

COLUMBIA COUNTY, FL

# Development Land Auction

249± ACRES  
OFFERED DIVIDED,  
IN COMBINATION,  
OR AS A WHOLE

BIDDING ENDS  
DECEMBER 3RD  
NOON (EST)

7HAUCTIONS.COM  
800.742.9165

Seven  Hills  
AUCTIONS



Selling in Association with  
SAUNDERS  
LAND

## TABLE OF CONTENTS

Introduction	pg 3	Infrared Map	pg 22
Property Overview	pg 4	FEMA Map	pg 23
Aerial Map	pg 9	Topographic Map	pg 24
Location Map	pg 10	Zoning Map	pg 25
Property Photos	pg 11	Development Regulations	pg 26
Legal Description	pg 14	Survey Fee Sheet	pg 34
Deed Restrictions	pg 16	Broker Registration Form	pg 35
Billboard Details	pg 17	Terms & Conditions	pg 36
Soil Report	pg 18		

## FINANCING AVAILABLE

---



### **ZAK SEYMOUR**

Farm Credit of Florida

*Corporate Lender, VP | NMLS ID#1039102*

ZSeymour@FarmCreditFL.com  
386.462.7634

## CONTACT INFORMATION

**Seven Hills**  
AUCTIONS

BUDDY LEE, CAI  
Seven Hills Auctions  
Buddy@7Hauctions.com  
229.873.4211 (M)  
800.742.9165 (O)

*Selling in Association with*  
**SAUNDERS**  
LAND

KEN REMBERT  
Saunders Land  
Ken@SaundersRealEstate.com  
352.316.0101 (M)

Dear Prospective Bidders,

Seven Hills Auctions in association with Saunders Land is pleased to offer this incredible property at public auction. Offered divided into four tracts, this prime development opportunity near the I-75 and US 441 interchange in Lake City (Ellisville), FL features Commercial Highway Interchange (CHI) and Rural Residential (RR) zoning, with 1,600± feet of I-75 frontage and direct access to major corridors. Bidders may bid on individual tracts, any combination, or the entire property. With proximity to Lake City, High Springs, and Gainesville this land is primed for a variety of development opportunities.

The information contained in this package has been prepared to assist you in your pre-auction due diligence. Please review this information carefully before bidding. We certainly appreciate your interest in this auction. It's our goal to make the auction process simple and easy for you. Should you have any questions, please do not hesitate to contact us at 800.742.9165. Our staff of auction professionals are ready to answer any questions you may have.

Good luck!

Sincerely,

A handwritten signature in blue ink that reads "Buddy Lee".

Buddy Lee, CAI  
Founder / President

---

## DISCLAIMER

All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Property Type:	Agricultural / Interstate Commercial
Seller Type:	Real Estate Trust
Address:	E/S of South US Hwy 441 (S of I-75) Lake City (Ellisville), FL 32024
County:	Columbia
Lat/Lon:	29.9899, -82.59436
Total Land Area:	249± Acres
Parcel Identification:	02-6S-17-09554-000, 02-6S-17-09554-002, 03-6S-17-09587-003, 03-6S-17-09585-000, 02-6S-17-09555-000, 11-6S-17-09647-004, 11-6S-17-09647-000
Auction Format:	TractBID Online Auction - Conducted at 7Hauctions.com <i>Bidders may elect to bid on the tracts individually, in combination, or the property in its entirety.</i>
Broker Compensation:	Available <i>Broker Compensation is available for this auction. The broker registration form and complete terms can be found in the following pages.</i>



Address: E/S of South U.S. Hwy 441  
Lake City (Ellisville), FL 32024

County: Columbia

Lat/Lon: 29.9899, -82.59436

Total Land Area: 102.9± Acres

Improvements: The property does include two billboards that are currently being leased by Lamar. A copy of the leases can be found in the following pages.

Parcel Identification: 02-6S-17-09554-000,  
02-6S-17-09554002,  
03-6S-17-09587-003,  
03-6S-17-09585-000,  
02-6S-17-09555-000,  
Part of 11-6S-17-09647-004



● Billboard Locations



# TRACT TWO

Address: 2580 SE Giles Martin Avenue  
Lake City (Ellisville), FL 32024

County: Columbia

Lat/Lon: 29.98873, -82.59032

Total Land Area: 87.4± Acres

Improvements: The property does include a mobile home located on Giles Martin Avenue. The home is currently occupied and no rent is being paid.

Parcel Identification: Part of 11-6S-17-09647-004,  
Part of 11-6S-17-09647-000



● Mobile Home

● Barn Structure



# TRACT THREE

Address: Approximately 2580 SE Giles Martin Avenue  
Lake City (Ellisville), FL 32024

County: Columbia

Lat/Lon: 29.9838, -82.5857

Total Land Area: 32.8± Acres

Parcel  
Identification: Part of 11-6S-17-09647-000



# TRACT FOUR

Address: Approximately 2580 SE Giles Martin Avenue  
Lake City (Ellisville), FL 32024

