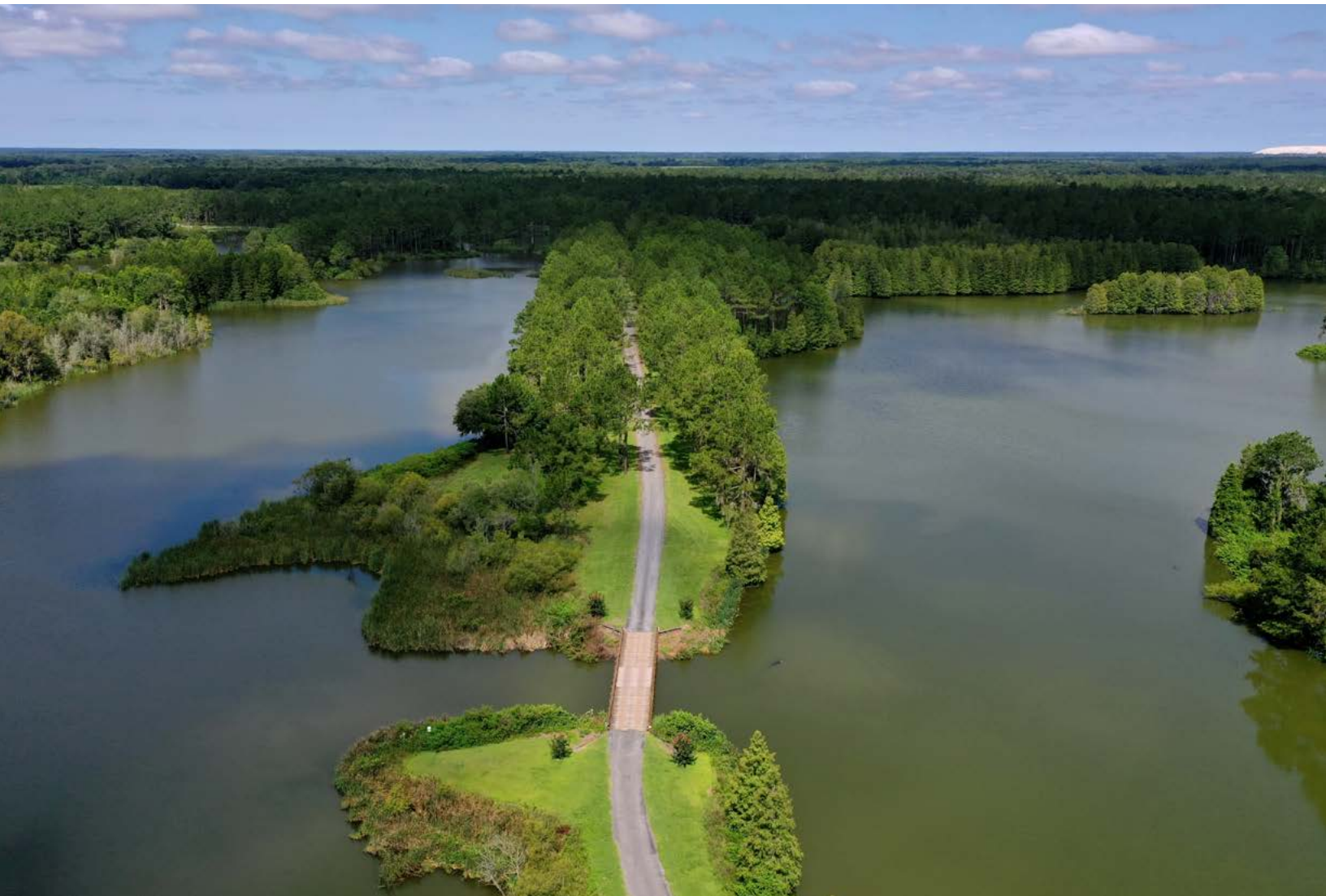


BIENVILLE

A HUNTING AND FISHING RESORT

HAMILTON COUNTY | WHITE SPRINGS, FL
10,119 ± ACRES



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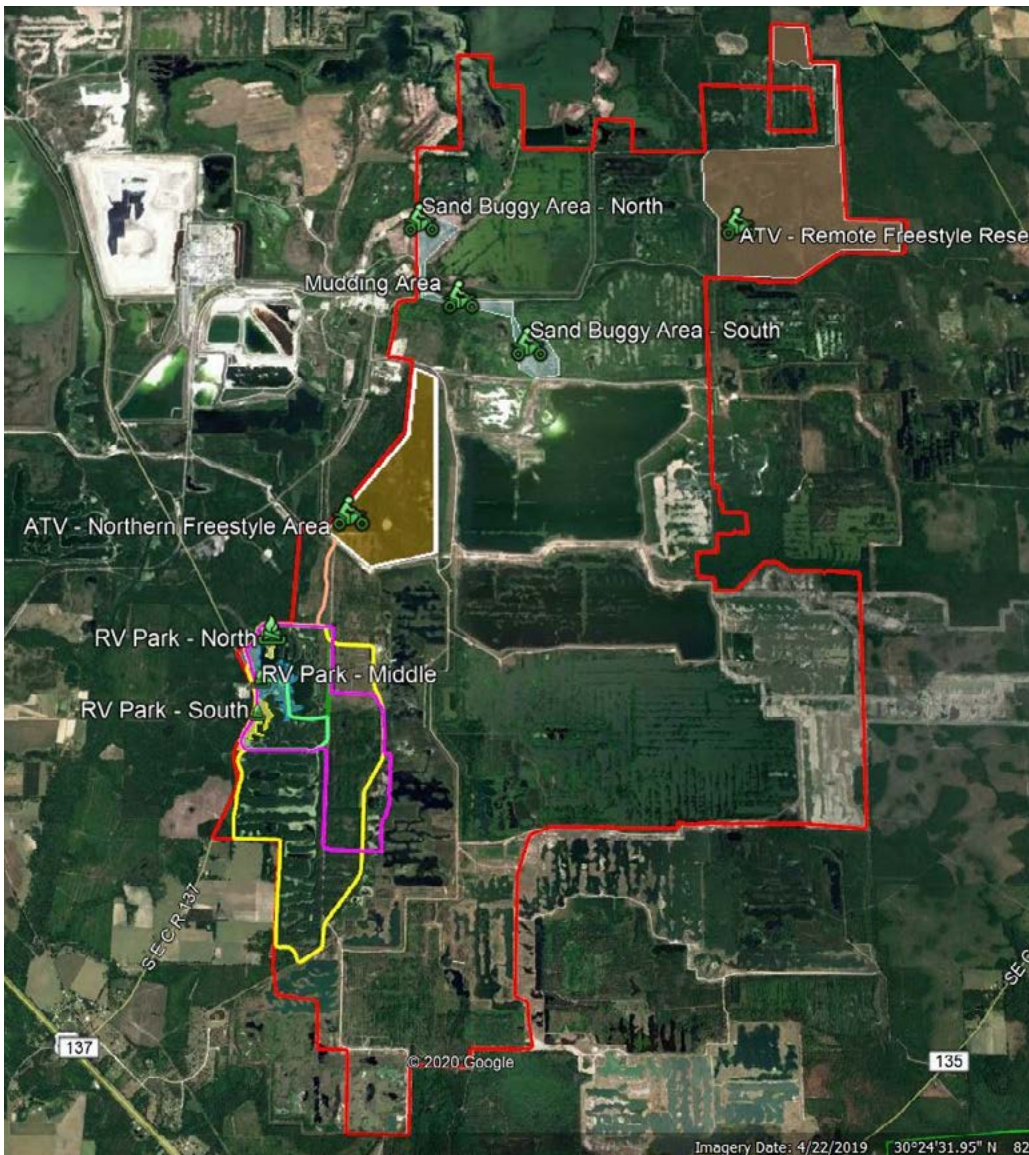
Bienville is a hunting and fishing resort and one of America's most renowned largemouth bass fishing destinations. Current operations cater to a diverse clientele including individual sportspersons, as well as families and corporate groups. Noted corporate clients include B.A.S.S., ESPN, Remington, OLN, Ferguson Enterprises, Rigid Tools, DeWalt Tools, Moen, and Amana. Sporting enthusiasts will recognize the names of Roland Martin, Chris Dorsey, Shaw Grigsby, Bernie Schultz, Al Linder, Bill Dance, and Jimmy Houston who have made Bienville a destination of choice.

Bienville includes 10,119 ± acres located in Hamilton County in northern Florida. It is

conveniently located just minutes north of the intersection of Interstates 10 and 75 and is only a 1.5-hour drive from the Jacksonville International Airport.

Pristine accommodations provide guests the opportunity to relax and enjoy the superb outdoor experiences. The property provides an incredible variety of outdoor activities such as bass fishing, kayak fishing, alligator hunting, fine dining, and well-appointed lodging. Given the size and diverse resources of the property, almost unlimited opportunities exist for other outdoor-based recreational activities including hunting, RV camping, equestrian, motocross, and ATV trail riding.





RV RESORT DEVELOPMENT & ADDITIONAL IMPROVEMENTS

Another potential development opportunity exists that aligns well with Bienville's recreational theme. A feasibility study for an RV resort was conducted recently and recommended 279 lodging sites including 137 lots with park model rental units, 137 traditional RV sites, in addition to Bienville's five existing large cabins/lodges. Development of additional improvements and amenities to serve the RV resort could include a clubhouse, swimming

pool, hot tub, laundry, and restrooms with showers. An onsite spa is recommended which offers massages, manicures, and pedicures. A resort of this nature could offer numerous types of health and wellness retreats, recreational activity programming, and a potential annual net revenue of \$12 million in addition to rental incomes from the RV resort.



