

Agricultural Opportunity! 215.86± acres in Winter Haven, FL



ABSOLUTE AUCTION • 11:00 AM • Saturday • April 29

What is a Property Information Packet and How Do I Get One? A property information packet is available for each property and includes maps, site plans, demographics, easements, title reports, purchase and sale agreement. You can download this information by going to www.higgenbotham.com and registering for a user account. You may also call or email our office to obtain a copy.

When Can I Preview The Property? Previews will be available ONLY on April 15, 9AM - 3PM and April 22, 9AM-3PM. Bring your 4 Wheel drive truck or 4 Wheeler to tour the property.

What is a Buyer's Premium? A buyer's premium is a percentage that is added to the bid price to determine the total purchase price. In this auction there will be a 10% buyer's premium added to the successful bid amount to create the total purchase price.

What if I can't attend the Auction? A \$2,500 deposit (personal or business check) will be required to bid via phone. If you are the high bidder, the balance equal to a 10% deposit will be required within 2 business days. If you are not the successful bidder, your deposit will be returned. You MUST be pre-registered to bid via phone.

What is an acceptable form of deposit? Auction deposits can be made in the form of a personal or business check

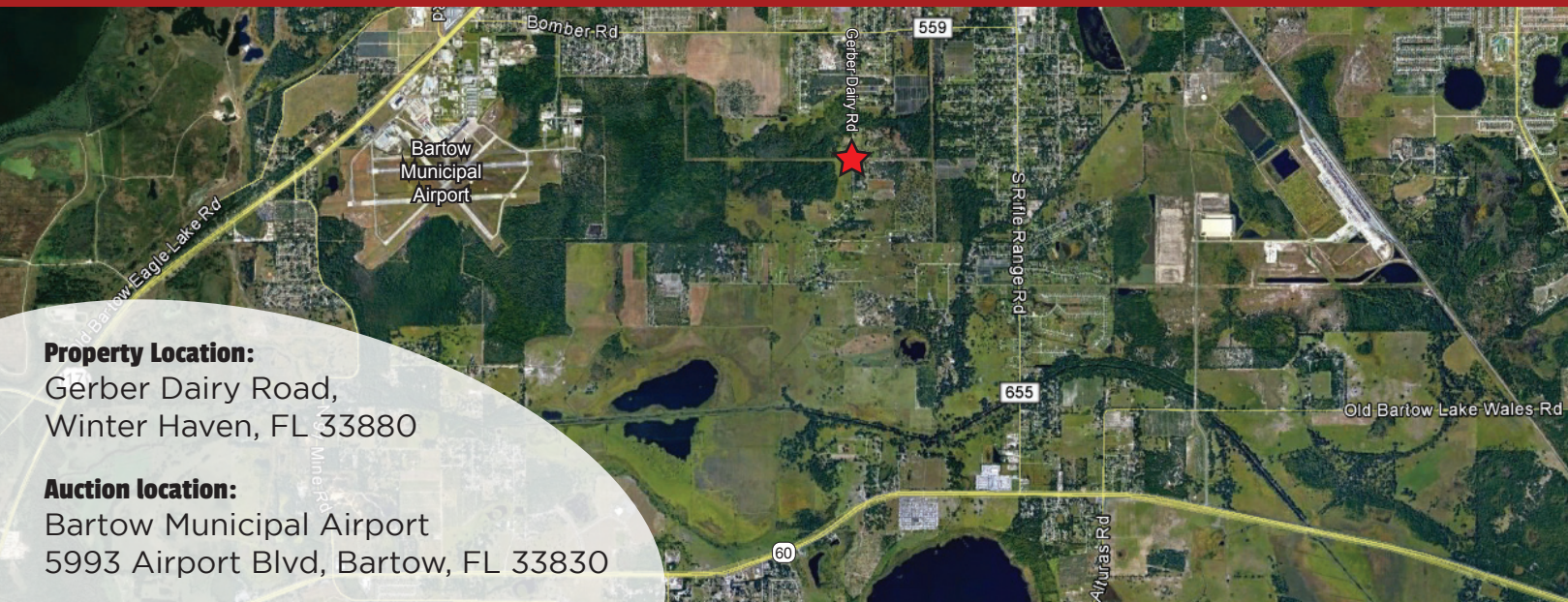
Do I need to Pre-Qualify? No. Pre-Qualification is not required to bid; however, we highly recommend starting the process before the auction, as the deposit made on auction day is not contingent upon financing.