County: Columbia

Lat/Lon: 29.9838, -82.5857

Total Land Area: 26.3± Acres

Parcel  
Identification: Part of 11-6S-17-09647-000



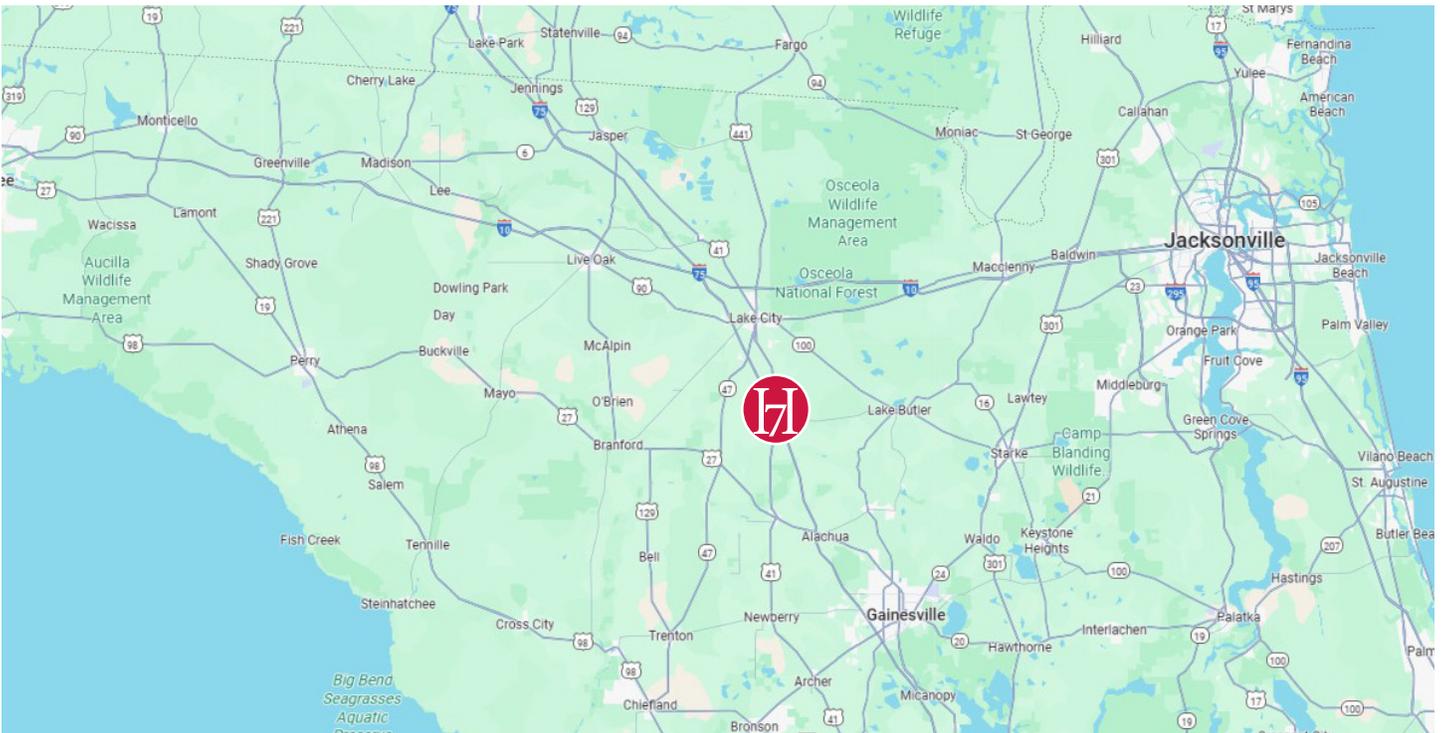
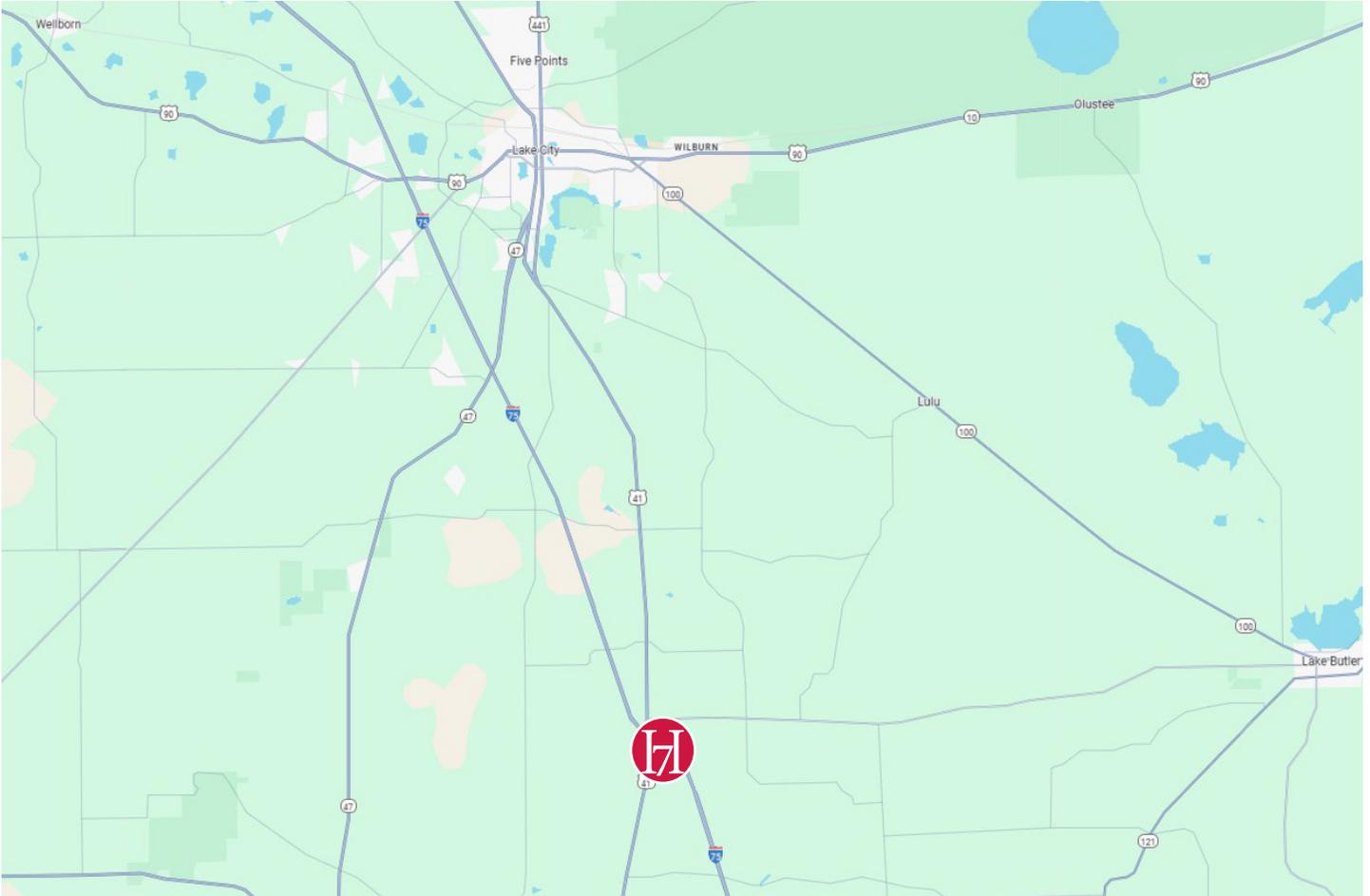
**Tract 1: 102.9± Acres**