SPECIFICATIONS & FEATURES

Acreage: 10,119 ± Acres

Listing Price: \$12,900,000

Price Per Acre: \$1,274

County: Hamilton County

Address: 16673 SE 81st Drive, White Springs, FL 32096

Road Frontage: Frontage on CR-137, a two-lane paved highway

Zoning/FLU: Ag-1, Mixed-Use

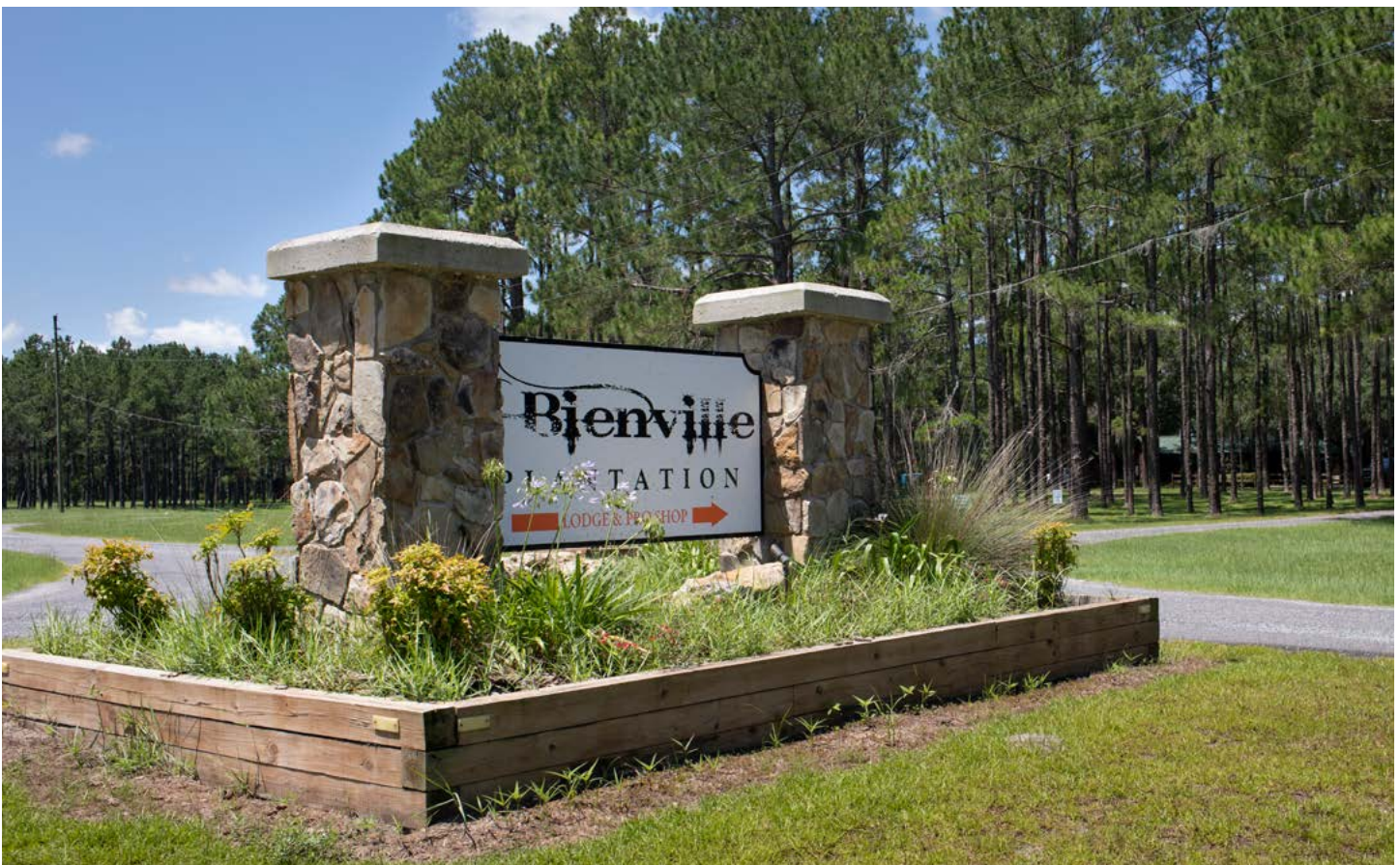
Current Use: Recreation and Fishing Resort

