



**Eagle's Bluff Limited Partnership I
Pricing**

**Phase I - 460 Acres (Prior to Development)
\$3,000,000.00 - \$6,522/Acre**

**Phase II - 1,011 Acres (+ -)
\$4,500,000.00 - \$4,451/Acre**

**Phase III - 880 Acres
\$8,000,000.00 - \$9,091/Acre**

**Total Asking Price - 2,355 Acres
\$15,500,000.00 - \$6,582/Acre**

**Discounted for One Sale
\$12,500,000.00 - \$5,307.00/Acre**

DISCLAIMER: Square footage dimensions and acreage amounts are based upon information provided and are believed to be correct; however, purchaser and/or purchasers' agent/broker shall bear the responsibility to confirm all calculations. All information contained was derived from sources believed to be correct but is not guaranteed. All sales maps are for illustration purposes only. All pricing is subject to change or withdrawal or subsequent sale by the seller without notice.