What if I am a Broker? We offer a Broker Participation Fee to any licensed Real Estate Broker who properly registers a client. Completed registration forms must be received at the Higgenbotham office 48 priors to the scheduled auction. Contact our office at 800-257-4161 to request a Broker Participation Form.

You're only going to pay one bid more than someone else was willing to pay!

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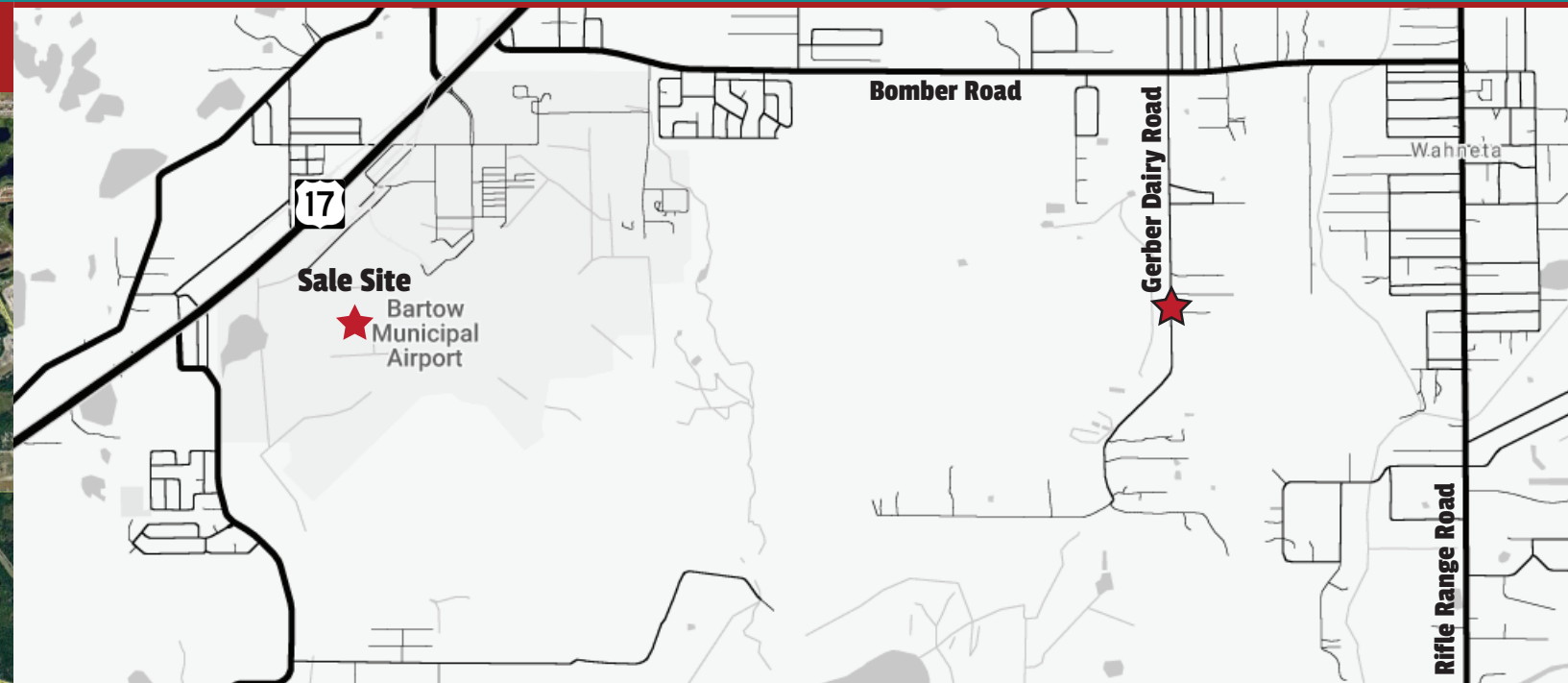
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Property Location:
Gerber Dairy Road,
Winter Haven, FL 33880