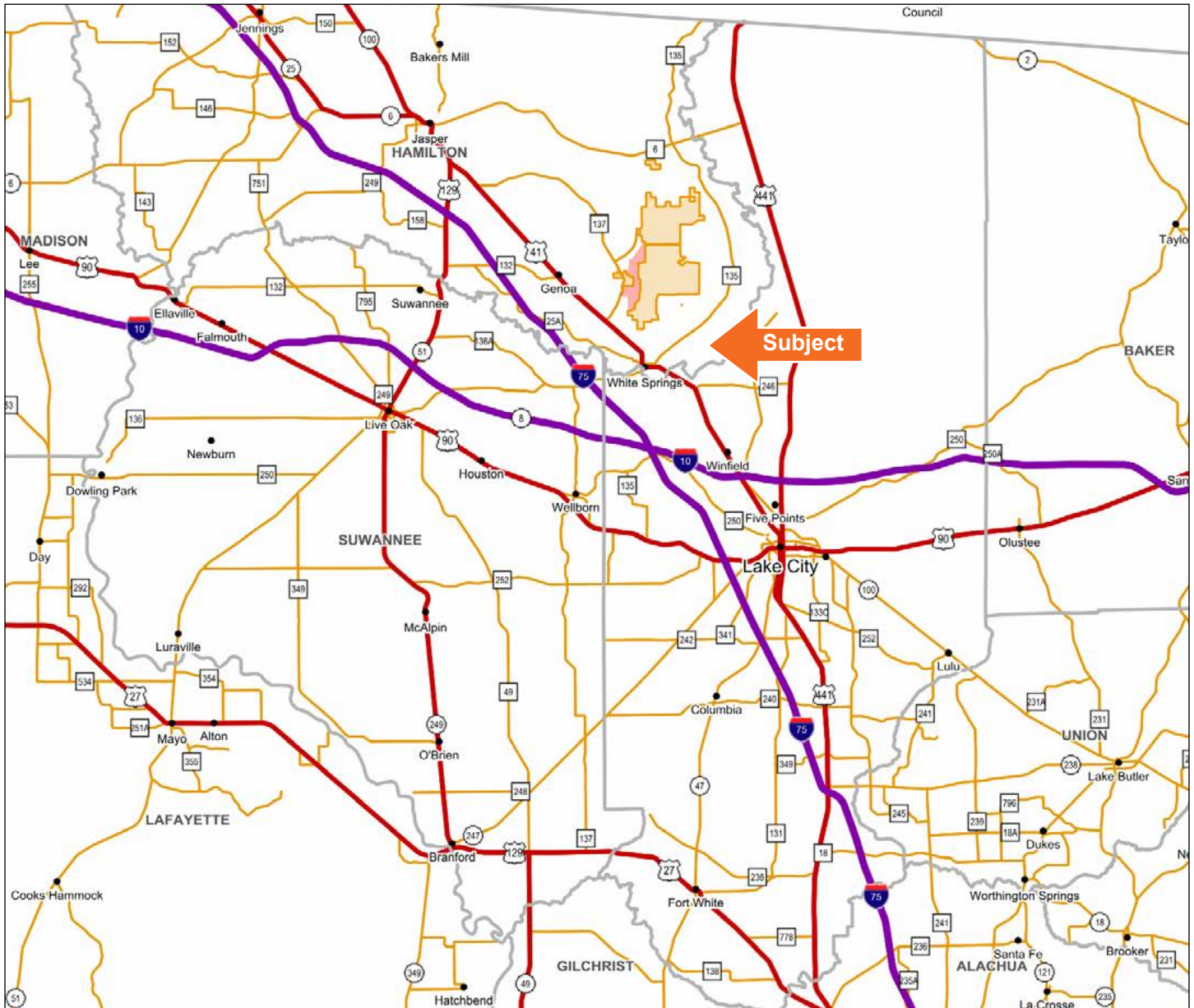
Land Cover: Mostly reclaimed lands and lakes from the former phosphate mining operations.

Income Features: Currently producing revenue from resort-based activities including lodging, group meetings, events venue, dining, guided fishing trips, alligator hunts, guided deer hunts, and duck hunting leases. Potential for other income from the development of an RV park, ATV trails, equestrian facility, and trails, etc.

Amenities:

- Five lodges, each with 5 bedrooms (two double beds and a private bath in each room)
- All lodges have a central great room with telephone, hardwood pine floors, wood-burning fireplaces, satellite TV wireless internet, full kitchens, and screened in back porches overlooking Lake Purvis
- The 5 lodges can accommodate up to 50 total guests comfortably
- The restaurant is managed by Chef Rose Morgan (Cordon Blue graduate)
- Onsite non-GMO organic garden
- Two of the five lodges can accommodate small meetings
- The main lodge would be available for groups from 30 to 50 persons
- Additional "Whitetail Lodge" for use by guides and employees
- A cookhouse and bar supplement the main lodge area facilities





