

PROPERTY DIRECTIONS

TRACT #1: From South: Take I-95 to Exit #126 and go West on CR712 / Midway Rd for 5 miles to stop sign at SR70 / Okeechobee Rd. Turn left and go West approximately 10.75 miles to property & sign on your right. **From North:** Take I-95 to Exit #129 and go West on SR70 / Okeechobee Rd approximately 17.5 miles to property & sign on your right.

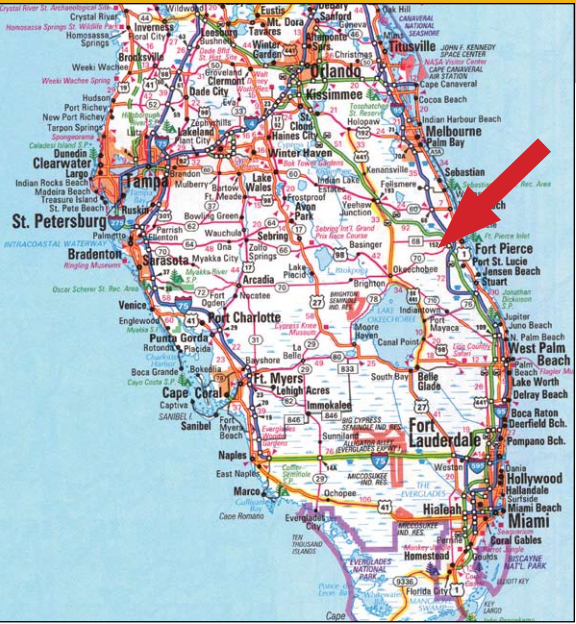
TRACT #2: From I-95 take Exit #126 at Midway Rd / CR712. Go West 5 miles to SR70. Turn left and go West 2-3/4 miles to Sneed Rd. Turn right and go North on Sneed Rd 2-1/2 miles to property & sign on left (West side).

TRACTS #3&4: From I-95 exit at Orange Av-West, go west 6.5 miles to Header Canal Road. Turn left (south) and go 1.5 miles to Kelly Rd on right. Go west 1 mile to property.

TRACT #5: From I-95 take Exit #131 / Orange Av-West and go West 5.5 miles to Godwin Rd. Turn right and go North 1/2 mile to property on your right.

TRACTS #6 -9: **From South:** From I-95 take Exit #129 / Okeechobee Rd and go West 3.7 miles to Brocksmith Rd on your right. Turn right and go North 1.6 miles to property and sign on left. **From North:** From I-95 take Exit #131 / Orange-Av West and go West 3-3/4 miles to Brocksmith Rd on your left. Turn left and go South 1-1/2 miles to property and sign on your right.

TRACT #10: From I-95 Exit 129/SR70, take SR70 and go West approximately 1.5 miles. Property and signs will be on your right.



NOVEMBER 2008						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

WALTERS-SCHRADER
AUCTION COMPANY INC.
Licensed Real Estate Brokers

900 Virginia Avenue, Suite 5
Fort Pierce, FL 34982
Mark Walters, Auction Manager
800-451-2709 • 772-468-8306



DIRECTIONS TO ST LUCIE COUNTY FAIRGROUNDS AUCTION SITE:
From I-95: Take I-95 Exit #126 and go West on CR712 / Midway Rd for 5 miles to Fairgrounds Entrance on your left. Enter at main gate and follow paved road to front of Adams Ranch Arena. Park on pavement only and look to West for event Building A and auction signs.

POSSESSION: Tracts 1, 2, 3, 4, 5 & 10 Subject to Cattle Grazing.

SURVEY: All tracts offered have legal descriptions. Survey(s) will be the buyer's expense.

MINERAL RIGHTS: The sale shall include all mineral rights owned by the seller, if any.

AGENCY: Walters/Schrader and its representatives are Exclusive Agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

Visit www.schraderauction.com for auction updates and terms.

