



AUCTION

Offered in
39 Parcels!



Don't miss this opportunity to own a slice of Old Florida country living on this lush, green island!
The Ag-2 zoning allows for the perfect place for your small farm, dream home and recreational retreat!

Higgenbotham Auctioneers Int., Ltd., Inc.
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607± Acres on Pine Island Florida!

11 A.M. Saturday, February 23
14690 Harbor Dr. Bokeelia/Pine Island, FL 33922

607± Acres on Pine Island Florida!

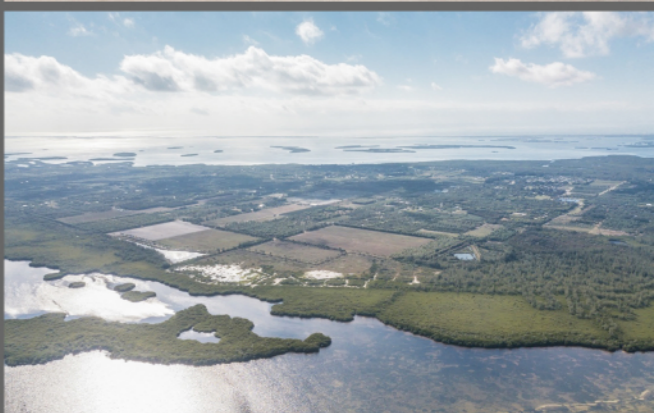
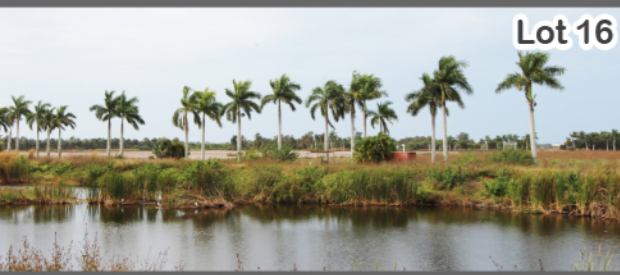
Auction: 11 A.M. Saturday, February 23



Fish in the rich waters of Pine Island Sound or Boca Grande Pass, which is considered the Tarpon Capital of the World!
The frost-free climate is great for growing tropical plants!

On-site & Online Bidding!

Homesites • Packing House • Farmland • Waterfrontage



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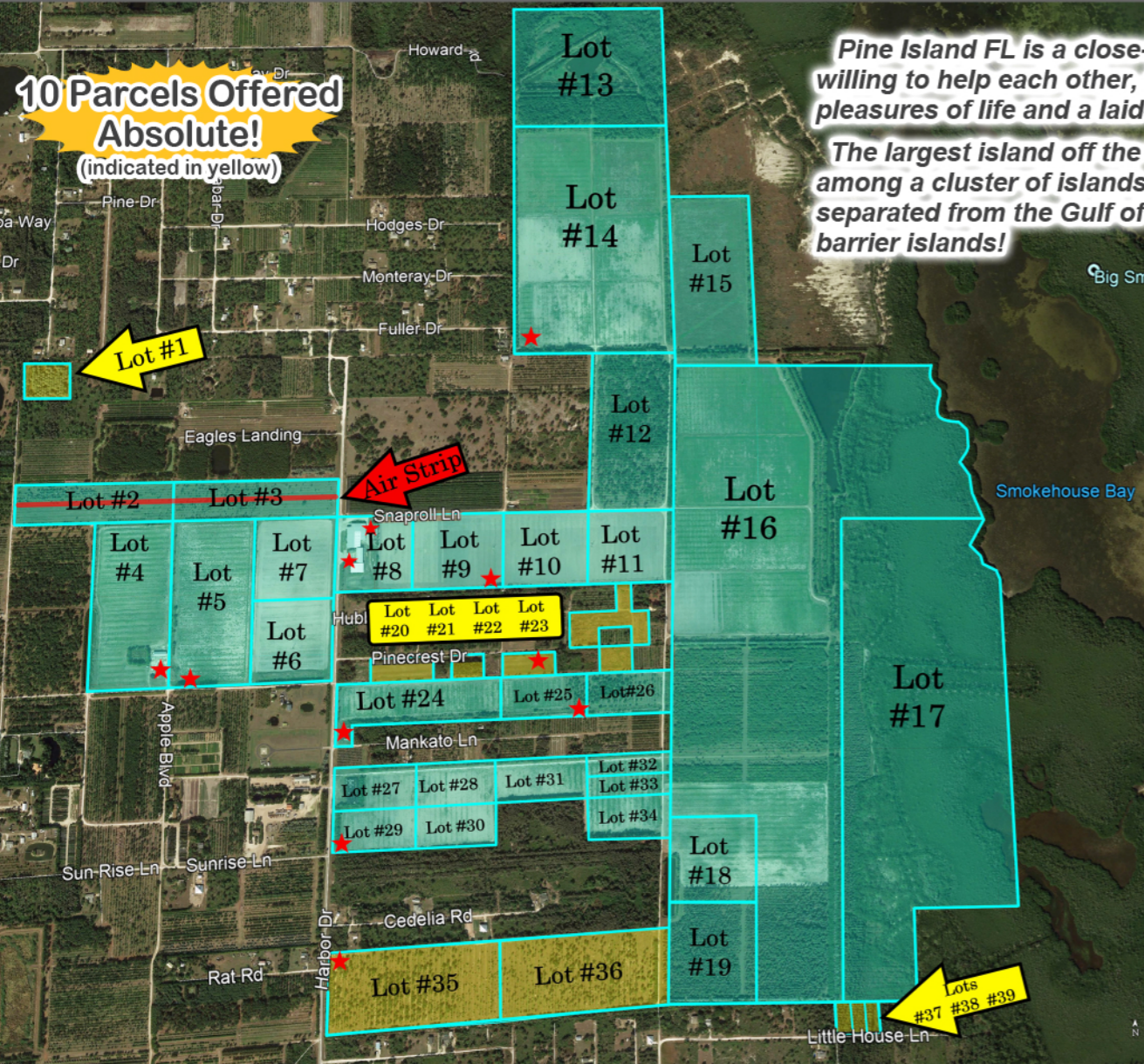
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10 Parcels Offered Absolute!
 (indicated in yellow)