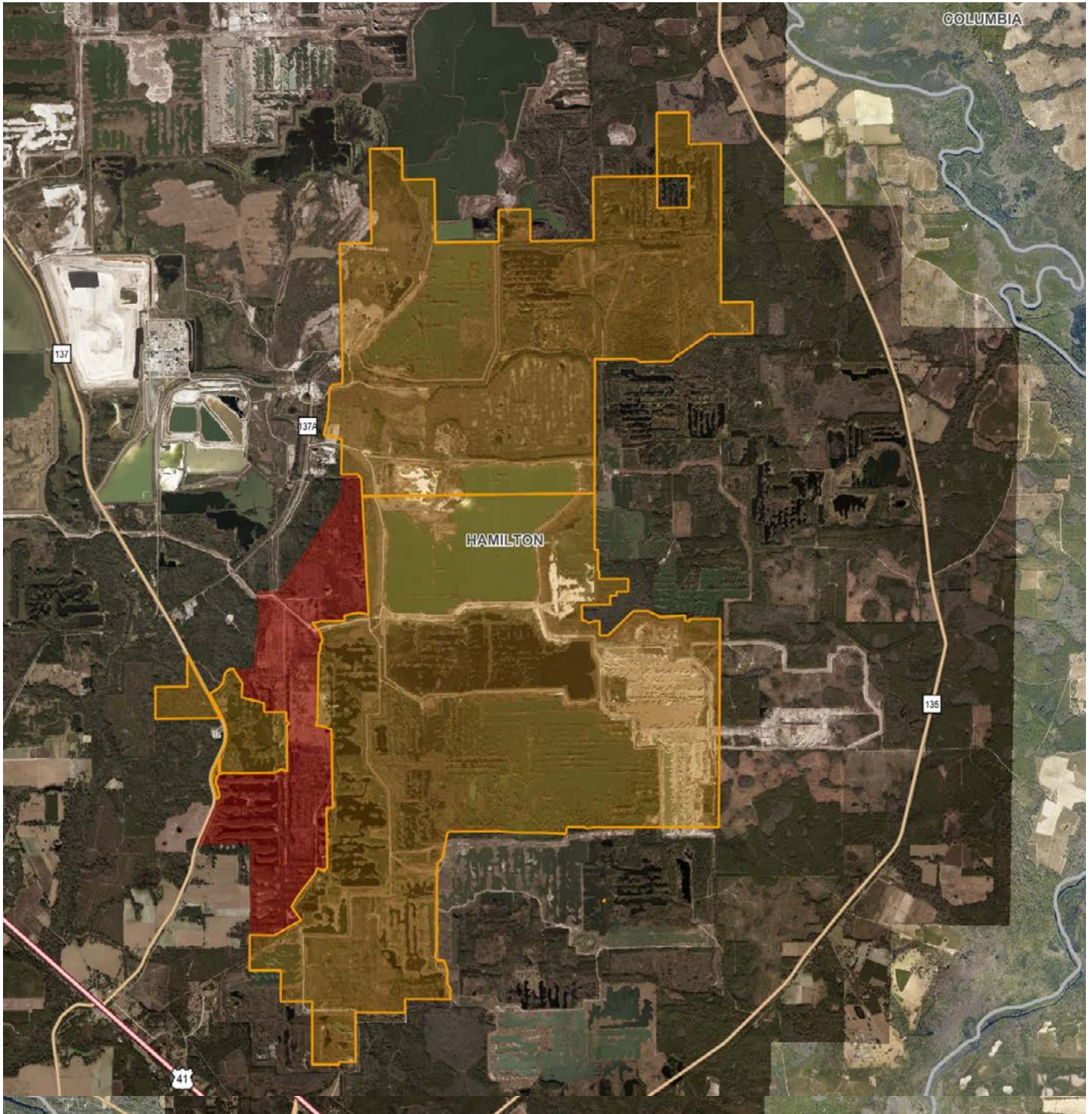
LOCATION & DRIVING DIRECTIONS






Parcel ID: 1045-000, 1083-000, 1086-000, 1090-000, 1091-000, 1092-000, 1094-000, 1095-000, 1166-000, 1170-000, 1172-000, 1191-000, 1192-000, 1193-000, 1548-010, 1768-000, 1168-000, 1173-030, 1234-060, 1195-060, 1196-060, 1230-060, 1545-010, 1632-000, 1617-010, 1194-060, 1637-000

Driving Directions: From White Springs

- Head north from White Springs on US 41N for 3.4 miles
- Turn right onto SE CR 137 and follow it for 1.9 miles to the Guest Entrance sign on the right
- Follow the signs for 1.1 miles to the main lodge

Showing Instructions: Interested buyers will need to arrange a showing. Please contact Dean Saunders or Tony Wallace for more information.