**Tract 3: 32.8± Acres**

**Tract 2: 87.4± Acres**

**Tract 4: 26.3± Acres**

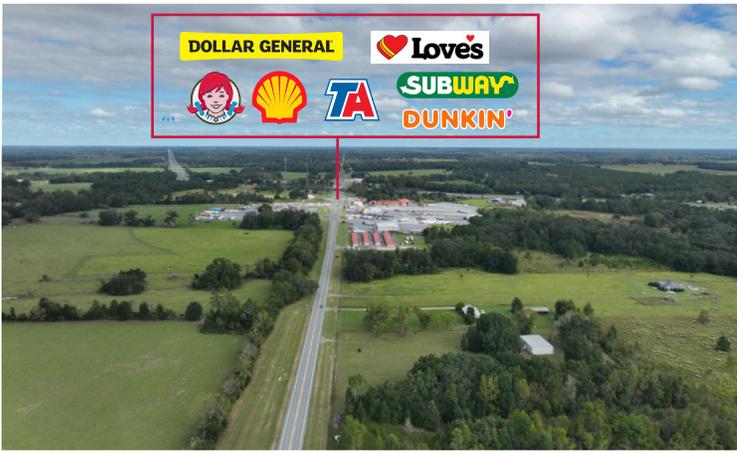
# LOCATION MAP



# PROPERTY PHOTOS

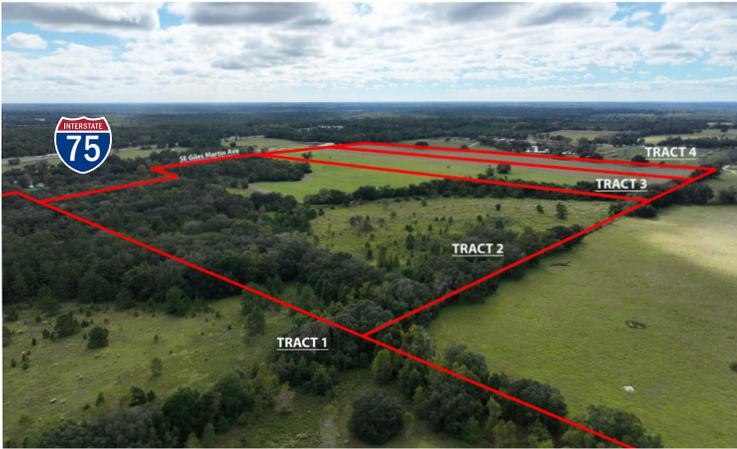


Tract One



Tract One





Tract Two



Tract Two



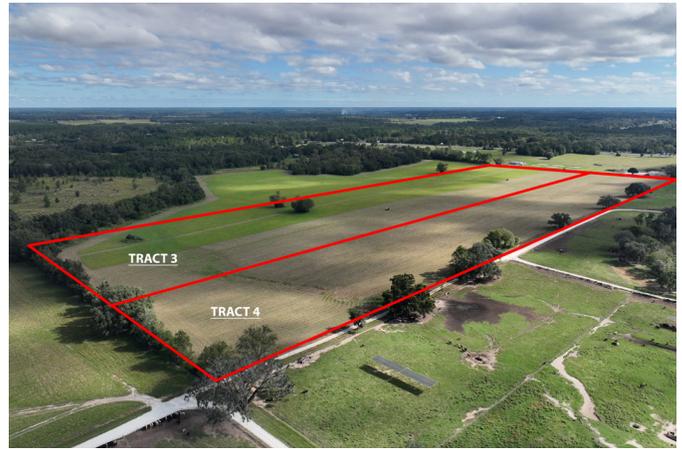
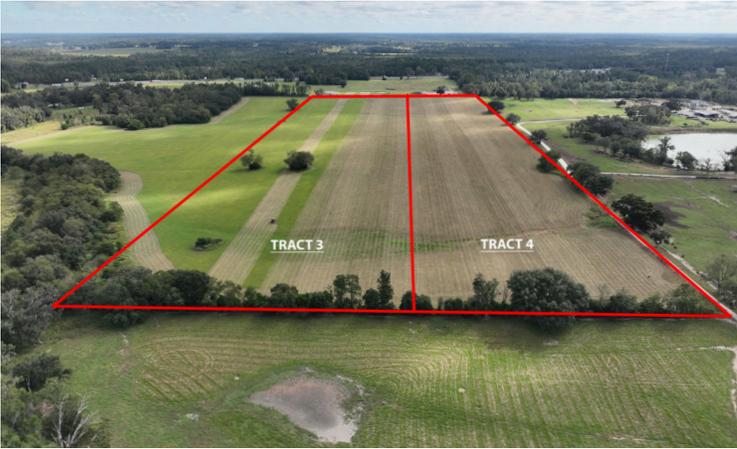
Tract Two



Tract Two



PROPERTY PHOTOS



All those certain parcels of land lying and being in Columbia County, Florida, more particularly described as follows:

All of the South 1/2 of the Southwest 1/4 of Section 2, Township 6 South, Range 17 East, as lies West of Newmanvill Public Road, being 30 chains and 56 links on the South and 20 chains on the West and 24 chains and 64 links on the North.

**ALSO**

The Northwest 1/4 of Section 11, Township 6 South, Range 17 East, Except that portion lying East of the Old Wire Road. **LESS AND EXCEPT** existing road right-of-way for Old Wire Road a/k/a Newmanvill Public Road a/k/a SE Giles Martin Avenue.

**LESS AND EXCEPT** Parcels A and B:

Parcel A:

A part of the Southwest 1/4 of Section 2 and a part of the Northwest 1/4 of Section 11, all in Township 6 South, Range 17 East, more particularly described as follows: Begin at the Southwest corner of said Section 2 and run North 0 degrees 53 minutes 58 seconds West, along the West line thereof 30.0 feet, thence North 88 degrees 13 minutes 43 seconds East, 1157.88 feet, thence South 4 degrees 59 minutes 03 seconds west 477.87 feet, thence North 73 degrees 45 minutes 49 seconds West, 506.41 feet, thence North 4 degrees 59 minutes 03 seconds East, 290.01 feet to a point on the North line of the Northwest 1/4 of said Section 11, thence South 88 degrees 13 minutes 43 seconds West, along said North line, 654.33 feet to the Point of Beginning.

And

Parcel B:

Commence at the Northwest corner of Section 11, Township 6 South, Range 17 East, thence run North 88 degrees 16 minutes 33 seconds East, along the North boundary of said Section 11, 1815.33 feet to the Point of Beginning, thence continue North 88 degrees 16 minutes 33 seconds East, along said North boundary, 307.07 feet to the Westerly right of way of a County graded road, thence South 20 degrees 54 minutes 07 seconds East, along the right of way of said County road, 707.62 feet, thence South 88 degrees 16 minutes 33 seconds West, 307.07 feet, thence North 0 degrees 54 minutes 07 seconds West, 707.62 feet to the Point of Beginning.

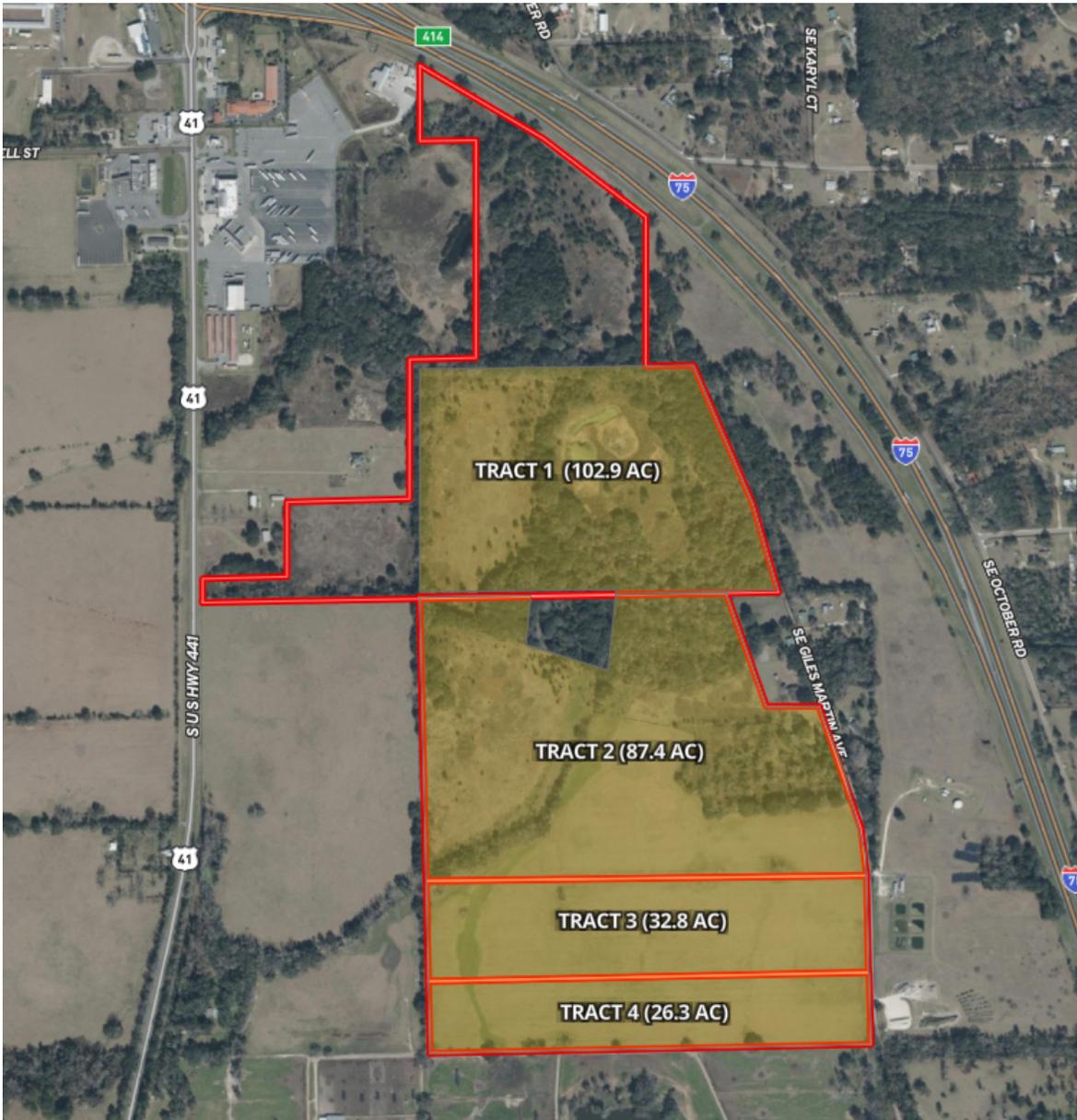
**SUBJECT TO** the following:

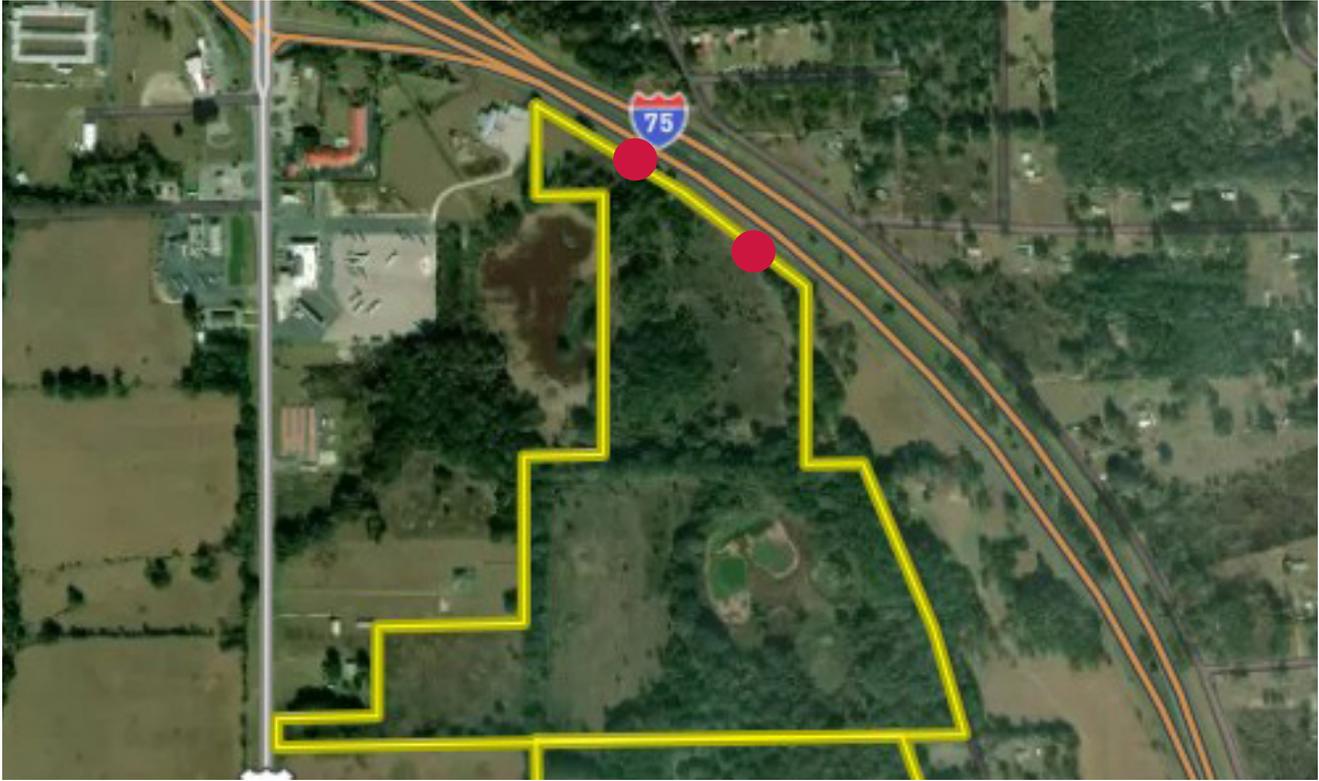
1. Easement contained in instrument recorded December 18, 1990, under O.R. Book 738, Page 771, public records, Columbia County, Florida.
2. Easement contained in instrument recorded September 22, 1966, under Official Records Book 209, Page 350, public records, Columbia County, Florida.
3. Easement contained in instrument recorded September 22, 1966, under Official Records Book 209, Page 352, public records, Columbia County, Florida.

**N.B.** The property shall be restricted against and no portion of the property may be used as a commercial feed lot for livestock.

Tax Parcel No.: R09647-000 and R09555-000

Tax Parcels 02-6S-17-09555-000 and 11-6S-17-09647-000 are subject to a deed restriction that “The property shall be restricted against and no portion of the property may be used a commercial feed lot for livestock”. These parcels have been highlighted in the map below.

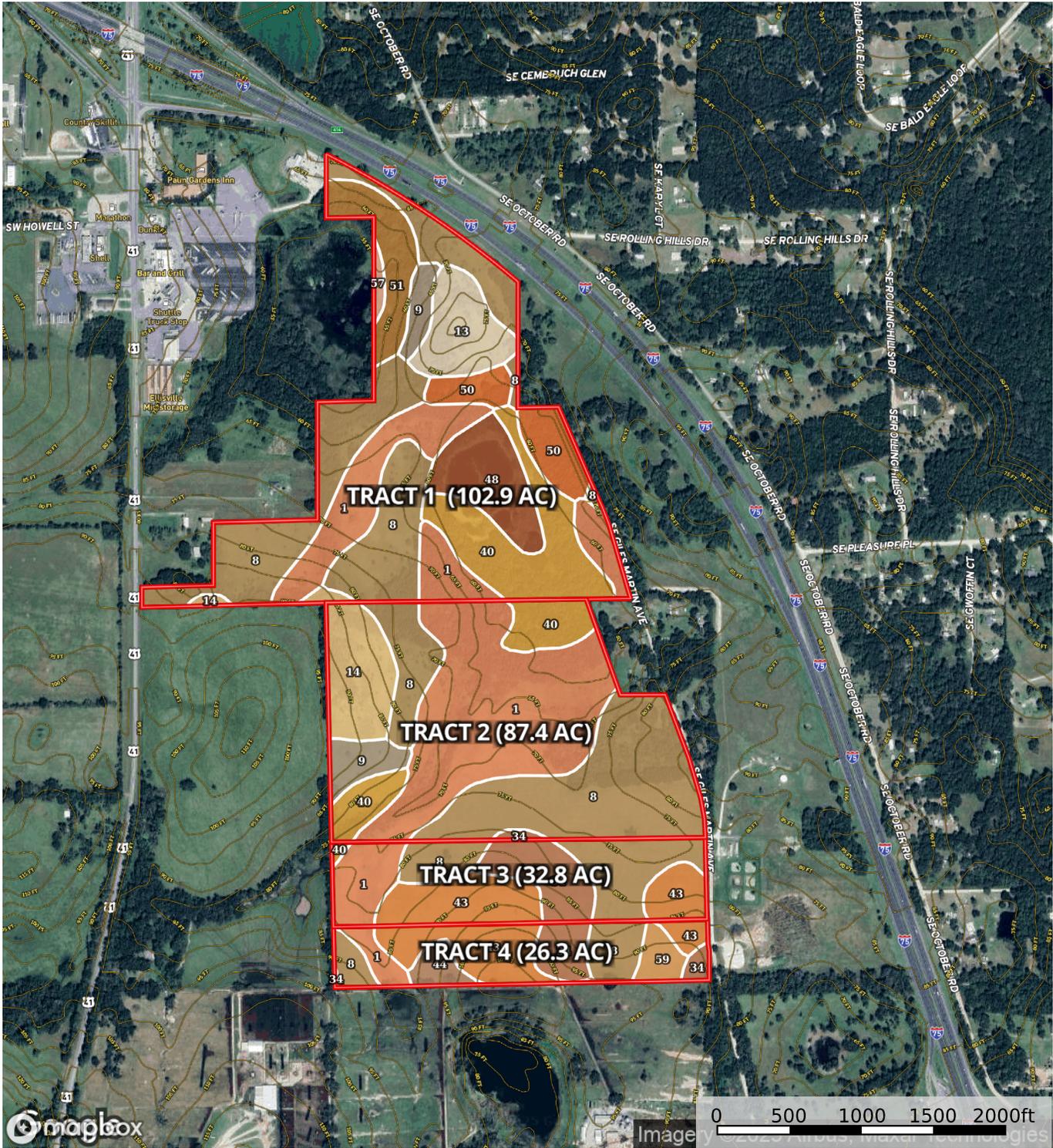




● *Billboard Locations*

The two billboards are located on Tract One of the property. They are leased by Lamar, and have annual revenue of \$400 per board base value, or 15% of the advertising revenue.