Pine Island FL is a close-knit community with good people willing to help each other, they share a love of the simple pleasures of life and a laid-back lifestyle!

The largest island off the Southwestern coast of Florida, it sits among a cluster of islands between Ft. Myers and Sanibel. It's separated from the Gulf of Mexico by Pine Island Sound and barrier islands!



Details: 607± acres offered in 39 parcels - 10 absolute!

- Includes a packing house, irrigated, laser leveled farmland, palm groves and a private airstrip in SW Florida's Pine Island, one of the best micro climates in Florida for agriculture/farming. Offered in parcels ranging from 1/2± to 153± acres!
- Includes a 43,000± sf. packing house facility, of which 18,000± sf. is refrigerated. It has 2 pre-cooler, 5 cold loading doors and dry dock.
- 160± acres contains palms varieties such as Sylvestris, Royal, Coconut, Silver Bismarkia, Roebelenii, Washingtonian, Foxtail and Reclinata.
- Zoned AG-2, except Lots 20-23 & 37-39 are RS-1.

Preview: 10:00 A.M. – 4:00 P.M. Saturday, February 16

Directions: From Burnt Store Rd. turn West onto Pine Island Rd. Continue 5.5 miles then turn right onto Stringfellow Rd. In 3.2 miles veer right onto Harbor Dr. Packing House is 1.1 miles on the right. Look for the auction signs!

"Part of the beauty of this island is seeing the many fields of lush green vegetation as you bike, drive or hike along our roads and pathways. Our warm and humid climate (agriculture zone 10a) makes fertile growing grounds for palms that are difficult to raise even as close at the east side of Highway 75! We are known for our vast palm groves of many varieties, as well as Mangos, Papaya, Lychee, Longan, many varieties of Citrus and more. It is not unusual to see cows, horses and even goats grazing as you drive along Stringfellow Road. We also have water crops such as Hard Clam, shrimp and other fish farms."

-Pineislandchamber.org

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Real Estate Terms: 10% Due Day Of Sale. Balance Due At Closing On Or Before 45 Days. 10% Buyers Premium. *Pre-auction offers are accepted. Subject to pre-auction sale, change or withdrawal without notice. **Online/App Bidding:** \$5,000 Check Deposit In Order To Be Approved To Bid On Internet. Earnest Money Deposit Of 10% Of The Total Purchase Price Due Within 48 Hours Of Auction. 10% Buyer Premium. **Disclosure:** 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, measurement, & other figures described in this brochure are approximate and therefore not necessarily to scale. All properties sold AS IS, WHERE IS. Not responsible for accidents or injuries. All properties subject to sale prior to auction. 190223 M.E. Higgenbotham, CAI, CES, AARE FL Lic. #AU305 AB158