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 10 individual tracts or in combinations. The property will be sold in the manner resulting in the highest total sale price. All successful bidders will sign a purchase agreement at the auction site immediately following the close of bidding. All final bid prices are subject to the owner's approval. \$5,000 cash or cashier's check required to register to bid.

DOWN PAYMENT: A 10% down payment of the contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due at closing. BIDDING IS NOT CONDITIONED ON FINANCING.

BUYER'S PREMIUM: A 10% Buyer's premium will be added to the final bid price to determine the contract sales price.

CLOSING: Closing shall occur as soon as possible after applicable closing documents have been completed. Anticipated closing date is thirty to forty-five days from the date of the auction.

TITLE: Seller shall provide an Owner's Policy of Title Insurance in the amount of the purchase price, and shall execute a proper deed conveying the real estate to the buyer(s). Seller(s) shall pay the premium of the title insurance policy. Buyer(s) pays all other costs associated with the transfer of title including Documentary Stamps on Deed, Recording and Closing fees.

REAL ESTATE TAXES: 2008 taxes shall be paid by the seller at closing. All taxes thereafter shall be the responsibility of the buyer.

EASEMENTS AND LEASES: Sale of said property is subject to any and all easements of record, unrecorded easements and any and all existing leases. All Leases will vacate within 30 days after closing.

SOUTHEAST FLORIDA

FORT PIERCE, FL ST. LUCIE CO.

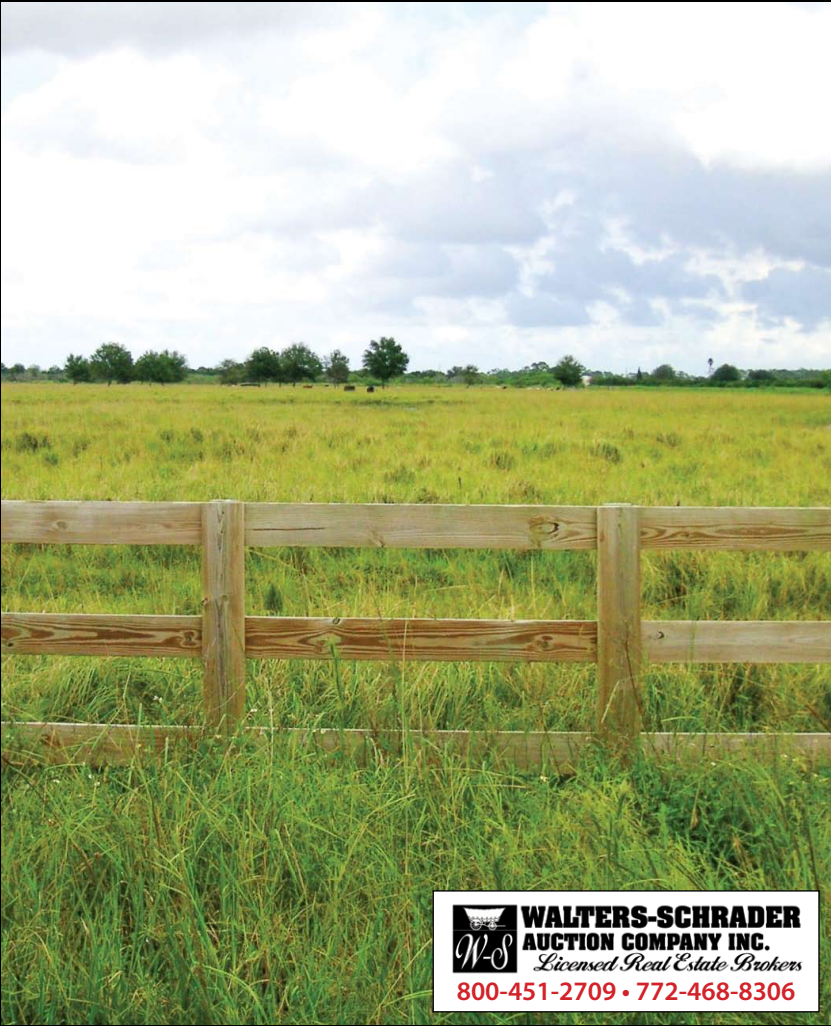


505[±] Acres
offered in 10 tracts
ranging from 9 acres to 160 acres
Tract 4 Offered Absolute



Come to Buy and Enjoy the Rural Life Style & Development Potential of These Offerings.