-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing





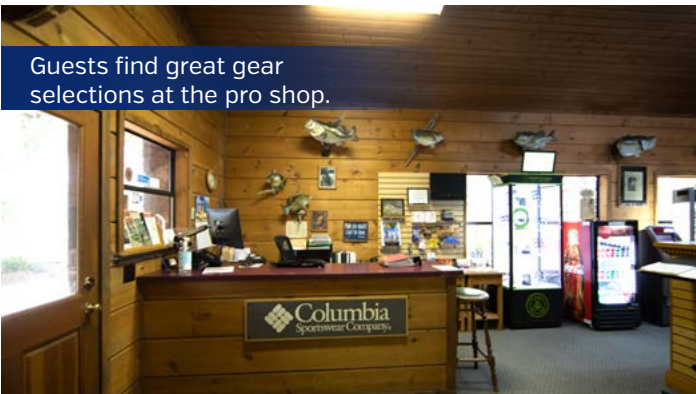
The main lodge facilities are home to the pro shop and restaurant managed by Le Cordon Bleu graduate, Chef Rose Morgan.



Enjoy a relaxing meal overlooking the water.



Guests find great gear selections at the pro shop.



STRUCTURES & AMENITIES

There are five guest luxury log cabins each with five bedrooms, two double beds, and a private bath in each room. All lodges have a central great room with telephone, hardwood pine floors, wood-burning fireplaces, satellite TV wireless internet, full kitchens, and screened in back porches overlooking Lake Purvis. The main lodge has an office, pro shop, commercial kitchen, and dining room that can accommodate up to 60 people along with an outdoor dining

deck overlooking the lake. Other improvements include a separate lodge for fishing guides and employees' use, as well as numerous outbuildings including an equipment shop, equipment and storage sheds, dog kennel, fish cleaning shed, and grain silos.



