

This gracious private residence was Cindy McCain's childhood home, and the McCain family home for 20 years. An exclusive, luxurious estate, this home emanates classic, old world elegance, boasting resort-style grounds and impeccable design and planning.



PROPERTY DESCRIPTION

- 11,500± s.f. main home
- 1,890± s.f. new guest home
- 1,658± s.f. pool guest home
- Situated on 2.1± acre estate lot

- 13 bedrooms, 14.5 baths
- 7-car garage (6 complete with HVAC)
- 10 fireplaces
- Heated/cooled pet house
- Wine tasting room with 1800 bottle capacity



MAIN HOME

- Custom, carved canterra stone mantel commissioned by the McCains in the master suite
- Theater room and large exercise room
- Spacious family room
- Exquisite living room
- Stately office with wet bar
- Gorgeous formal dining room
- Custom painting throughout
- Huge master suite with "safe room" security features



Auctioneer's Note:

We are delighted to have been commissioned to sell this outstanding historic estate home. In the last fifty years, I have had the privilege of selling some of the finest homes and estates across the nation. This is perhaps one of the best designed luxury estates I have ever sold; it exudes privacy, charm and comfort. You really need to preview the property to appreciate the exquisite features of this home. Recently renovated, the quality and workmanship of this home are unparalleled. Additionally, we will be selling contents of the entire estate - the furnishings and art are beautiful. I hope you will join us for two days of continuous excitement. We invite you to come and experience a world-class Higgenbotham Auction.

See you at the sale, *Marty*

How do I get a property information package? A property information package (PIP) 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 username & 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 PIP will then be available for you. You may also call our office to obtain a copy of the PIP. A catalog of the personal property will be available for download on the website, as well.

Where will the auction be held? The auction will be held on site, 7110 N. Central Avenue, Phoenix, AZ 85020.

Is there a preview for this property? 10:00 AM - 1:00 PM (MST), Friday, December 4 or by appointment.

What if I can't attend the auction? If you cannot attend the auction in person, you may arrange to bid via phone (phone option available for Real Estate ONLY) or internet. Call us now to pre-register: 800-257-4161. Please see internet bidding terms (below).

What about Terms?

Personal Property: Cash, check, Visa/Mastercard/Discover/AMEX. Balance due in full day of sale. Items sold for immediate removal. 10% buyer's premium. AZ state sales tax applies unless exemption form is filed with the auction company. Professional shipping is available for hire. All property shall be removed from the premises by the Bidder at her/his own risk and expense within the time period announced. ALL MERCHANDISE PURCHASED AT THIS AUCTION MUST BE REMOVED BY SUNDAY, DECEMBER 6, 2009 AT 5:00 PM unless special arrangements have been made or unless it is being shipped.

Real Estate Terms: \$100,000.00 deposit required to bid day of auction, in the form of personal or business check. Balance equal to 10% of total bid price due in 10 days to the Closing Agent office via wire transfer. Remaining balance due at closing on or before 45 days. 10% buyer's premium.

Internet Terms (REAL ESTATE): \$100,000.00 deposit required 24 hours in advance of the sale via wire transfer or cashier's check.

Internet Terms (PERSONAL PROPERTY): Pre-registration is required with a valid credit card.

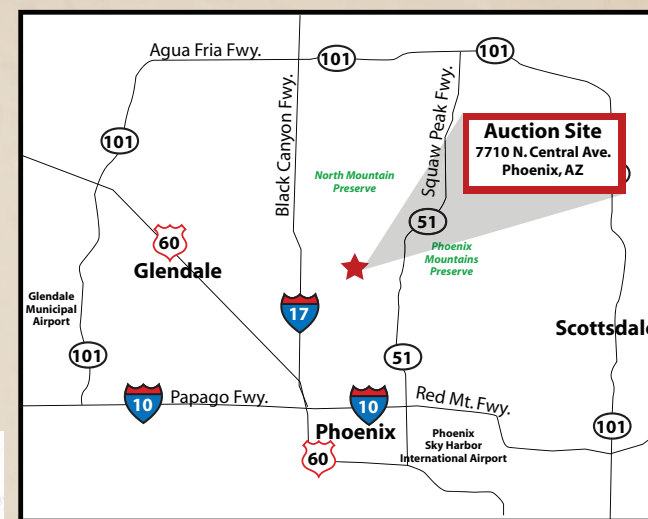
OWNER FINANCING AVAILABLE!! \$250,000 deposit day of sale. \$750,000 due at closing on or before 45 days. 25 year amortization, 36 month balloon, 7.5% interest.

Directions to Auction Site: From Camelback Road in Phoenix, turn north onto Central Avenue. Proceed 2.2 miles to the auction site on the left. Look for the auction signs.

Broker Participation Welcome. Call for details.



