky Comfort is one of the finest recreational hunting plantations in North Florida. Truly, this property and its owners have been blessed. (The Croom Family and Goodwood Plantation)

The recreational hunting on this property is fabulous and cannot be understated. There is a high concentration of deer, turkey, ducks, and doves. The deer have exceptional genetics and some of the largest deer in Florida are consistently harvested in this region. As such, aficionados of trophy whitetails have gravitated to this area, with the majority of neighbors managing their properties under a quality whitetail program. The deer here have the genetics, nutrients and age to consistently grow trophy size antlers. The wild turkey population is excellent and the turkey hunting alone sets this property apart. The creeks could not be situated in a better location to hold the maximum number of springtime gobblers. The large beaver pond also holds a significant number of ducks. The large pond provides both natural feed and roosting habitat. There are currently some wild quail; however, there is an even greater opportunity to establish a quality pre-season release

program. Recently, major changes in habitat have occurred creating additional quail hunting opportunities. The dove fields are professionally managed and part of an exclusive club. This is one of the most desirable overall hunting properties in North Florida.

Water is bountiful. There are two flowing creeks, (Rocky Comfort Creek and Vote Creek), a beaver pond and a new bass fishing lake. There are great roads throughout the property. The plantation is well maintained. It is also in a great neighborhood with other high-quality recreational properties!

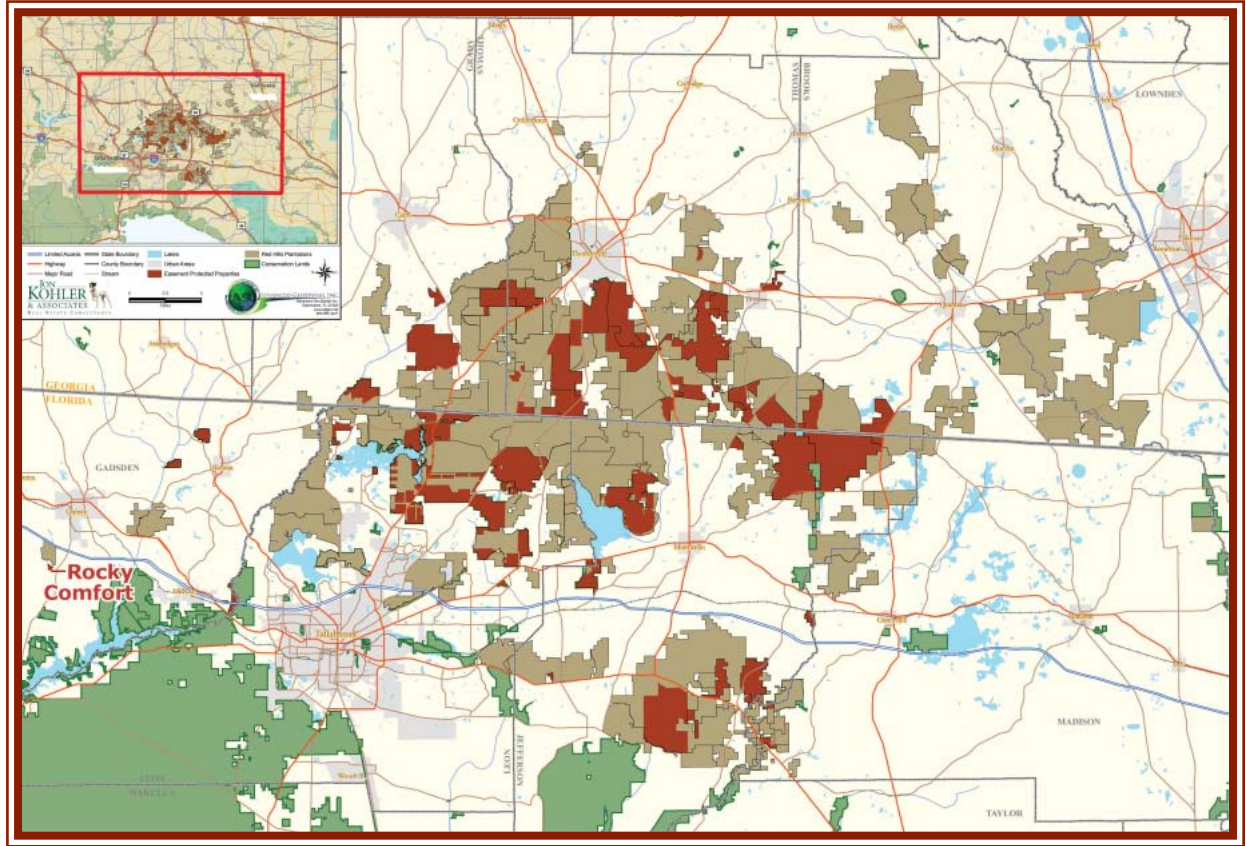
This overview would not be complete without discussion of the development possibilities. Located conveniently off the Interstate this property has significant higher and better use potential. This property would fit well in an investment portfolio and can be purchased at recreational prices.

This property is the ideal overall recreational/investment property and is exactly what most landowners describe as their dream property. It would be next to impossible to have more creeks, ponds, fields, beauty, and wildlife on anything of its size. This is one of the most "action packed" properties in North Florida.



AVAILABLE







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Representing Landowners of High Quality Recreational and Investment Properties

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