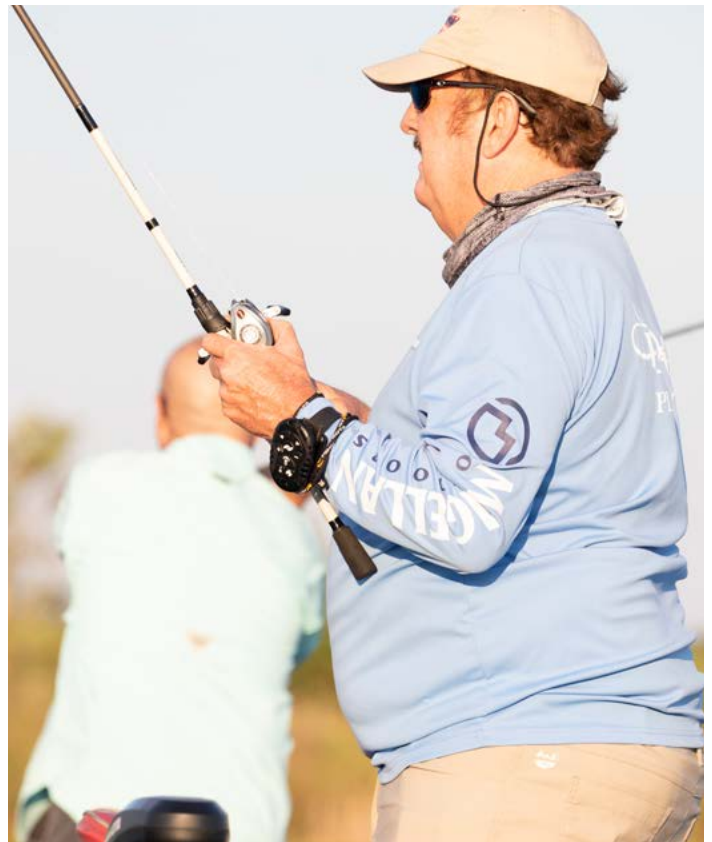
Luxury log cabin





Luxury log cabin







Stunning views overlooking the water



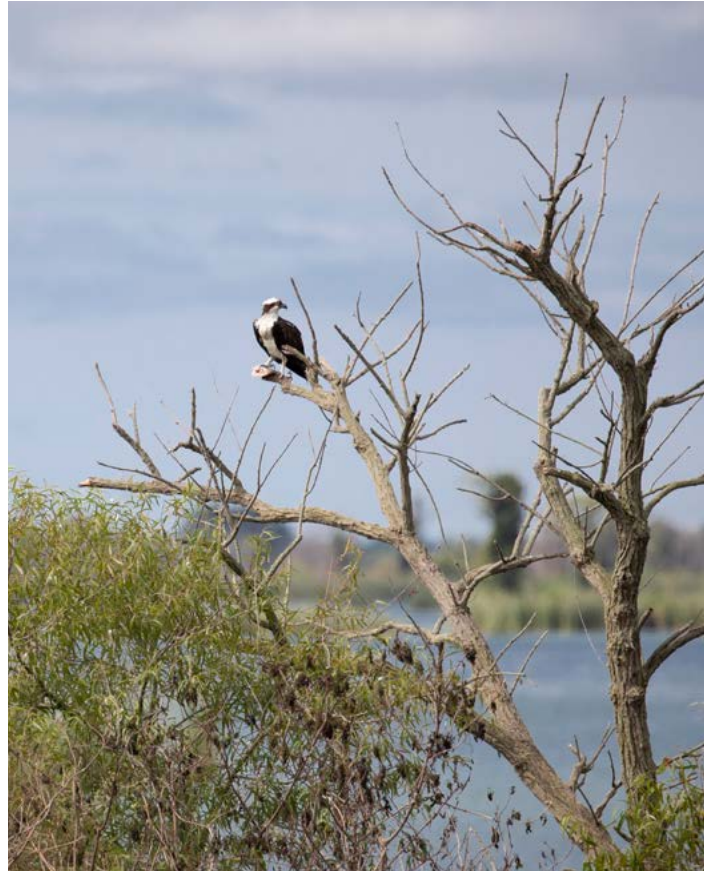
Relaxing pavilion





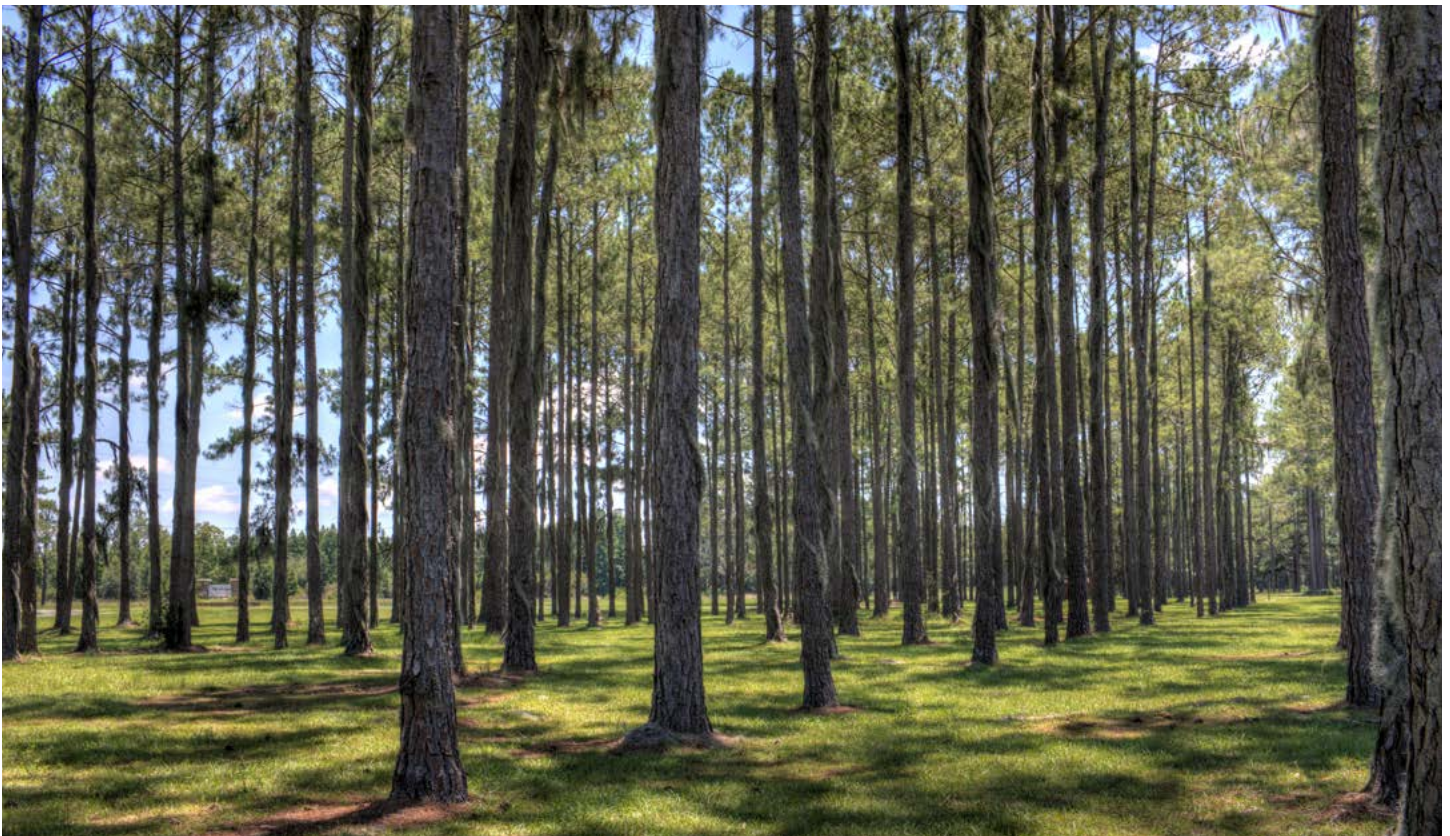
GAME POPULATIONS

With over 10,000 acres of upland and wetland habitat, Bienville hunting and fishing resort provides some of the most diverse hunting opportunities of any place in Florida. From exceptional wing shooting for ducks, quail, and doves, to white-tailed deer and feral hog big game hunting, not to mention exceptional wild turkey hunting and even alligator hunting for the most adventurous hunters, this hunting and fishing resort offers something for every sportsperson. Although Florida is not typically known as a big buck state, Hamilton County is an exception and can produce free-range bucks in the 150-inch class.



