RAMBO RD | PARCEL MASTER DOC

• Florida & Alabama • 7 tax parcels • Combined ±839 acres: Florida ±797; Alabama ±42

(not surveyed – REFERENCE county appraiser and/or agent observation) Buyer/Buyer Agent to Verify all measurements, acreage, & responsible for all due diligence.

PARCEL 1 — FLORIDA

Parcel ID: 20-7N-11-0000-0020-0000 | +/- 178.26 acres (not survey-certified)

- **4 Tracts**; +/-12.9 acres, +/-12.6 acres, +/-70 acres, +/-78 acres

  Dimensions (Approx.):

  +/-12.9: 9231 × 1244 × 1293

  +/-12.6: 1544 × 660 × 1125 × 1079

  +/-70: 3123 × 2358 × 2460 × 330

  +/-78: 551 × 927 × 2580 × 1286 × 2365

PROPERTY FEATURES

82 acres cropland, 48 acres of timber, 28 acres of pasture/hay, 18 acres of hardwoods, large pond

EXTRA FEATURES

Description	Dimensions	Area / entry	Year
Barn	60 × 28	1,680	2008
Barn / steel frame / storage	150 × 40	6,000	2000
Grain bin	0 × 0	324	1980
Grain bin	0 × 0	324	1980
Grain bin	0 × 0	144	1980
Well	0 × 0	1 entry	1952
Septic tank	0 × 0	1 entry	1952
Barn / steel frame / storage	125 × 50	6,250	2009
Barn	80 × 28	2,240	1980
Grain bin	0 × 0	324	1980

LEGAL DESCRIPTION

OR 146 P 684 OR 164 P 186 & 194 OR 258 P 663 & 664 OR 323 P 684 OR 340 P 879 OR 494 P 354 OR 506 P 425 OR 615 P 819 OR 1071 P 297 THAT PART LYING IN 20-7N-11 N1/2 OF NE1/4 OF SW1/4; & FRACTIONAL S1/2 OF SE1/4 OF NW1/4 & 6.5AC IN SEC OF NW1/4 OF SW1/4; & SW1/4 OF SW1/4, LESS 6.5AC ON W SIDE; & S1/2 OF NE1/4 OF SW1/4; & SE1/4 OF SW1/4, LESS 2.5AC IN SEC OF SECT 20... PARCEL #3 2AC IN SWC OF SW1/4 OF SE1/4 & 2AC IN SEC OF SE1/4 OF SW1/4 OF SECT 20..PARCEL #4 E1/2 OF SE1/4 OF SECT 20 PARCEL #5 FRACTIONAL S1/2 OF SW1/4 OF NE1/4 & W1/2 OF SE1/4 OF SECT 20... LESS 71AC PER OR 1095 P 911... OR 1117 P 299 LESS 107.9AC PER OR 1433 P 397 OR 1445 P 962 OR 1654 P 572 OR 1654 P 577

PARCEL 2 — FLORIDA

Parcel ID: 21-7N-11-0000-0020-0000 | +/- 352.21 acres (not survey-certified)

- **House tract** — ±352 acres
- **Dimensions (Approx.):** +/- 2647 x 1059 x 2647 x 2695 x 2015 x 2806 x 2983

HOME INFORMATION:

3-bedroom / 2-bath home, approximately 2,135 heated sq ft, 2-story home

Central Heating & Cooling - year 2021

Water Heater - year 2010

Carpet/LVP Flooring

Wood Burning Fireplace

Partially new windows

Enclosed back porch (dimensions: approx. 18x12)

Walk-in Closets

Room Dimensions (Approx.):

Living Area - 20x14

Kitchen - 12x13

Dining Room - 10x14

Master Bedroom - 13x15

2nd Bedroom - 16x16

3rd Bedroom - 13x14

PROPERTY FEATURES

Cattle pasture +/-15 acres, cattle pen, 3 pond(s), cropland, wooded, pastures, pecan trees.

