

# Magnificent Lakefront Property

11am, Thursday  
March 19<sup>th</sup>

# AUCTION!



**HIGGENBOTHAM  
AUCTIONEERS**  
INTERNATIONAL, LTD., INC

A LICENSED REAL ESTATE BROKER



FIRST-CLASS MAIL

PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE  
**PAID**  
PERMIT #127  
LAKELAND, FL

M.E. Higgenbotham, CAI, CES, AARE, FL Lic. #AU305 AB158  
3816 Industry Blvd, Lakeland, FL 33811



3 BR / 5 BA, 9,379± sf Home



Covered Dock w/ Electric Boat Lift

800-257-4161

[higgenbotham.com](http://higgenbotham.com)

# ON-SITE AUCTION!

11am, Thursday, March 19 • 363 Catfish Creek Rd, Lake Placid, FL

Previews: Friday, March 6, 1-4pm; Saturday, March 14, 10am-2pm & One Hour Prior to Auction



**HIGGENBOTHAM  
AUCTIONEERS**  
INTERNATIONAL, LTD., INC

A LICENSED REAL ESTATE BROKER

TERMS: \$50,000.00 deposit due day of sale. Balance due at closing on or before 30 days. 10% Buyers Premium.

Important Notice to all Bidders: All the information contained in this mail piece 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. These properties will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All properties sold AS IS/WHERE IS. All acreages, measurements & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. All properties subject to sale prior to auction. 150319

800-257-4161

[higgenbotham.com](http://higgenbotham.com)

[auction@higgenbotham.com](mailto:auction@higgenbotham.com)



# Magnificent Lakefront Property

11am, Thursday  
March 19th

# AUCTION!

Previews: Friday, March 6, 1-4pm;  
Saturday, March 14, 10am-2pm &  
One Hour Prior to Auction

On-Site, 363 Catfish Creek Road,  
LAKE PLACID, FL

- 3 Bedrooms/5 Baths • 9,379± sf Home
- Pool & Spa • Guest House
- 206'± Lakefront on Lake June-in-Winter
- 3-Car Garage • On Spacious Double Lot
- Spectacular Millwork and Custom Cabinetry
- Immaculate Landscaped Yard
- Covered Dock with Electric Boat Lift



Spectacular Views



View from Kitchen



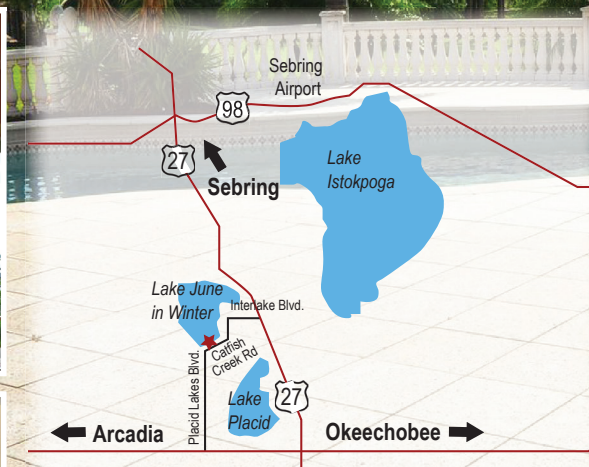
Custom Pool



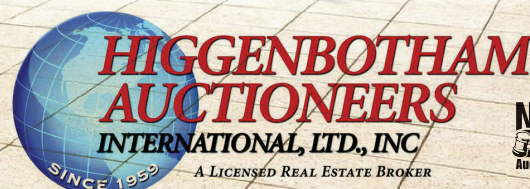
Lanai



Custom Cabinetry



**Lake June-in-Winter** is the second largest lake in Highlands County at 3,504 acres. This multi-use lake is known for its good bass fishery and is connected by residential canals to Lake Carrie and Lake Henry.



M.E. Higgenbotham, CAI, CES, AARE, FL Lic. #AU305 AB158

## 800-257-4161

[higgenbotham.com](http://higgenbotham.com)

[auction@higgenbotham.com](mailto:auction@higgenbotham.com)

**DIRECTIONS:** Take US-27 to E Interlake Blvd. in Lake Placid. Turn west on E. Interlake Blvd and go 1-1/2 miles (go straight through the traffic circle) to Catfish Creek Road. Turn left on Catfish Creek Rd and go 1-1/2 miles to the property on the right. Look for the auction signs!