In 2024, the billboard revenue for the year was \$510.00 and \$1,298.57.



- Boundary
- Aerodrome
- Heliport
- Seaport
- Glider Port
- Ultra Light
- Ballon Port
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Opportunity Zones
- Conservation Easements

 All Polygons 248.96 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8	Blanton fine sand, 0 to 5 percent slopes	81.95	32.91	0	30	3s
1	Albany fine sand, 0 to 5 percent slopes	59.62	23.94	0	30	3e
40	Ocilla fine sand, 0 to 5 percent slopes	22.34	8.97	0	38	3w
43	Orangeburg loamy fine sand, 2 to 5 percent slopes	20.47	8.22	0	48	2e
34	Lucy loamy fine sand, 2 to 5 percent slopes	11.04	4.43	0	34	2s
14	Bonneau fine sand, 5 to 8 percent slopes	10.15	4.08	0	33	3s
48	Pelham fine sand, 0 to 2 percent slopes	9.36	3.76	0	29	3w
13	Bonneau fine sand, 2 to 5 percent slopes	8.09	3.25	0	29	2s
51	Plummer fine sand	7.48	3.0	0	27	4w
50	Pits	7.45	2.99	0	-	8
9	Blanton fine sand, 5 to 8 percent slopes	5.74	2.31	0	27	4s
59	Troup fine sand, 2 to 5 percent slopes	2.35	0.94	0	32	3s
44	Orangeburg loamy fine sand, 5 to 8 percent slopes	2.16	0.87	0	48	3e
57	Surrency fine sand	0.76	0.31	0	16	6w
TOTALS		248.96(*)	100%	-	31.5	3.05

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 103.03 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8	Blanton fine sand, 0 to 5 percent slopes	34.18	33.17	0	30	3s
1	Albany fine sand, 0 to 5 percent slopes	18.12	17.59	0	30	3e
40	Ocilla fine sand, 0 to 5 percent slopes	14.28	13.86	0	38	3w
48	Pelham fine sand, 0 to 2 percent slopes	9.36	9.08	0	29	3w
13	Bonneau fine sand, 2 to 5 percent slopes	8.09	7.85	0	29	2s
51	Plummer fine sand	7.48	7.26	0	27	4w
50	Pits	7.45	7.23	0	-	8
9	Blanton fine sand, 5 to 8 percent slopes	2.29	2.22	0	27	4s
14	Bonneau fine sand, 5 to 8 percent slopes	1.02	0.99	0	33	3s
57	Surrency fine sand	0.76	0.74	0	16	6w
TOTALS		103.03(*)	100%	-	28.41	3.4

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



| Boundary 86.51 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1	Albany fine sand, 0 to 5 percent slopes	34.34	39.69	0	30	3e
8	Blanton fine sand, 0 to 5 percent slopes	31.36	36.25	0	30	3s
14	Bonneau fine sand, 5 to 8 percent slopes	9.13	10.55	0	33	3s
40	Ocilla fine sand, 0 to 5 percent slopes	7.76	8.97	0	38	3w
9	Blanton fine sand, 5 to 8 percent slopes	3.45	3.99	0	27	4s
34	Lucy loamy fine sand, 2 to 5 percent slopes	0.47	0.54	0	34	2s
TOTALS		86.51(*)	100%	-	30.94	3.03

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 34.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
43	Orangeburg loamy fine sand, 2 to 5 percent slopes	11.25	32.78	0	48	2e
8	Blanton fine sand, 0 to 5 percent slopes	11.11	32.37	0	30	3s
34	Lucy loamy fine sand, 2 to 5 percent slopes	6.45	18.79	0	34	2s
1	Albany fine sand, 0 to 5 percent slopes	5.2	15.15	0	30	3e
40	Ocilla fine sand, 0 to 5 percent slopes	0.3	0.87	0	38	3w
TOTALS		34.31(*)	100%	-	36.71	2.48

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 25.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
43	Orangeburg loamy fine sand, 2 to 5 percent slopes	9.22	36.7	0	48	2e
8	Blanton fine sand, 0 to 5 percent slopes	5.3	21.1	0	30	3s
34	Lucy loamy fine sand, 2 to 5 percent slopes	4.12	16.4	0	34	2s
59	Troup fine sand, 2 to 5 percent slopes	2.35	9.36	0	32	3s
44	Orangeburg loamy fine sand, 5 to 8 percent slopes	2.16	8.6	0	48	3e
1	Albany fine sand, 0 to 5 percent slopes	1.96	7.8	0	30	3e
TOTALS		25.11(*)	100%	-	38.99	2.47

