

**REAL ESTATE TERMS:** 10% deposit per property due day of sale, with the exception of 21962 104th Street. A deposit of \$50,000.00 is due the day of sale and an additional \$50,000.00 is to be wired within 48 hours of the auction. The balance is due at closing on or before 45 days. 10% buyers premium.

**TELEPHONE BIDDING:** Phone Bidding Available only on Real Estate, pre-registration required at least 24 hours in advance.

**PERSONAL PROPERTY TERMS:** 10% buyer's premium. 7% Florida sales tax. An additional 3% surcharge on credit & debit cards. Buyers are responsible for immediate removal of items. Items purchased will not be released until full payment is received, verified, and approved. Payment may be made with cash, check, Visa, Mastercard, Discover and AMEX.

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. Not responsible for accidents or injuries. 192809



1629 Shepherd Rd., Lakeland, FL 33811 • higgenbotham.com • 800-257-4161

PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE  
**PAID**  
PERMIT NO. 127  
LAKELAND, FL



Recipient Name  
Address Line 1  
Address Line 2



# ESTATE AUCTION

BROILER CHICKEN FARM, 8 RENTAL PROPERTIES  
& PERSONAL PROPERTY, LIVE OAK, FL

**ON-SITE AUCTION**  
10AM Saturday, Sept. 28  
21962 104th Street,  
Live Oak, FL 32060

**Preview**  
Real Estate Only.  
By appointment and  
2 hours prior to the  
auction. Do not disturb  
tenants.



# BROILER CHICKEN FARM, 8 RENTAL PROPERTIES & PERSONAL PROPERTY, LIVE OAK, FL

10AM Saturday, September 26

**ON-SITE AUCTION:** 21962 104th Street, Live Oak, FL 32060  
**PREVIEWS:** Preview by appointment. Do not disturb tenants.  
**DIRECTIONS:** From I-10, take exit 283 for US-129 toward Live Oak/Jasper, turn left onto US-129 S (signs for Live Oak), turn right onto FL-51 S/11th St, at the traffic circle, take the 3rd exit onto FL-51 S/Irvin Ave SW, turn right onto 104th St, go 3.4 miles to property, look for auction signs.

[auction@higgenbotham.com](mailto:auction@higgenbotham.com)  
**HIGGENBOTHAM.COM • 800-257-4161**

