



Sugar Plum LLC (“Developer”) is the owner of 242.6+/- acres of high-quality lakefront recreational property known as Lake Sugar Plum (“Sugar Plum”). It is located in Grady County Georgia, between Havana and Calvary, 30 minutes north of Tallahassee, Florida. The 36 +/- acre lake itself is regarded as one of the most beautiful lakes in the region. Prior to its acquisition by Sugar Plum LLC, it was owned by NFL All American Peter Boulware and prior to that Dr. Charley Harvey.

Developer has engaged The Dobbins Company, an auction firm from Atlanta to handle the sealed bid offering and Jon Kohler & Associates, LLC, a real estate brokerage firm, to handle the sales process.

#### **PROPERTY HIGHLIGHTS**

- 242.6 +/- High Quality Lakefront Recreational Property
- 36+/- Acre Lake
- Abundant Deer, Turkey, Quail, and Duck Habitat
- Quality Fresh Water Fishery
- Steel Construction Barn/Storage Building
- 3 Deep Water Wells
- Electrical Service
- Natural & Planted Timber, Hardwoods, and Food Plots
- Well-Maintained Road System
- Quality Timber
- Historical Recreational Property
- 1500± ft of Road Frontage
- 2+ Acre Pond
- 2008 Real Estate Appraisal Available by Request
- **Sealed Bid Auction, Deadline Noon, 10/30/08**

#### **DIRECTIONS TO PROPERTY**

From Tallahassee (30 minutes), take I-10 West to U.S. Hwy 27 North. Go through Havana and just before entering into Georgia, take GA. Hwy 111 to the right. The entrance to Sugar Plum is 1/10 of a mile on left.

#### **INSPECTION DATES**

Starting on Monday October 6 through Noon Thursday October 30, 2008. Inspection is by appointment only. Please contact Jon Kohler at 850-508-2999, or Erica Glidewell at 850-459-8733 for appointment.

#### **BIDDING DEADLINE**

Noon Thursday October 30, 2008 EDT. Copy of Official Bidding Form is available online at [www.LakeSugarPlum.com](http://www.LakeSugarPlum.com).

#### **BIDDER NOTIFICATION**

The successful bidder will be notified by 5:00 PM Friday October 31, 2008. All others ASAP thereafter. All bids are confidential and will not be made available to the public or other bidders.

#### **CONTRACT EXECUTION & CLOSING**

The successful bidder will be required to enter into a standard real estate contract, a copy of which is available for review, by Tuesday, November 4, 2008 and submit a 10% earnest money deposit. There is no Buyer’s Premium. Simply fill out the Bidding Form with the price you are willing to pay. Closing to be made within 30 days after contract execution.

SUGAR PLUM LLC, WITH THE COOPERATION OF WACHOVIA, INTENDS TO SELL THIS PROPERTY TO THE HIGHEST BIDDER BUT RESERVES THE OPTION OF ACCEPTING OR REJECTING ANY OR ALL BIDS.

For more information contact either:

Rick Dobbins      404-352-2638  
Jon Kohler        850-508-2999

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