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Capability Legend**

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

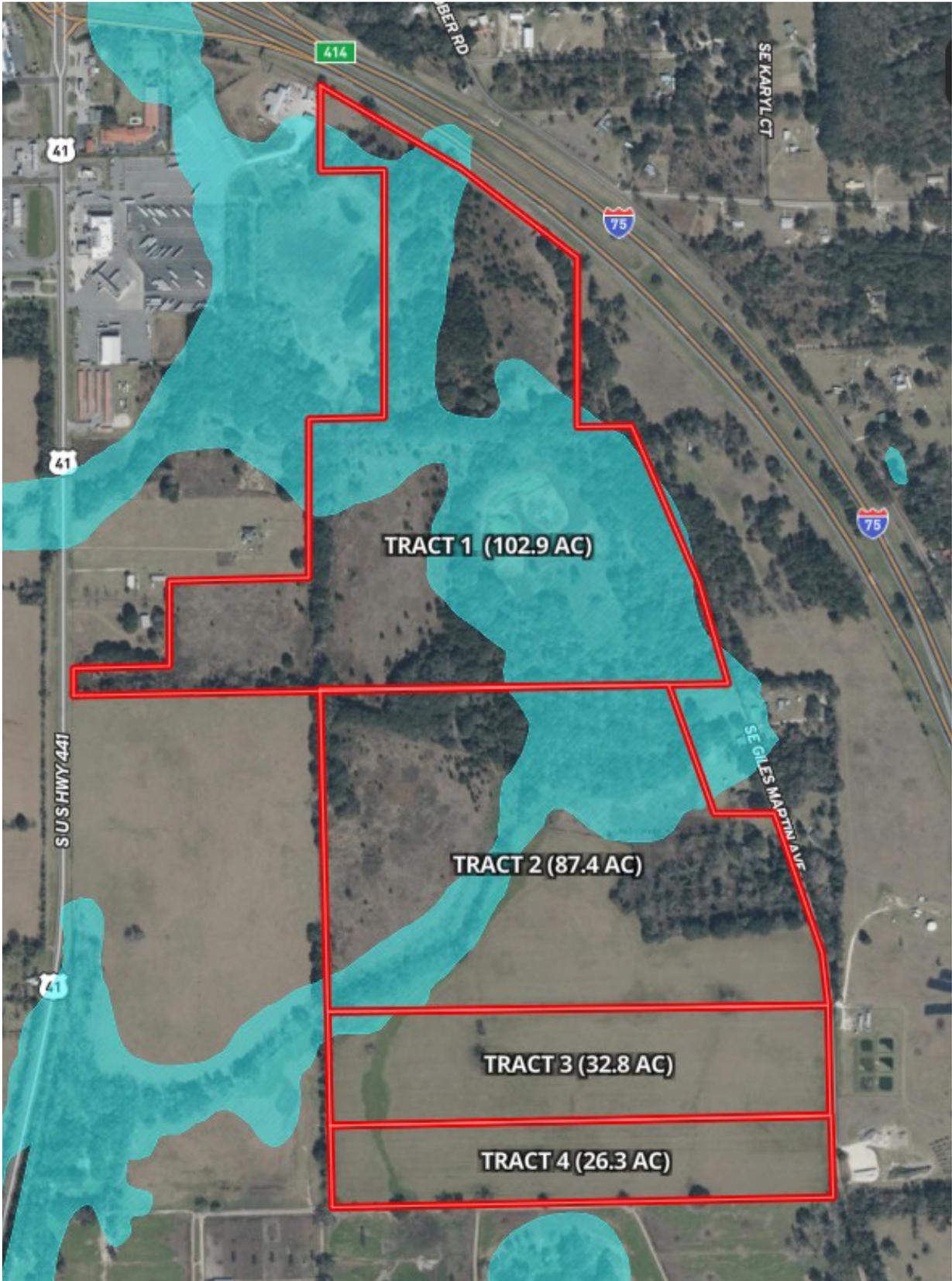
Land, Capability

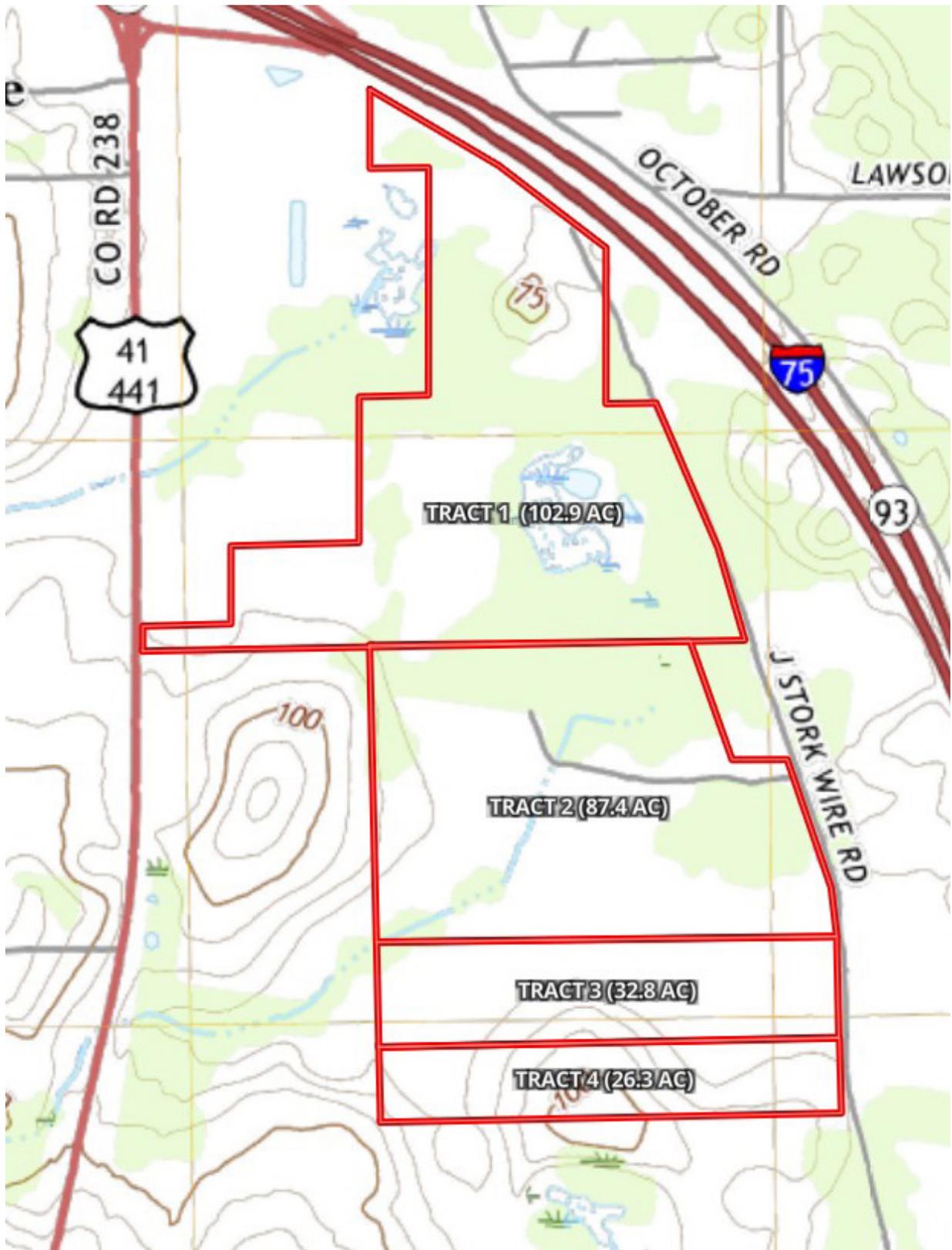
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

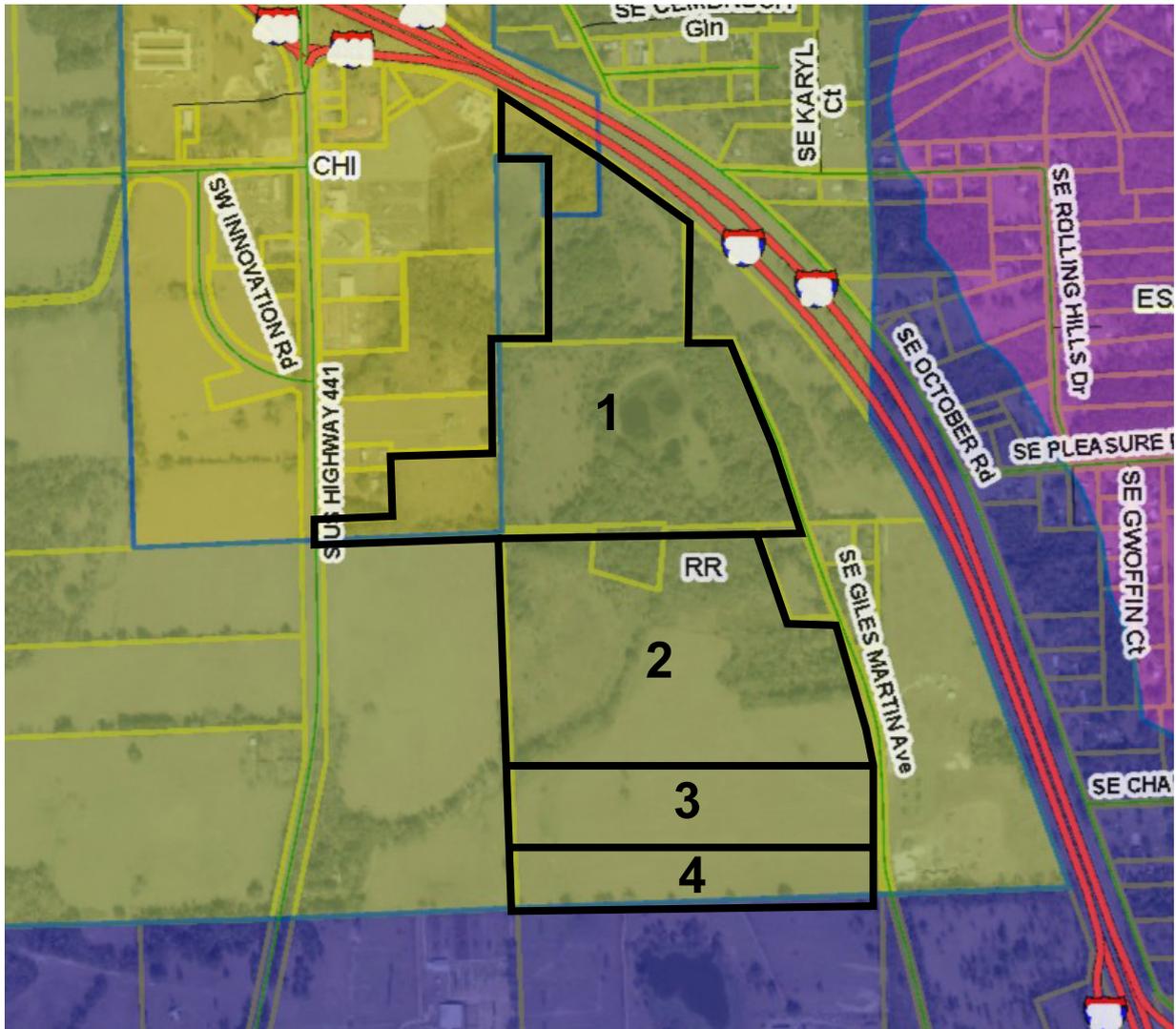
**Grazing Cultivation**

(c) climatic limitations (e) susceptibility to erosion  
 (s) soil limitations within the rooting zone (w) excess of water









The northwest portion of Tract 1 and the western portion of Tract 1 (i.e. shown in dark yellow on the map) is zoned Commercial Highway Interchange (CHI) and the remain portion of Tract 1 is zoned Rural Residential (RR). Tracts 2, 3, & 4 are zoned Rural Residential (RR).