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. All properties subject to prior sale. Not responsible for accidents or injuries. 091204-05. Produced by Bremnar Advertising, Inc. (863)644-6957



Offered exclusively at *Auction*
Luxury Estate Home and Contents • Friday and Saturday, December 4 & 5



1666 Williamsburg Square, Lakeland, FL 33803

In Cooperation With:



FIRST CLASS MAIL

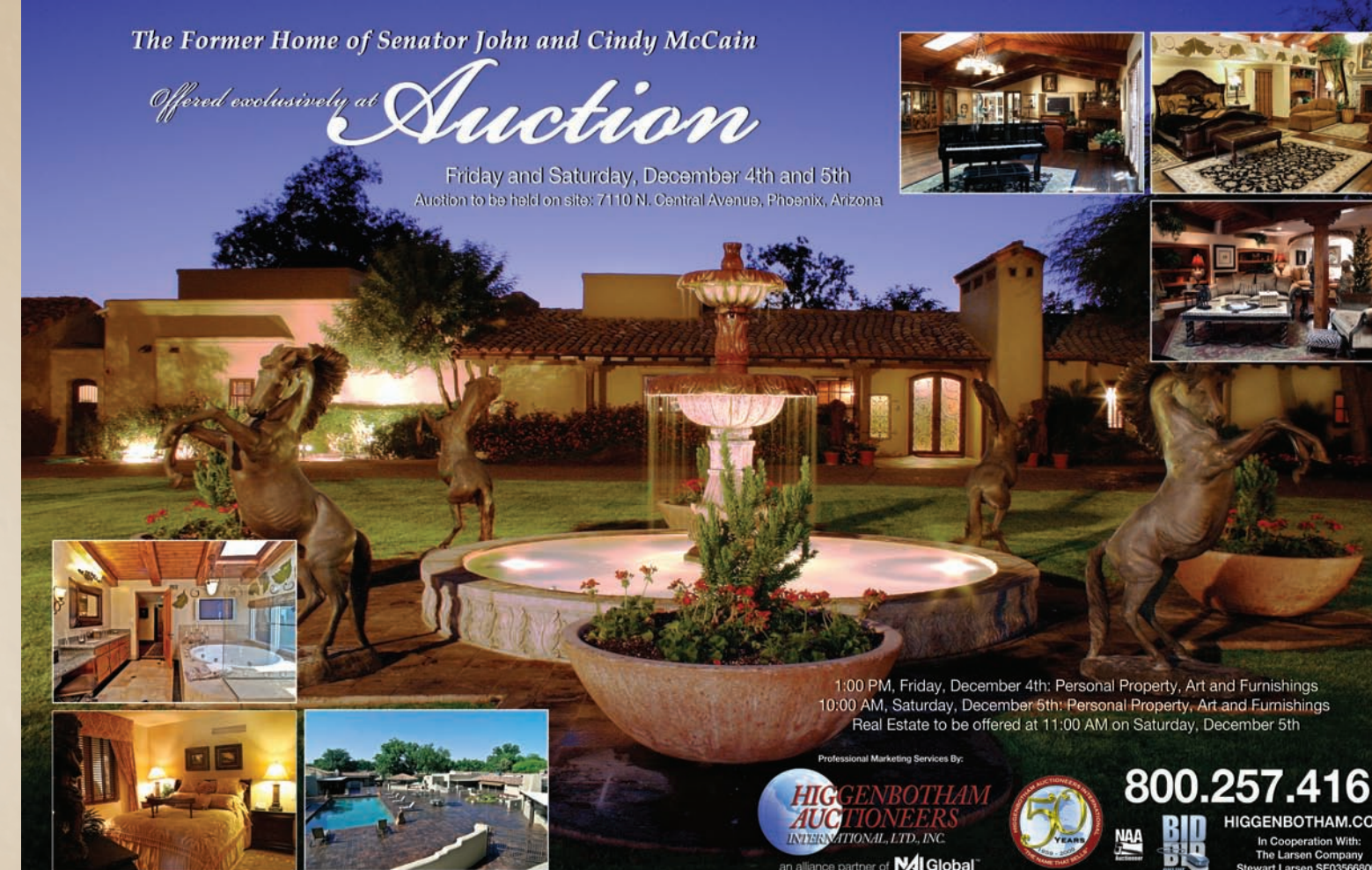
PRESORTED
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RETURN SERVICE REQUESTED

The Former Home of Senator John and Cindy McCain

Offered exclusively at *Auction*

Friday and Saturday, December 4th and 5th
Auction to be held on site: 7110 N. Central Avenue, Phoenix, Arizona



1:00 PM, Friday, December 4th: Personal Property, Art and Furnishings
10:00 AM, Saturday, December 5th: Personal Property, Art and Furnishings
Real Estate to be offered at 11:00 AM on Saturday, December 5th



800.257.4161

HIGGENBOTHAM.COM
In Cooperation With:
The Larsen Company
Stewart Larsen SE035668000

Offered exclusively at Auction

Luxury Estate Home • 11:00 AM (MST), Saturday, December 5



To be sold above a minimum bid of \$5,900,000.00!