- Citrus Grove
- Fenced Pasture
- Potential Green Market Farms
- Agricultural infrastructure
- All tracts are taxed with Agricultural-Exemption
- Near Fort Pierce Beaches with inlet to the Atlantic Ocean



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FRIDAY, NOVEMBER 21
11AM AT THE ST. LUCIE CO. FAIRGROUNDS

Tract 2



SOUTHEAST FLORIDA

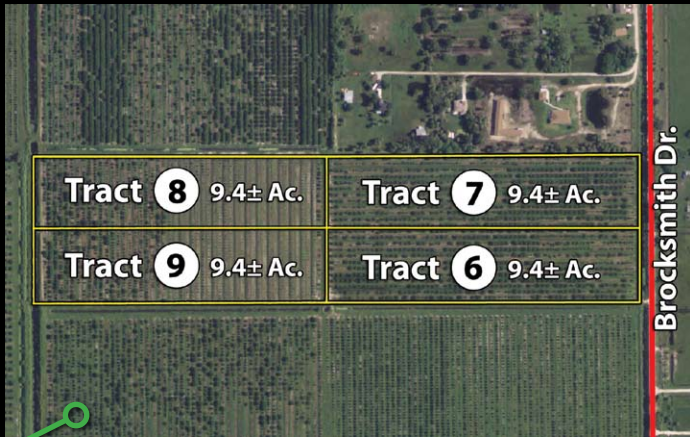
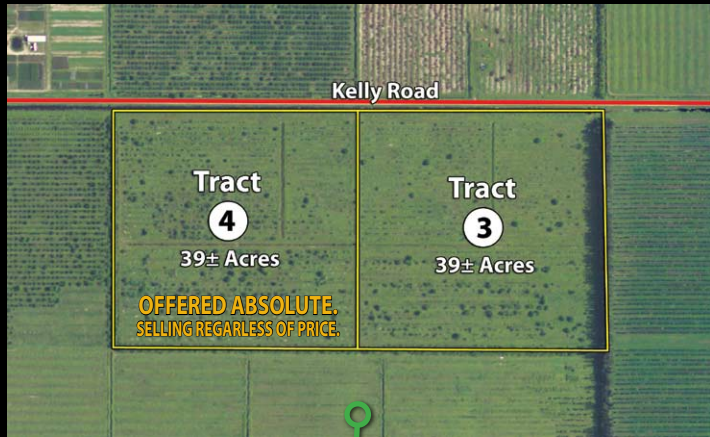
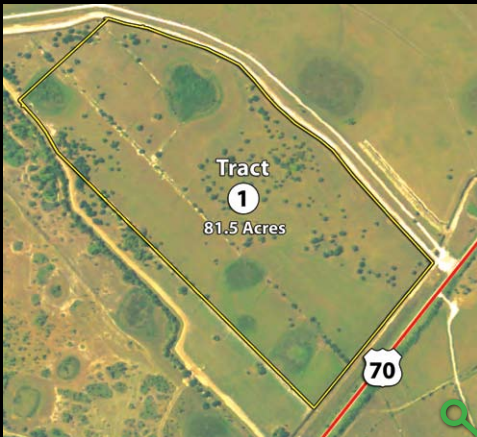
FORT PIERCE, FL ST. LUCIE CO.

