

MAPS AND DIRECTIONS

DIRECTIONS

To Property:

From Zolfo Springs, go 8.7 miles South on US Hwy 17, look for signs at Sweetwater Road. From Arcadia, go 13.2 miles North on US Hwy 17, look for signs at Sweetwater Road.

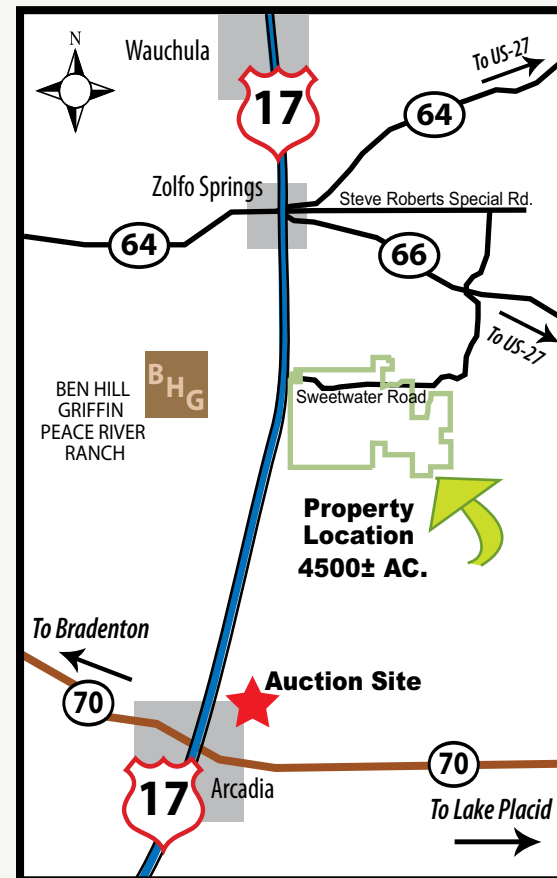
To Sale Site:

From Property, go 12.2 miles south on US Hwy 17, look for Auction Today signs.

AUCTIONEER'S NOTE

I have had dozens of people come up to me at functions and mention that if we ever get a outstanding tract of land in Florida they want to know. Well, this is it. This Peace River area property has got it all- something to please everyone: grove, pasture, woodlands, hunting land, and water. With 4 miles of frontage on Charlie Creek, the owners of this property will have endless opportunities for recreation and enjoyment. This acreage boasts many improvements, including income-producing grove land, sod harvesting land and 12 wells. The tract is ideally located just minutes from town. This is truly one of the most diverse, prime properties we have ever sold in Florida. Come prepare to bid, as four of these tracts will be sold absolute. Visit the preview to take a look at this excellent piece of property. Bring your questions to the preview, then head on out to the sale. See you at the auction.

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FREQUENTLY ASKED QUESTIONS

What is a due diligence package and how do I get one?

A due diligence package is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, Easements, Covenants & Restrictions, title exceptions and the auction contract. You can download this information by going to www.higgenbotham.com & clicking on the "Register" button. After you fill in the information, you will be emailed a user name & password. Return to our website & click on the "Log In" button. Find the individual property link that you are interested in & then click on that link. The due diligence package will then be available for you. You may also call our office to obtain a copy of the due diligence package.

How do I preview the properties?

There are on-site previews scheduled for 9:00 AM- 2:00 PM on Saturday, June 14th and Saturday, June 21st. The preview headquarters will be on Parcel 21. Look for the auction signs. Please plan to attend and have any inspections/appraisals, etc. done during this time. If you have specific questions concerning the auction, plan to log onto our bidder's seminar at www.bid.higgenbotham.com, 6PM (EST), Thursday, June 26th.

Where will the auction be held?

The auction will be held live at the Turner Agri-Civic Center in Arcadia. Auction staff will begin registering bidders by 9:30 am. The auction should be completed by 2:00 pm.

What if I can't attend the auction?

If you cannot attend the auction in person, you may arrange to bid via the Internet at www.bid.higgenbotham.com in real-time by calling our office no later than Wednesday, June 25th. You MUST be pre-registered to bid via the Internet. You may also listen live to the auction at www.bid.higgenbotham.com.

What is an acceptable form of deposit?

Auction deposits can be made in the form of personal or business check.

Will I get clear title to the property?

All properties will be sold free & clear of all liens and encumbrances except for those ordinary items of record, such as road right of ways, utility easements, leases, restrictions, etc. unless otherwise noted in the bid package or at the auction.

What about financing?

The sale is not contingent on the buyer's ability to obtain financing. Buyers should arrange for their financing prior to the auction. A possible source of financing is Farm Credit of Southwest Florida, 330 North Brevard Avenue, Arcadia, FL 34266. Contact Stacy McCullough, 800-307-5677.