## Sec. 4.6. - "RR" Rural Residential.

4.6.1 *Districts and intent.* The "RR" Rural Residential category includes one zone district: RR. Land in this district is intended to provide for areas primarily consisting of low-density residential uses and limited agricultural uses within the designated urban development area as defined within the county's comprehensive plan.

4.6.2 *Permitted principal uses and structures.*

1. Single-family dwellings.
2. Mobile homes.
3. On a minimum three-and-one-half-acre parcel, agricultural activities (except intensive agricultural uses as defined in [section 2.1](#) herein), including the raising of livestock and poultry, the cultivation of field crops and fruits and berries, forestry, apiculture, and similar uses; provided that no structure used for housing of livestock shall be located within 50 feet of any lot line.
4. The processing, storage, and sale of agricultural products and commodities which are raised on the premises (but not including livestock or poultry slaughterhouses); provided that no building used for these activities shall be located within 50 feet of any side or rear lot line.
5. Plant nurseries and greenhouses.
6. Homes of six or fewer residents which otherwise meet the definition of "community residential facility." (See [section 4.2](#).)
7. Public elementary and middle schools. (See [sections 4.2](#) and [14.13](#).)
8. Churches and other houses of worship.

4.6.3 *Permitted accessory uses and structures.*

1. Uses and structures which:
  - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
  - b. Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
  - c. Do not involve operations or structures not in keeping with the character of a rural area.
2. Examples of permitted accessory uses and structures include:
  - a. Barns and stables.
  - b. Private garages.
  - c. Private swimming pools.
  - d. On-site signs. (See [section 4.2](#).)

4.6.4

*Prohibited uses and structures.* Junk yard or automobile wrecking yard, exotic animals as defined in [section 2.1](#), livestock or poultry slaughterhouse, saw mills and planing mills, livestock feedlots, any use or structure requiring an industrial waste permit issued by the Florida Department of Environmental Protection, any mining use or structure not located within areas designated as mining areas on illustration A-X, entitled Mining Areas found within the county's comprehensive plan and any use or structure not specifically, provisionally or by reasonable implication permitted herein as a special exception.

4.6.5 *Special exceptions.*

(See also [articles 12 and 13](#).)

1. Reserved.
2. Reserved.
3. Reserved.
4. Reserved.
5. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
  - b. Provision is made for areas for off-street pickup and drop-off of children.
6. Public buildings and facilities, unless otherwise specified. (See [section 4.2](#).)
7. Private clubs and lodges.
8. Private schools offering curricula comparable to that of public schools.
9. Other similar uses.

(Ord. No. 2017-01, § 1, 2-16-17)

The following special exceptions shall require a minimum three-and-one-half-acre parcel and shall not be located within a subdivision:

1. Riding or boarding stables; provided that no building used for housing of animals shall be located within 50 feet of any lot line.
2. Hospitals, sanitariums, nursing homes, and residential homes for the aged.
3. Commercial kennels, veterinary clinics, and animal shelters; provided that no open runs or buildings used for housing of animals shall be located within 50 feet of any lot line.
4. Cemeteries and mausoleums.
5. Small engine repair (not to exceed 2,000 square feet).
6. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
7. Welding shop (not to exceed 2,500 square feet).
8. Bed and breakfast inns.
9. Group living facilities.

4.6.6 *Minimum lot requirements (area, width).*

1. *Single-family dwellings, mobile homes, and group living facilities.*

RR	Minimum lot area: 1 acre
	Minimum lot width: 125 feet

2. *All other permitted uses and structures (unless otherwise specified).* None, except as necessary to meet other requirements as set out herein.

4.6.7 *Minimum yard requirements (depth of front and rear yard, width of side yard).*

(See [section 4.2](#) for right-of-way setback requirements.)

1. *All permitted uses and structures (unless otherwise specified).*

*Front:* 25 feet.

*Side:* Ten feet.

*Rear:* 15 feet.

*Special provisions.* The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 35 feet from wetlands.

The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 75 feet from the Suwannee, Santa Fe and Ichetucknee Rivers.

The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 50 feet from all other perennial rivers, streams and creeks.

4.6.8 *Maximum height of structures.* No portion shall exceed

(See also [section 4.2](#) for exceptions):

35 feet.

4.6.9 *Maximum lot coverage by all buildings.*

20 percent.

*Note:* In addition to meeting the required lot yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.6.10 *Minimum landscaped buffering requirements.*

(See also section 4.2.)

1. *All permitted uses and structures (unless otherwise specified).* None, except as necessary to meet other requirements as set out herein.

4.6.11 *Minimum off-street parking requirements.*

(See also section 4.2.)

1. *Residential dwelling units.* Two spaces for each dwelling unit.
2. *Elementary and junior high schools.* Two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.
3. *Senior high school.* Four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.
4. *Churches or other houses of worship.* One space for each six permanent seats in the main auditorium.
5. *Public buildings and facilities (unless otherwise specified).* One space for each 200 square feet of floor area.
6. *Private clubs and lodges.* One space for each 300 square feet of floor area.
7. *Child care centers.* One space for each 300 square feet of floor area devoted to child care activities.
8. *Group living facilities.* One space for each bedroom.
9. *Hospitals.* One space for each bed.
10. *Sanitariums and nursing homes.* One space for each two beds.
11. *Residential home for the aged.* One space for each dwelling unit.
12. *For other special exceptions as specified herein.* To be determined by findings in the particular case.

*Additional requirements for mobile homes.*

*Anchoring.* Each mobile home shall be located on a stand that will permit each unit to be sufficiently supported and anchored in compliance with the state standards for anchoring mobile homes.

Sec. 4.15. - "CHI" Commercial, Highway Interchange.

- 4.15.1 *Districts and intent.* The "CHI" Commercial, Highway Interchange category includes one zone district: CHI. This specialized district is intended for areas where adequate lot depth is available to provide development for vehicular-related uses primarily serving the traveling public. Uses in

such district are subject to criteria and standards intended to preserve the character of the district and to minimize adverse impacts with abutting and nearby uses. This district shall only be applied to interstate highway interchange areas.

4.15.2 *Permitted principal uses and structures.*

1. Automotive service and self-service stations. (See [section 4.2](#) for special design standards for automotive self-service stations.)
2. Rental of automotive vehicles, trailers and trucks.
3. Restaurants.
4. Motels.
5. Retail commercial outlets.
6. Churches and other houses of worship.
7. Facilities for storage and distribution of products including wholesale activity.
8. Warehousing (including yards).
9. Business and professional offices.
10. Commercial recreation facilities such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, gym, drive-in theater (see [section 4.2](#)), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.

Unless otherwise specified, the above uses are subject to the following limitations: (1) products to be sold only at retail; and (2) for all developments Site and development plan approval is required for all permitted uses and structures in accordance with [section 14.13](#).

(Ord. No. 2016-1, § 1, 3-16-16; Ord. No. 2017-10, § 1, 5-18-17)

4.15.3 *Permitted accessory uses and structures.*

1. On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.
2. Uses and structures which:
  - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
  - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
  - c. Do not involve operations or structures not in keeping with the character of the district.
3. On-site signs. (See [section 4.2](#).)