505[±] 10 tracts Acres

tracts ranging from 9 acres to 160 acres
Tract 4 Offered Absolute

FRIDAY, NOVEMBER 21

11AM AT THE ST. LUCIE CO. FAIRGROUNDS



TRACT DESCRIPTIONS

TRACT 1: 81.5 acre fenced pasture with 1,298 ft fronting SR70-Okeechobee Rd. This tract is surrounded by large ranch tracts, a very desirable rural location.

TRACT 2: 160 acre fenced pasture with 1,327ft fronting Sneed Rd. Formerly citrus grove, 2 - 6inch Artesian Wells w/permits, micro-jet irrigation piping and pole-type equipment shed open-sided. NSLRWCD Canal #69 dissects this property. Previously organic-certified (expired) citrus grove, no conflicting production since, only cattle grazing.

TRACT 3: (east tract) 39.26 acre fenced pasture with 1,330ft fronting Kelly Rd. Access by culvert across NSLRWCD Canal #66 R-O-W. Productive grazing and good security with perimeter ditches.

TRACT 4: (west tract - adjacent) 39.31 acre fenced pasture with 1,331ft fronting Kelly Rd. 6inch Artesian Well-w/permit. If tract sold individually, seller will provide new culvert pipe to specs for access across NSLRWCD Canal #66 R-O-W. **OFFERED ABSOLUTE - SELLING REGARDLESS OF PRICE.**

TRACT 5: 70 acre fenced pasture with 1,231ft frontage on Godwin Rd. 2,518ft. frontage along NSLRWCD Canal #44.

TRACT 6: South 9.37 acre Valencia Orange grove with 315ft frontage on Brocksmith Rd. across NSLRWCD Canal #53. See property information package regarding easements for drainage and ingress-egress to adjacent tracts. Established area of Equestrian Estates and Farms. Live in your orchard. Adjacent to Tract 7 No association fees.

TRACT 7: North 9.37 acre Valencia Orange grove with 315ft frontage on Brocksmith Rd. across NSLRWCD Canal #53. Combine with tract 6 for larger Estate property. No association fees.

TRACT 8: 9.37 acre platted Valencia and Hamlin Orange Grove - (adjacent west of tract 7) Platted Right of Way access to Brocksmith Rd., Shared Drainage System to NSLRWCD Canal #53, no association fees and fronts NSLRWCD Canal 54 right of way with access to Pulitzer Rd.(undeveloped right of way).

TRACT 9: 9.37 acre platted Valencia and Hamlin Orange Grove - (adjacent west of tract 6) easement access through tract 6 to Brocksmith Rd., Artesian Well, fronts NSLRWCD Canal #54 right of way with access to Pulitzer Rd.(Undeveloped right of way) and shares drainage system to NSLRWCD Canal #53.

TRACT 10: 77.78 acres in the path of progress with 1,985ft frontage on divided highway SR70-Okeechobee Rd. A 3,000ft runway accompanies two metal buildings (previously hangars). In addition, there is a CBS office building & house along the frontage. The property benefits from two lane cuts across SR70 and two paved entrances. Public utilities connect to a development west of this property. FDOT, SR70 upgrades are in progress from a 4 lane rural to 4 lane urban highway anticipating the future growth along this cross-state highway. Land Use is RE-Residential Estate with 1 dwelling unit per acre zoning. Three stocked ponds provide fishing enjoyment. Development potential - located across from Creekside S/D - a DRI Development

Tracts 2, 3, 4, 5, 6, 7, 8, 9 & 10 are located in the North St. Lucie River Water Control District providing direct access to this extensive drainage system.

INSPECTION DATES
Friday October 31 • 3-6pm
Saturday November 1 • 9-3pm
Friday November 14 • 3-6pm
Saturday November 15, 9-3pm
Meet a Walters-Schrader representative at Tract 10 on the above Inspection dates or call anytime to schedule an appointment.



Come to Buy and Enjoy the Rural Life Style & Development Potential of These Offerings.

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AUCTION MANAGER:
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