



REAL ESTATE ADVISORS

April 22, 2019

Re: Unique Opportunity on a 2,844 +/- acre Historic Red Hills Plantation Featuring a Rare 80-acre Deep Water Lake – Seal Bid Auction Sale June 20, 2019.

Dear Friends and Investors,

Jon Kohler & Associates is proud to offer Honey Lake Plantation via its Sealed Bid Auction Process. Honey Lake Plantation is without a doubt, one of the most beautiful and unique plantations in the South. The landowner wants certainty of sale and the opportunity here and now is unprecedented.

Due to the fact that there isn't another lake like Honey Lake, the Plantation was originally founded by Pansy Poe as an annex to Pebble Hill. Under the current landowner's stewardship, it was further enhanced earning the title by Sporting Classics as the "Lodge of the Year" and in 2008 a classic revival home was built on the lake. This is a unique opportunity on a historic Red Hills Plantation. The Sealed Bid Auction Deadline is Thursday, June 20, 2019, at 2:00 PM ET.

Honey Lake Plantation encompasses 2,844 +/- acres, featuring its namesake Honey Lake, a spectacular 80-acre private lake that is one of the most gorgeous natural, spring-fed lakes in all of North Florida and South Georgia. Unlike most lakes in this area, it is a clear, deep water lake directly connected to the Florida Aquifer. The lake is one of the top wonders of the region.

Honey Lake Plantation is mapped on the prestigious Georgia-Florida Field Trial Map. It is located in Madison and Jefferson Counties, Florida and is approximately 35 miles to Thomasville and 38 miles to Restaurants and Shopping in Tallahassee's Market Square. Plantations on the Florida side of the belt present the additional benefits of Florida residency tax status and property taxes for land under a conservation easement is zero (there is currently no conservation easement on Honey Lake Planation).

The main plantation house, "Selah", is the name given to the 6,994 square foot estate located on the banks of the 80-acre lake. The setting is one of the most unique in the southeast, with vistas of mature quail woods and seasonal understory grasses out the front door rivaled only by the beauty of the private, spring-fed lake out the back. Selah was built in 2011. The open floorplan of this four bedroom/four and two half bath home is ideal for today's family and entertaining.

The Historic "Pansy Poe" cottage is on the shores of Honey Lake. It's been completely updated and has three bedrooms. There is a fishing pier and boathouse and large brick patio/barbeque combo here, as well. Other plantation improvements include a custom gated entrance, over six miles of high fence, two grain bins, a boardwalk through the cypress, chicken coop, high fenced vegetable garden, and a 40-acre irrigation pivot.

An enormous variety of habitat and wildlife fills Honey Lake Plantation, giving it great habitat diversity. Vast acres of classic quail country — with rolling hills, 45+-year old pines and sweeping native grasses — flows through the heart of the plantation. The North portion is also working timberlands (majority in saw timber and chip-n-saw) that provide significant income, aesthetics and habitat. There is one 40 acre center pivot and almost 80 acres in perennial peanut production. Because of high fence protections located in strategic areas, the landowner is able to manage, protect and hold more than its fair share of 5+ year old bucks with great consistency. There is also a floodable duck pond.

Due to the Plantation's location and the lake, there is significant “higher and better use” and the property is an ideal candidate for a conservation easement.

Jon Kohler & Associates is proud to offer Honey Lake Plantation via its Sealed Bid Auction Process. This process is developed to cater to our high net worth investors who wish to simply invest in a unique high quality recreational property without the risk and uncertainty and hassle of a typical auction. “Bids” (the amount that a buyer would be willing to enter into a binding contract (with a full due diligence period)), will be submitted by Thursday, June 20, 2019 at 2:00 ET to the law firm of Davis, Schnitker, Reeves, and Browning. Please see Bid Form. Traditional offers may be submitted prior to the auction date. The seller reserves the option of accepting or rejecting any or all bids.

This is an incredible opportunity to buy one of the most unique properties in North Florida.

Sincerely,



Jon Kohler
850-508-2999



Majority owner, Honey Lake Plantation, LLC, along with smaller partnering entities ("Landowner"), together own the 2,844 +/- acre quail/deer/turkey plantation in Jefferson and Madison Counties, Florida known as Honey Lake Plantation. This is a historic red hills plantation featuring a rare 80-acre deep water lake. The plantation offers amenities one would only expect on a property of this caliber; 6,994 sq ft main house, "Pansy Poe" historic guest house, custom gated entrance, over six miles of high fence, 40 acre pivot irrigation, and floodable duck ponds. Investors have the option of bidding on Honey Lake Plantation in its entirety, or any of the four portions as designated on mapping provided on the auction website at www.JonKohler.com/current-auctions/.

The Landowners are seeking to immediately liquidate this property through a sealed bid auction and have engaged Jon Kohler & Associates, LLC, a brokerage that specializes in the plantation niche to handle the seal bid auction offering.