KITCHEN FEATURES

- Huge, open and friendly
- Larger center island
- Granite counter space
- Glass front cabinets
- Wolf gas range
- Hobart dishwasher
- Hobart refrigerator and freezer
- Expanded butler's pantry

With attention to the finest detail, this spectacular home has been designed with opulence and grandeur, from the majestic entry to the luxurious pool and patio. Rich colors and dramatic lighting accentuate the indulgent character of this stately showplace.

EXTERIOR FEATURES

- Fenced and gated, private estate
- Meticulously groomed courtyards with fountains, statues and raised planters
- Rose garden
- Private patio with jacuzzi located off of the master suite
- Resort-style back yard with expansive canterra stone patios
- Three ramadas complete with grills, counters, sinks, refrigerators and taps

OWNER FINANCING AVAILABLE!!

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SNL dated picture of Senator McCain



Bronze Stallion



Lamps by Murray Feiss



Executive Chair by Classic Design



Ital Art Designer Line



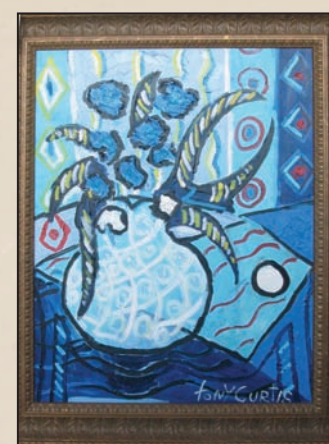
Collage of Senator McCain



Multiple Hand Made Rugs



Commercial Grade Exercise Equipment



Original oil painting by Tony Curtis



100+ original hand-painted oil paintings



Hand-Carved Marble Top Table



Versace Table with 8 Chairs



Multiple Hand Made Rugs



Leather Couch by Leatherwoods



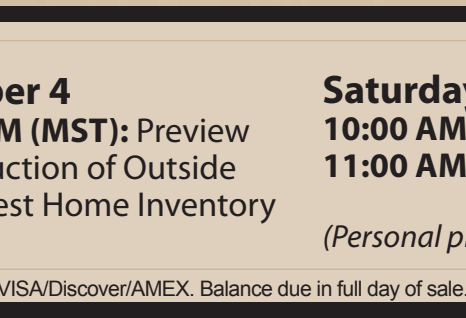
Queen Bed, Alco Designer Line



Empress Bench by Classic Designs



Leather Couch by Leatherwoods



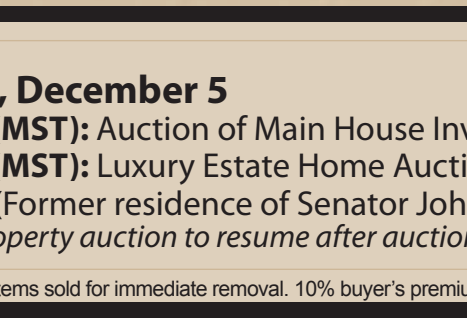
(Baldwin) Howard C171 Piano



Multiple HD 1080 Plasma TVs



Romeo & Juliet Executive Desk



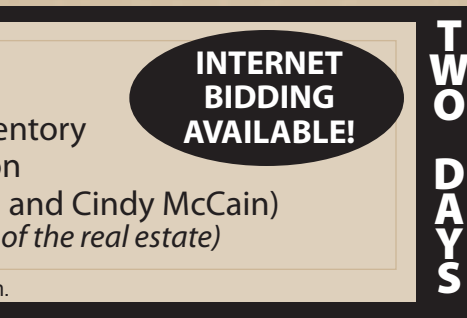
Platinum 7-carat Yellow Diamond



Original Piece from Senator McCain



Michael Amini Designer Line



Complete Bedroom Set by Alco



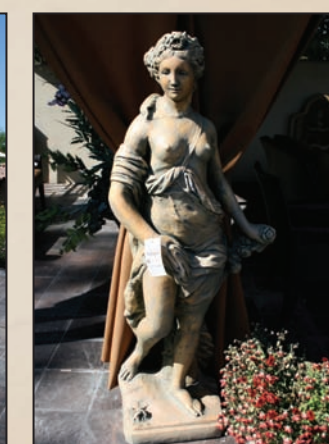
Miscellaneous Decorative Pieces



Michael Amini Designer Line



Multiple Rembrandt Etchings



Multiple Outdoor Statuary

TWO DAYS

Personal Property

Friday, December 4
10:00 AM - 1:00 PM (MST): Preview
1:00 PM (MST): Auction of Outside Statuary and Guest Home Inventory

Saturday, December 5
10:00 AM (MST): Auction of Main House Inventory
11:00 AM (MST): Luxury Estate Home Auction
 (Former residence of Senator John and Cindy McCain)
 (Personal property auction to resume after auction of the real estate)

INTERNET BIDDING AVAILABLE!

TWO DAYS

PERSONAL PROPERTY TERMS: Cash, check, MC/VISA/Discover/AMEX. Balance due in full day of sale. Items sold for immediate removal. 10% buyer's premium.