POTENTIAL RECREATIONAL USES

Numerous outdoor recreation uses offer further development potential. The property provides an incredible variety of outdoor activities such as bass fishing, kayak fishing, alligator hunting, fine dining, and well-appointed lodging. Given the size and diverse resources of the property, almost unlimited opportunities exist for other outdoor-based recreational activities including hunting, RV camping, equestrian, motocross, and ATV trail riding.



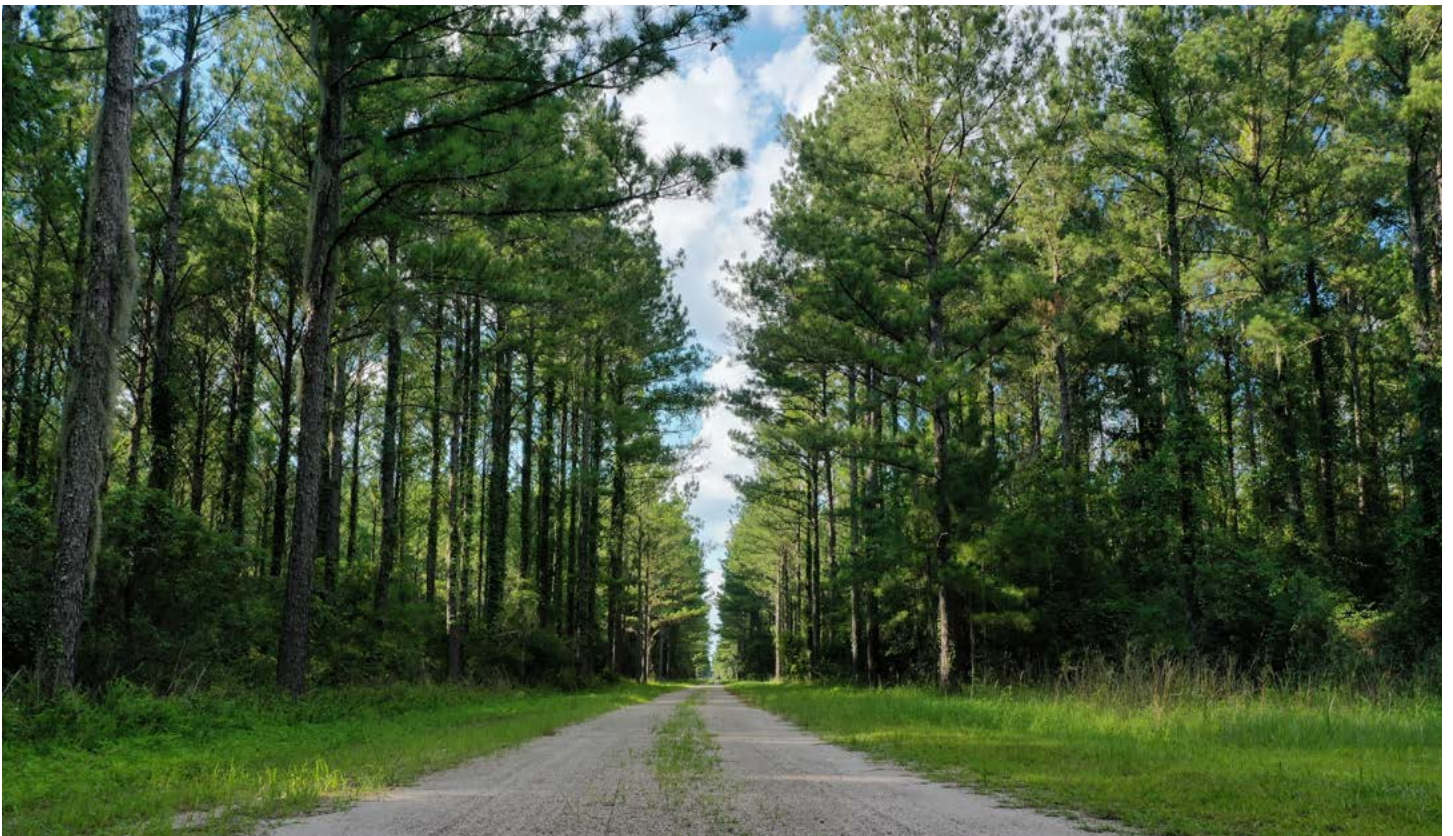




Roads provide essential infrastructure to travel around the property.











114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

10,119 ± acres • Recreation and fishing resort with lodges, restaurant, main lodge, and more!
Numerous outdoor recreation uses and further development potential

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