Description	Dimensions	Area	Year
Septic Tank	0 x 0	1 entry	2000
Barn	0 x 0	1 entry	
Grain bin	0 × 0	225	1980
Septic Tank	0 × 0	1 entry	1979
Ramp/Handicap	12 x 6	72	2019
Well	0 × 0	1 entry	1979
Grain Bin	0 × 0	324	1980
Well	0 x 0	1 entry	

LEGAL DESCRIPTION

OR 92 P 161 FRAC S1/2 OF NW1/4 & S1/2... OR 506 P 425 OR 1071 P 297... LESS 19AC PER OR 1095 P 911 & LESS 9.79A PER OR 1446 P 770 OR 1654 P 572 OR 1654 P 577

PARCEL 3 — FLORIDA

Parcel ID: 22-7N-11-0000-0020-0000 | +/- 80.00 acres (not survey-certified)

Dimensions (Approx.): 1327 x 2716 x 1314 x 2695

PROPERTY FEATURES

Timber/Cropland/Wooded

LEGAL DESCRIPTION

OR 92 P 161 W1/2 OF SW1/4... OR 506 P 425 OR 1071 P 297 OR 1654 P 572 OR 1654 P 577

PARCEL 4 — FLORIDA

Parcel ID: 28-7N-11-0000-0010-0000 | +/- 104.64 acres (not survey-certified)

Dimensions (Approx.): 1671 x 2785 x 1671 x 2771

PROPERTY FEATURES

Cropland, Pasture

LEGAL DESCRIPTION

OR 92 P 161 N1/2 LESS A STRIP 30A WIDE ACROSS S SIDE.. OR 506 P 425 OR 1071 P 297.. LESS 91.36AC PER OR 1446 P 770 OR 1654 P 572 OR 1654 P 577

PARCEL 5 — FLORIDA

Parcel ID: 29-7N-11-0000-0010-0000 | +/- 82 acres (not survey-certified)

Dimensions (Approx.): 1279 x 2654 x 1279 x 2654

PROPERTY FEATURES

Pasture, Cropland, Wooded, Timber

LEGAL DESCRIPTION

THAT PART LYING IN 20-7N-11 PARCEL #1 NE1/4 OF NW1/4 & NW1/4 OF NW1/4 OF SECT 29; N1/2 OF NE1/4 OF SW1/4; & FRACTIONAL S1/2 OF SE1/4 OF NW1/4 & 6.5AC IN SEC OF NW1/4 OF SW1/4; & SW1/4 OF SW1/4, LESS 6.5AC ON W SIDE; & S1/2 OF NE1/4 OF SW1/4; & SE1/4 OF SW1/4, LESS 2.5AC IN SEC OF SECT 20...PARCEL #2 1AC OR 210 FT SQ IN SWC OF SW1/4 OF NE1/4 OF SECT 29...PARCEL #3 2AC IN SWC OF SW1/4 OF SE1/4 & 2AC IN SEC OF SE1/4 OF SW1/4 OF SECT 20 & NE1/4 OF SECT 29, LESS 3AC IN SEC & LESS 1AC TO CHURCH...PARCEL #4 E1/2 OF SE1/4 OF SECT 20 ALSO FRACT- IONAL S1/2 OF NW1/4 OF SECT 21 ALSO S1/2 OF SECT 21 ALSO W1/2 OF SW1/4 OF SECT 22; ALSO NW1/4, LESS STRIP 30AC WIDE ACROSS S SIDE OF SECT 27; ALSO N1/2, LESS STRIP 30AC WIDE ACROSS S SIDE OF SECT 28... LESS/EXCEPT: .2AC DEEDED TO DAVID & DEANNIE DEFELIX... PARCEL #5 FRACTIONAL S1/2 OF SW1/4 OF NE1/4 & W1/2 OF SE1/4 OF SECT 20...LESS/EXCEPT: 2AC IN SWC OF W1/2 OF SE1/4 OF SECT 20...OR 239 P 265 OR 323 P 684 OR 328 P 478 OR 340 P 879 OR 494 P 354 OR 506 P 425 OR 1071 P 297...LESS 154.14AC PER OR 1446 P 770 OR 1654 P 572 OR 1654 P 577

PARCEL 6 — ALABAMA

Parcel ID: 26-04-20-0-000-002.000 | +/- 12.00 acres (not survey-certified)

Dimensions (Approx.): 1319 x 525 x 985 x 457

PROPERTY FEATURES

Open/Cotton tract - Verify

LEGAL DESCRIPTION

N1/2 OF SW1/4 OF NE1/4 OF SEC 20 T7N R11W LESS R/W

PARCEL 7 — ALABAMA

Parcel ID: 26-05-21-0-000-002.000 | +/- 30.00 acres (not survey-certified)

Dimensions (Approx.): 1319 x 1748 x 585 x 1906

PROPERTY FEATURES

Hardwoods/swamp; only access is through Florida tract (Parcel 2), Spring Creek flows through periodically into Florida.

LEGAL DESCRIPTION

NW1/4 OF SEC 21 T7N R11W LYING W OF SPRING BRANCH