What are the terms of the sale?

5% deposit day of sale. Balance due at closing on or before 45 days or 10 days after the completion of any surveys required for parcel subdivision as described in the bid packet. 10% buyer's premium.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. 080627 Produced by Brenmar Advertising, Inc. (863)644-6687

LAND AUCTION 4,500± ACRES

11 AM, FRIDAY, JUNE 27

AUCTION SITE: TURNER AGRI-CIVIC CENTER

FOUR PARCELS
(19, 20, 21 & 22)
WILL BE
OFFERED
ABSOLUTE!



RETURN SERVICE REQUE

FIRST CLASS MAIL

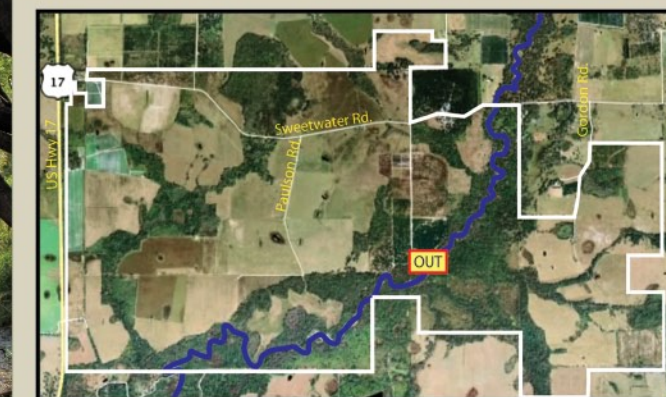
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CALL FOR
REGISTRATION
INFORMATION.

AUCTION
4,500± TOTAL ACRES PRISTINE LAND



AUCTION



Hardee County, FL

11:00 AM, FRIDAY, JUNE 27TH



GOT MORE QUESTIONS? CONTACT US:

863-644-6681
800-257-4161
www.higgenbotham.com



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ME Higgenbotham, CAI, FL Lic# AU305 AB158 • 1666 Williamsburg Square, Lakeland, FL 33803

For a bid packet or to be placed on our email list:
863-644-6681 • 800-257-4161

WWW.HIGGENBOTHAM.COM
AUCTION@HIGGENBOTHAM.COM

4,500± ACRES ›› LAND AUCTION ›› 4 PARCELS ABSOLUTE!

11:00 AM, FRIDAY, JUNE 27TH

AUCTION SITE: TURNER AGRI-CIVIC CENTER

2250 NE Roan Street, Arcadia, FL 34266

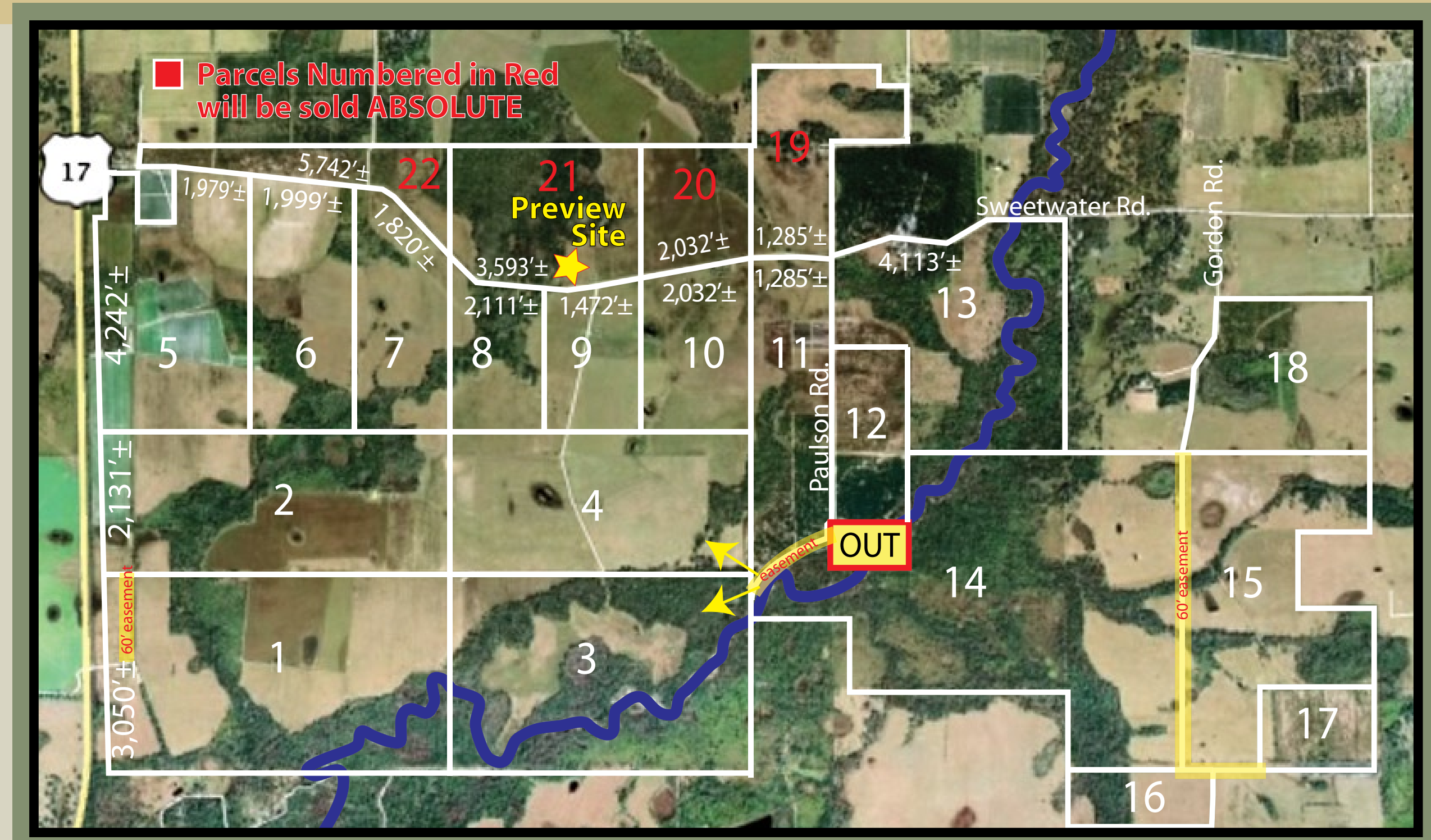
Property Location: Directly Across from BHG Peace River Ranch on US-17 in Hardee County