PROPERTY HIGHLIGHTS

- 2,844+/- total acres, Madison and Jefferson Counties, FL
- The 80+/- acre deep-water, spring fed lake is one of the most beautiful in the Southeast
- Approx. 35 miles to Thomasville and 38 miles to Tallahassee's Market Square
- Mapped on the prestigious Georgia-Florida Field Trial Map, nearby to Dixie Plantation, Pinckney Hill, Pinion Point, Turkey Scratch, and Avalon Plantation
- Plantation established by Elizabeth "Pansy" Ireland Poe
- Over six miles of high-fence
- 40-acre irrigation pivot currently planted for an almost 80 acres in perennial peanut hay production
- Gated entrance
- Wild quail coupled with preseason release for some of the top wing shooting in the southeast
- "Pansy Poe" Historic Guest House
 - Completely remodeled and updated three bedroom house
 - Offers some of the best views in North Florida
 - Fishing pier and boathouse, large brick fire pit/ barbeque combo
- "Selah"- The Main House
 - 6,994 square foot estate on a hill overlooking the 80-acre Honey Lake
 - Four bedrooms/four bathrooms and two half baths
 - Master bedroom wing with lake views and patio access, wet bar, claw foot tub, glass shower, and closet/dressing room
 - Foyer with curved grand staircase and marble floor
 - Two dream executive home offices with beautiful woodwork
 - Home gym
 - Open floor plan between kitchen & breakfast nook, dining room, and living room- great house for entertaining
 - Large bonus room
 - Horseshoe-shaped infinity pool and over 3,200 square feet of patios and porches
 - Theatre with tiered seating and state-of-the-art sound and technology
 - Elevator
 - Beautiful heart pine and cypress millwork
- Sporting Classic "Lodge of the Year"
- Excellent management for trophy bucks, turkey, quail, and ducks

DIRECTIONS TO PROPERTY FROM TALLAHASSEE

Take I-10E. Take Exit 233, turn Right, Follow signs to CR-257. Turn left on S. Salt Rd. Turn right onto US-90 / SR-10 / E Washington Hwy. Turn left onto NW Honey Lake Rd / CR-243. Property on left.

INSPECTION DATES

Inspection is by appointment only. Please contact Erica Kohler at 850-459-8733 or Erica@JonKohler.com for an appointment.

BIDDING

Accepting bids immediately. Bidders have the option of bidding on the property in its entirety (2,844 +/- acres), or as divided on any of the four portions as shown on mapping included on the auction website at www.JonKohler.com/current-auctions/

BUYERS PREMIUM -There is no Buyer's Premium.

BIDDING DEADLINE

2 PM ET, Thursday June 20, 2019. Copy of Official Bid Form is available online at www.JonKohler.com/auction

BIDDER NOTIFICATION

The successful bidder will be notified by 5:00 PM ET, Monday, June, 24, 2019. All others ASAP thereafter. All bids are confidential and will be opened at the Law Offices of Davis, Schnitker, Reeves & Browning, P.A.

CONTRACT EXECUTION & CLOSING

The successful bidder will be required to enter into a standard real estate contract by Tuesday, June 25, 2019 and submit a 10% earnest money deposit (*a copy of the contract, and how the property may be divided are available for preview at www.JonKohler.com/auction*). There will be a 20 day due diligence period and 50 days from contract to close.

LANDOWNERS INTEND TO SELL THIS PROPERTY TO THE HIGHEST BIDDER BUT RESERVE THE OPTION OF ACCEPTING OR REJECTING ANY OR ALL BIDS. LANDOWNERS RESERVE THE OPTION TO CONTRACT PROPERTY BEFORE BID DEADLINE.

For more information contact either:

Jon Kohler • 850-508-2999

www.JonKohler.com • E-mail: Jon@JonKohler.com

Erica Kohler • 850-459-8733

E-mail: Erica@JonKohler.com



HONEY LAKE PLANTATION SEALED BID AUCTION OFFICIAL BIDDING FORM

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The Landowners are seeking to immediately liquidate this property through a sealed bid auction and have engaged Jon Kohler & Associates, LLC, a brokerage that specializes in the plantation niche to handle the seal bid auction offering

BIDS BEING ACCEPTED NOW

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BUYERS PREMIUM

There is no Buyer's Premium.

LANDOWNERS INTEND TO SELL THIS PROPERTY TO THE HIGHEST BIDDER BUT RESERVE THE OPTION OF ACCEPTING OR REJECTING ANY OR ALL BIDS. LANDOWNERS RESERVE THE OPTION TO CONTRACT PROPERTY PRIOR TO BID DEADLINE.

I have read the above terms of sale, agree to them and submit the following bid:

Signature (*Required*)

BID AMOUNT FOR THE ENTIRE HONEY LAKE PLANTATION - (2,844 +/- acres): \$ _____ or

BID AMOUNT FOR PARCEL #1: (613 +/- acres with lake, main house, guest house, gated entrance): \$ _____

BID AMOUNT FOR PARCEL #2: (540 +/- acres with frontage on Honey Lake Road): \$ _____

BID AMOUNT FOR PARCEL #3: (NW 1,155 +/- acres including a 40 acre pivot, a floodable duck pond, high-fence on portion of the Northern and Western boundary, plus two acres with the "Smokehouse" that is located on Hwy 90 and Honey Lake Rd):

\$ _____

BID AMOUNT FOR PARCEL #4: (NE 534 +/- acres including a mile of high-fence): \$ _____

NAME _____

CONTACT PERSON _____ ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ CELL _____ FAX _____

EMAIL _____

SUBMIT YOUR BID USING THIS FORM BY 2 PM ET, THURSDAY, JUNE 20, 2019 BY EMAIL, FAX OR DELIVERY TO:

THE LAW OFFICES OF DAVIS, SCHNITKER, REEVES & BROWNING, P.A

If sending regular mail: POST OFFICE DRAWER 652, MADISON, FL 32341

If sending overnight: 519 W BASE STREET, MADISON, FL 32340

850-973-4186 • FAX 850-973-8564

IF EMAIL, PLEASE USE Clay@dsrblaw.com AND Annette@dsrblaw.com

EMAIL IS THE PREFERABLE METHOD OF BID SUBMISSION. AN EMAIL RECEIPT WILL BE SENT FOLLOWING ALL BIDS.