Auction location:
Bartow Municipal Airport
5993 Airport Blvd, Bartow, FL 33830

MAPS & DIRECTIONS

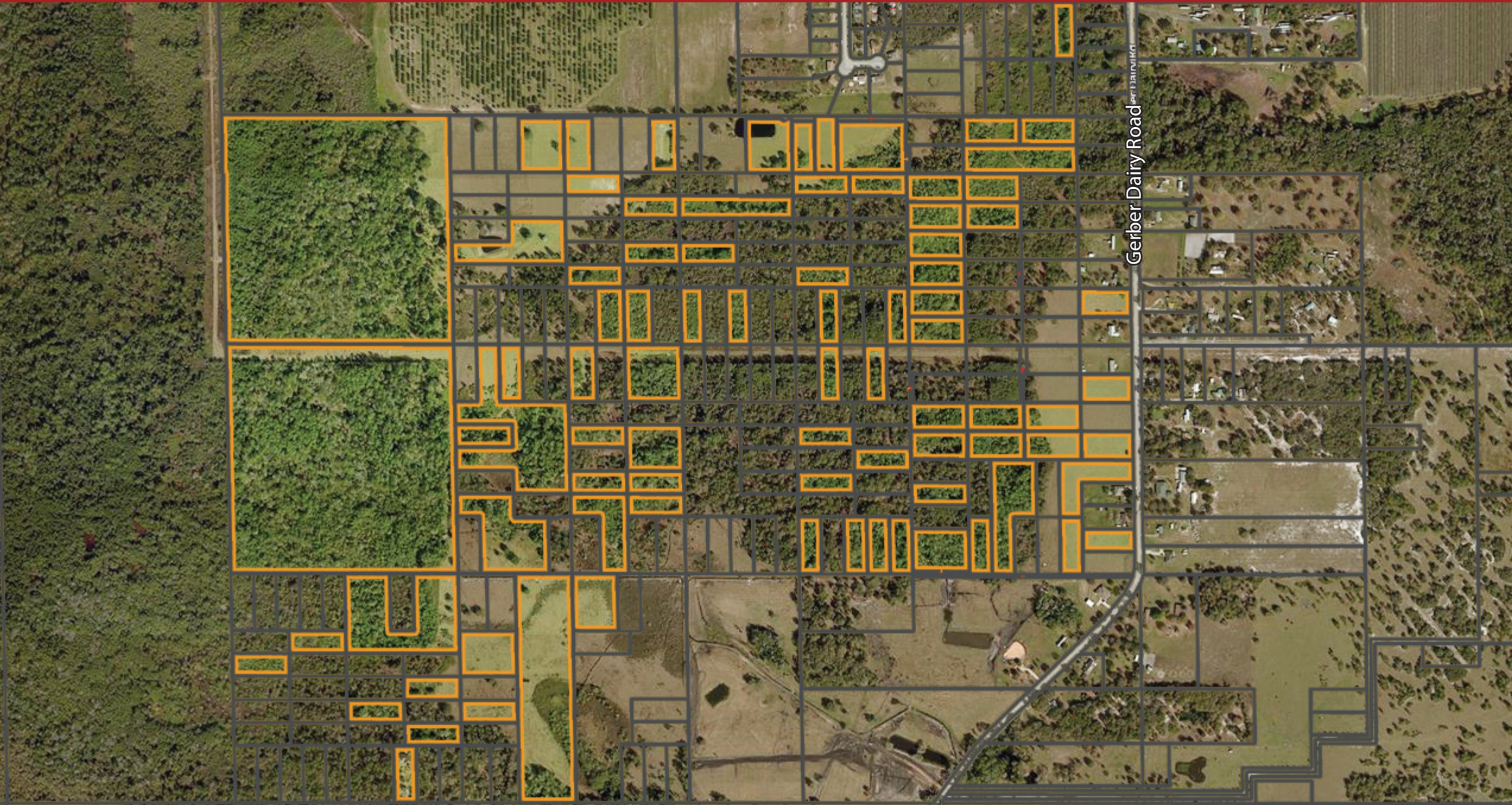


Driving Directions:

From US-17, turn east onto Bomber Road, go 2.3 miles to Gerber Dairy, Turn right look for auction signs
From SR-60, turn North on Rifle Range Road, go 2.7 miles to Bomber road, turn left, go 1 mile to Gerber Dairy Road, turn left and look for auction signs

AGRICULTURAL OPPORTUNITY – ABSOLUTE AUCTION

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Being sold Absolute, to the last and highest bidder! This 215.86± acres (not all contiguous) would be ideal for a large home site, pasture land and/or horses, cattle or outdoor recreation. Currently fenced and under cattle lease. Property is easily accessible with road frontage along Gerber Dairy. This piece of land is a mix of pasture and wooded areas that offers great habitat for the abundant wildlife. Easily accessible from US-17 and SR 60, this property is only 5 miles to the Bartow Municipal Airport!

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. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. This property 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. This property subject to sale prior to auction. 170429

Terms:
10% Due Day Of Sale
Balance Due At Closing On Or Before 45 Days
10% Buyers Premium