IDEAL FOR: FARMING, RANCHING, HUNTING CAMP OR RETREAT, PASTURES, CITRUS GROVE PRODUCTION
› EXCELLENT CURRENT AND FUTURE DEVELOPMENT POTENTIAL ›

THIS INCREDIBLE EXPANSE OF WOODLAND IS HOME TO SOME OF FLORIDA'S MOST EXCITING NATIVE WILDLIFE. WHETHER YOU LOVE TO HUNT OR SIMPLY ENJOY NATURE IN ITS PEACEFUL SIMPLICITY, DON'T MISS THIS OPPORTUNITY TO PRIVATELY OWN YOUR OWN HIDEAWAY.

TAKE ADVANTAGE OF THIS INCREDIBLE OPPORTUNITY TO BUY PRIME FLORIDA FARMLAND!

• Drawing is a representation. Lines and measurements are not to scale.



Parcels Numbered in Red will be sold ABSOLUTE

21 Preview Site

OUT

60' easement

60' easement

PROPERTY INFORMATION

4,500± Total Acres Ideal for a Variety of Uses, Including: Farming, Ranching, Hunting or Camping Retreat, Pastures, Citrus Grove Production, Sod Harvesting and More

- Located directly across from BHG Peace River Ranch on US-17 in Hardee County
- 1.8± miles frontage on US Highway 17, the major arterial road connecting I-75 and I-4 in Central Florida
- 250± acres of existing grove
- Sod harvesting for Argentine Bahai
- Six homes are situated on parcels.... presently with tenants, ideal for income property
- Some parcels may be accessed by easements
- Total of 12 wells, 7 in operation

Acres and Acres of Pristine Hunting Land full of wildlife, including deer, hogs, and turkey.

Parcels Available/Acreages

Parcel 1: 415± acres	Parcel 12: 105± acres
Parcel 2: 289± acres	Parcel 13: 276± acres
Parcel 3: 380± acres	Parcel 14: 457± acres
Parcel 4: 260± acres	Parcel 15: 407± acres
Parcel 5: 290± acres	Parcel 16: 80± acres
Parcel 6: 206± acres	Parcel 17: 54± acres
Parcel 7: 120± acres	Parcel 18: 180± acres
Parcel 8: 120± acres	Parcel 19: 130± acres
Parcel 9: 105± acres	Parcel 20: 95± acres
Parcel 10: 135± acres	Parcel 21: 170± acres
Parcel 11: 145± acres	Parcel 22: 73± acres



Nearly 4 miles of Charlie Creek flows through this property



Income-producing grove with Hamlin and Valencia oranges



The grove land is maintained and in good condition. Production records are available.

Life in Hardee County means land- and lots of it. It means clean air, clean water, safe streets, friendly neighbors, affordable living and "hometown" fun. We are one of the country's prime agricultural centers, where abundant produce and prize-winning livestock bring top dollar. Our sweet Valencia oranges are in constant demand. It's a legacy of success that makes Hardee County one of a kind.