4.15.4 *Prohibited uses and structures.*

1. Dwelling units except as provided under accessory uses.

2. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district.

4.15.5 *Special exceptions.*

*(See also articles 12 and 13)*

1. Truck stops and automobile service stations. (See section 4.2 for special design standards for automotive service stations.)
2. Campgrounds. (See sections 4.2.24; 8.14)
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Light manufacturing, assembling, processing, packaging, or fabricating in completely enclosed building (storage yard for materials permitted).
8. Off-site signs.
9. Banks and financial institutions.
10. Nursing homes.
11. Other similar uses, which are compatible with other district uses.

(Ord. No. 2000-7, § 1, 5-18-00; Ord. No. 2016-1, § 1, 3-3-16; Ord. No. 2018-17, § 2, 12-6-18)

4.15.6 *Minimum lot requirements (area, width).*

1. All permitted uses (unless otherwise specified):

*Floor area of 10,000 sq. ft. or greater.*

*Minimum site area: One acre.*

*Minimum lot width: 200 feet.*

*Floor area of 5,000 square feet but less than 10,000 square feet.*

*Minimum site area: 20,000 square feet.*

*Minimum lot width: 125 feet.*

*Floor area of less than 5,000 square feet.*

*Minimum site area: 10,000 square feet.*

*Minimum lot width: 100 feet.*

4.15.7 *Minimum yard requirements (depth of front and rear yard, width of side yards).*

1. *All permitted uses (unless otherwise specified).*

*Front: 20 feet.*

*Side: None (unless side yard provided a minimum of five feet required).*

*Rear: 15 feet.*

*Special provisions.* No less than 15 feet of the depth of the required front yard shall be maintained as a landscaped area. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for off-street parking, but not for buildings.

*Note.* A minimum 35-foot natural buffer shall be required from wetlands, and 50 feet from perennial rivers, streams and creeks. The location of any structure (except permitted docks, walkways and piers) shall be prohibited within these buffer areas.

4.15.8 *Maximum height of structures: no portion shall exceed:*

*(See [Section 4.2](#) for exceptions)*

70 feet, except the height of signs which advertise commercial establishments located within the same CHI district shall be unrestricted, provided that such sign shall not exceed height limitations prescribed by the Federal Aviation Agency or airport zoning regulations within the flight-approach zone of airports.

(Ord. No. 2004-28, § 1, 12-16-04)

4.15.9 *Maximum lot coverage by all buildings.*

35%

*Note.* In addition to meeting the required lot yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.15.10 *Minimum landscaped buffering requirements.*

(See also [section 4.2.](#))

1. *All permitted uses (unless otherwise specified).*

Where a use listed under 1. above is erected or expanded on land abutting either (a) residential district or (b) property used for residential purposes in a residential/office district, then the Highway Interchange Commercial use shall provide a landscaped buffer which shall be not less than 30 feet in width along the affected rear and/or side yards as the case may be.

#### 4.15.13 *Minimum off-street parking requirements.*

(See also [section 4.2.](#))

1. *Commercial and service establishments (unless otherwise specified).* One space for each 150 square feet of non-storage floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
2. *Restaurants, cocktail lounges, bars, and taverns.* One space for each three seats in public rooms.
3. *Hotels and motels.* One space for each sleeping room, plus two spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc. as specified.

*Note.* Off-street loading required. (See [section 4.2.](#))

4. *Warehousing and storage only.* One space for each 1,500 square feet of floor area.
5. *Miscellaneous uses such as parcel delivery office, motor bus or truck or other transportation terminal.* One space for each 350 square feet of floor area.
6. *Other permitted uses (unless otherwise specified).* One space for each 500 square feet of floor area.

Southeastern Surveying, Inc.

601 N. St. Augustine Road  
 Valdosta, Georgia 31601

229-259-9455 • (fax) 229-259-9926 • (e-mail) bherring@sesurveying.com

Proposal

NAME / ADDRESS
Seven Hills Auctions Buddy Lee 3110 Capital Circle NE Suite 200 Tallahassee, FL 32308

DATE
10/28/2025

DESCRIPTION	TOTAL
Columbia County Property	
Tract 1	4,079.18
10596.3 +/- LF @ 0.35 per foot	
2117 +/- LF @ 0.175 per foot (common line)	
Tract 2	2,143.58
3766 +/- LF @ 0.35 per foot	
4717 +/- LF @ 0.175 per foot (common line)	
Tract 3	1,295.00
1100 +/- LF @ 0.35 per foot	
5200 +/- LF @ 0.175 per foot (common Line)	
Tract 4	1,519.00
2600 +/- LF @ 0.35 per foot	
3480 +/- LF @ .0175 per foot	
Total perimeter if purchased as 1 tract	6,629.81
18942.3 +/- LF @ 0.35 per foot	

--



The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

**Agency:** The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

**Due Diligence:** All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property or item prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

**Inspection:** Each Bidder is encouraged to inspect the property or items prior to Bidding. Please see website for scheduled inspection times or call for an appointment.

**Buyer's Premium:** The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

**Escrow Deposit & Contract Execution:** The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 24 hours execute the Purchase and Sale Agreement and remit an earnest deposit. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

**Closing for Real Property:** All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

**Survey:** After the auction a final survey will be prepared by Southeastern Surveying Inc. 601 N St. Augustine Road, Valdosta, GA 31601. The cost of the survey will be paid by the purchasers at the following prices:

Tract	Survey Cost
Tract 1	\$4,080.00
Tract 2	\$2,144.00
Tract 3	\$1,295.00
Tract 4	\$1,519.00
Property In Its Entirety, No Tract Lines	\$6,630.00

If the property is purchased in its entirety the property will be conveyed by existing legal descriptions of record. One survey will be prepared with all tracts included and corners set. Marking of lines between corners and individual surveys will be available for an additional fee. The survey will include a boundary survey, metes and bounds descriptions and corners set. The individual tracts contain estimated acreage amounts derived by Southeastern Surveying and are not field measurements. The final acreage may vary slightly on individual tracts. Final sales prices will be adjusted on a per acre basis only if the final survey reveals a deviation of one acre or greater from what is advertised the day of the auction.

**Broker Participation:** Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction,

whichever comes first. UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A bidder is only allowed to be registered by one broker.

**Non-Compliance:** If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 3 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of \$5,000. By placing a bid, you hereby specifically authorize Seven Hills Auctions to charge the credit card on file in the event of such Non-Compliance. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale. The Seller reserves the right to seek legal action against the bidder. Do not bid unless you can fully close the transaction at your bid price plus applicable bidder and closing fees.

**Successful Bidder Default:** A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as non-exclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

**Extended Bidding:** All online auctions include an EXTENDED BIDDING feature. If a bid is placed on any property within the last five (5) minutes of the auction the ending time of the auction for ALL properties will be extended for five (5) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for five (5) minutes.

**Bid Increments For Real Property:** The bidding increments for all properties will be as follows:

Amount Up To	Bid Increments
\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

**Technical Problems:** The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

**Additional Terms:** All property is being sold “As-Is, Where-Is” with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be revealed in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling “Absolute”. The Seller and their agents reserve the right to place bids on the property up to the Seller’s reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller’s sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling “Absolute”. Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconsistencies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

# Seven Hills

## AUCTIONS

7HAUCTIONS.COM

800.742.9165

### NOVEMBER 2025

Seven Hills Auctions, LLC  
William C. Lee III, Broker In Charge  
Auction License: TN: 7182, GA: AU-C003134, GA :AU-003505,  
FL: AB3765, FL: AU4335, AL:C-253, AL: A5495, LA-AB513, LA-  
2111, MS-A1613  
Real Estate License: GA-77326, GA-319468, FL-CQ1057830,  
FL: BK3266710, AL: 000147503, AL: 000144572, MS: 24292,  
MS: C-23814, SC-REL.140231 BIC



MEMBERS