**HIGGENBOTHAM.COM • 800-257-4161**

# ESTATE AUCTION

**BROILER CHICKEN FARM, 8 RENTAL PROPERTIES  
& PERSONAL PROPERTY, LIVE OAK, FL**

## PROPERTY #1

**21962 104th Street and 10601 219th Street, Live Oak, FL**

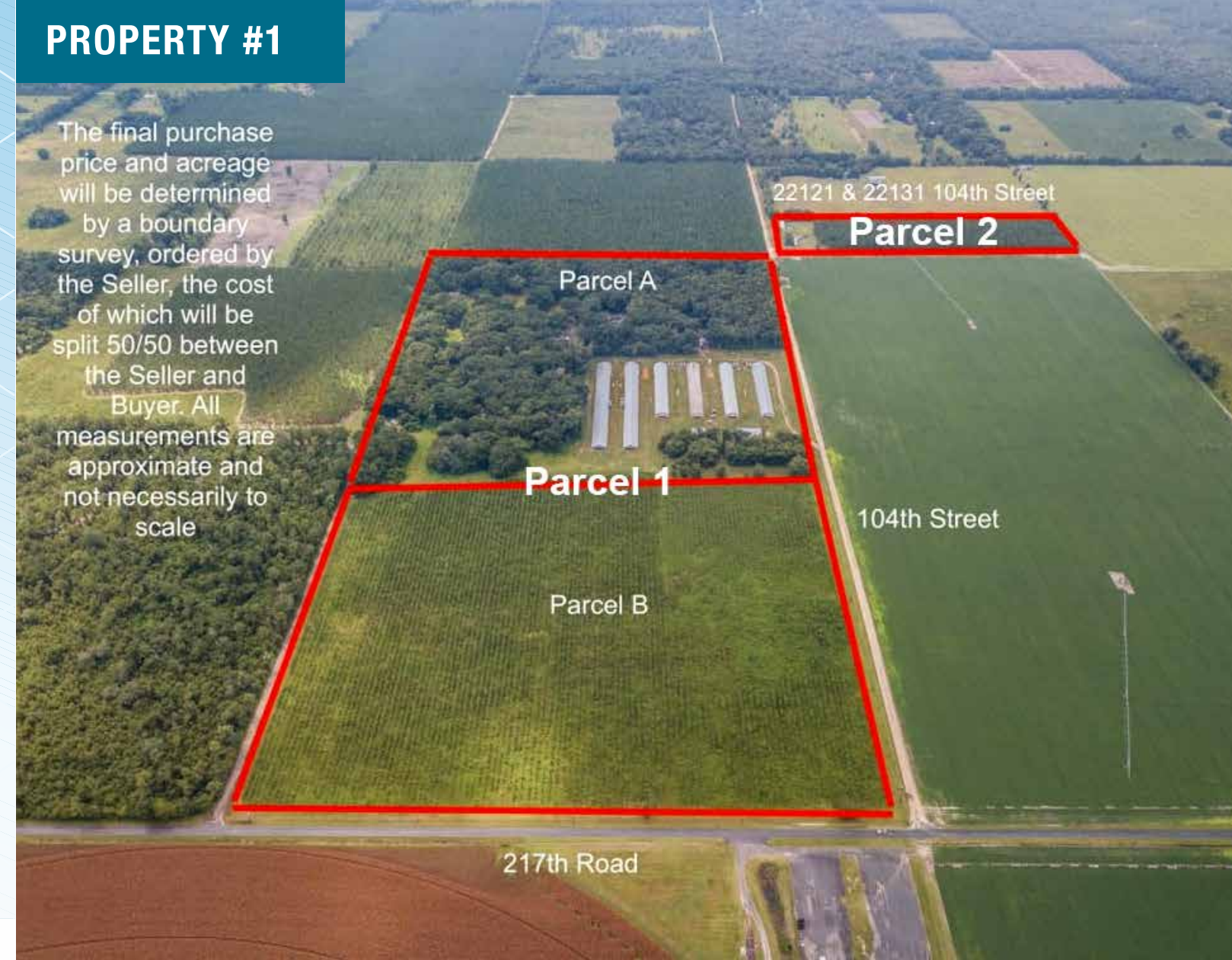
- 4 bedroom/3 bath House, 3,616± sf, built in 1972, well and septic, in ground pool and new spa. Additional doublewide MH used for hobby/office
- (10601 219th) 2 bedroom, 1 bath, single family home, has own well and septic
- 80± acres large 6 house broiler farm, offered in 2 tracts.
- (4) 36' X 320' houses, approximately 35+ years
- (2) 40' X 500' houses, built in 1996
- Mandatory updates will be needed for a new contract with Pilgrim's Pride
- 3" Well used for chicken operation
- Parcel B: 32± acre (approximately 6 year old) Timber and approximately 5 acres is Pecan Grove
- This farm has been operating for 20 years, farm caretaker just currently retired. Well-kept residential home and the original farm home are also on the property.
- Misting system in hen houses
- Diesel generator for emergency back-up (will need to be upgraded to continue operation)

### Personal Property includes but not limited to:

- Huge Collection of Vintage Lionel Trains
- Nice Furnishings and household items
- 2016 Mustang Shelby GTO 5,680 miles
- 2018 Ford Fusion 14,993 miles
- 2014 Ford F150XL 53,800 miles
- Kubota MX 4800 with loader, 4WD, front hydraulics, hydrostatic drive, 471 hours, Diesel
- Kubota M7060 with loader, 4WD, 4 hydraulic outlets, shuttle shift, 344 hours
- Kubota Side-by-Side, 4WD, 130 hours
- KMC spreader, tandem wheels, power take off drive
- New Holland 5030 with loader, no hour meter, 2 hydraulic hook-ups
- Belarus with loader, Model 525M, 604 hours, 2 hydraulics
- Sprayer, 3 point hitch
- And Much, Much More!

## PROPERTY #1

The final purchase price and acreage will be determined by a boundary survey, ordered by the Seller, the cost of which will be split 50/50 between the Seller and Buyer. All measurements are approximate and not necessarily to scale



## PROPERTY #2

**22121 and 22131 104th Street, Live Oak, FL**

- Situated on 10± acres
- Both currently rented
- 80% Pine trees
- 22121 104th St.**
  - 3 bedroom/2 bath with additional room added
  - 2,432± sf MH, built in 1997
- 22131 104th St.**
  - 3 bedroom/2 bath MH, built in 1996

## PROPERTY #3

**6981 NW County Road 251, Mayo, FL.**

- 3 bedroom/2 bath
- 1,248± sf MH, built in 1999
- Situated on 6± acres
- Approximately 75% Pines
- Tenant in place



## PROPERTY #4

**7083 NW County Road 251, Mayo, FL**

- 2 bedroom/2 bath
- 1,152± sf MH, built in 2005
- Situated on 6± acres
- Currently vacant
- Approximately 50% Pines



## PROPERTY #5

**14004 and 14006 217th Road, Live Oak, FL**

- Situated on 10± acres
- 14004 217th Rd.**
  - 3 bedroom/2 bath MH
  - 2,732±sf built in 1992
- 14006 217th Rd.**
  - 2 bedroom/1 bath MH, built in 1976
  - Tenant in place



## PROPERTY #6

**14002 217th Road, Live Oak, FL**

- 3 bedroom/2 bath
- 1,140± sf MH, built in 1996
- Situated on 5 acres
- Tenant in place

