

# PREMIER CENTRAL FLORIDA LAND AUCTION

1,187<sup>±</sup> ACRES



23 TRACTS



APRIL 25 • 10AM IN HOWEY-IN-THE-HILLS

[WWW.MURRAYWISEASSOCIATES.COM](http://WWW.MURRAYWISEASSOCIATES.COM) | [WWW.CROSBYDIRT.COM](http://WWW.CROSBYDIRT.COM)



## CENTRAL FLORIDA AT ITS FINEST

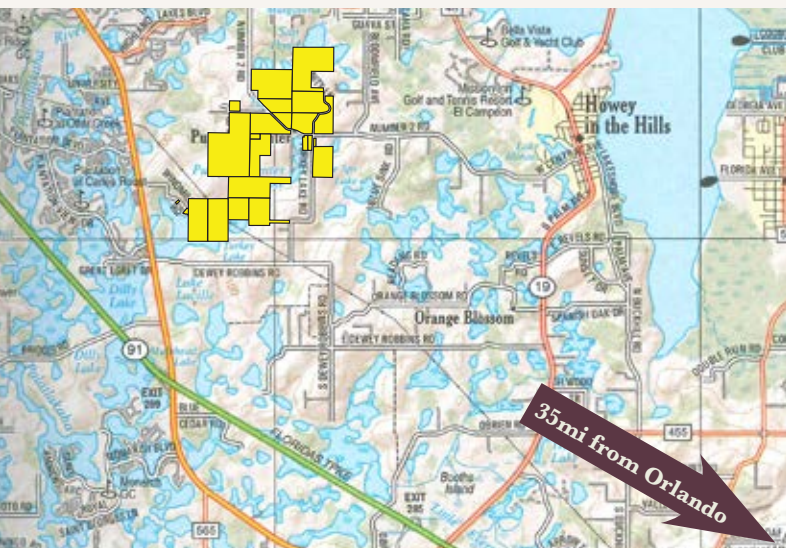
*AN INCREDIBLE INVESTMENT OPPORTUNITY*



Do not miss the opportunity to bid on this beautiful Central Florida ranch, located within an easy commuting distance to many of Central Florida's largest employers and only minutes from Florida's Turnpike. The diverse Journey Circle M Ranch has an equestrian center, orange groves, several lakes & ponds, and six homes. This working trophy ranch has the ability to carry approximately 350 head of cattle and provide the equine enthusiast with plenty of pasture to ride.

The potential for future development cannot be overlooked. Using the platted 34 acre Bella Ladera subdivision as a model for the entire 1,187± acre property, innovative developers will be able to design a unique mixed-use community that preserves Florida and Lake County's inherent beauty.

These rolling hills provide young professionals, and those young at heart, an opportunity to experience the best that natural Florida has to offer. ***With various auction tracts geared towards specific interests, individuals can tailor-make their investment by bidding on a single tract, a combination of tracts, or the entire property.***



**PROPERTY LOCATION:** The property is located 3.5 miles west of downtown Howey-in-the Hills. From Orlando, take the Florida Turnpike NW to Exit 285 towards US 27. At the exit, proceed through the tollgate to the traffic light. Turn left at the light, and make the next left to State Road 19. Take State Road 19 to the caution light at downtown Howey-in-the-Hills (6 miles). Turn left at the light onto Number 2 Road. Drive approximately 3.5 miles to the black, 4 slate wooden fence on the right, and a brick pillar security gate. Follow the signs at this gated entrance.

**LAKE COUNTY, FL JUST OUTSIDE OF ORLANDO**  
**1,187<sup>±</sup> ACRES | 23 TRACTS**



**AUCTION EVENT DETAILS**

***DATE & TIME***

**Tuesday, April 25<sup>th</sup> at 10AM**

The auction will begin promptly at 10AM.  
Please arrive early or preregister online at  
[www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com)

***LOCATION***

**Mission Inn Resort & Club**  
Legends Ballroom at Clubhouse  
10400 County Rd 48  
Howey-In-The-Hills, FL 34737



**INSPECTION DATES**

Join Murray Wise Associates LLC & Crosby & Associates, Inc. representatives to tour the property and learn more about our unique auction process.

***DATES & TIMES***

**Thursday, March 23<sup>rd</sup> from 3PM - 6PM**  
**Saturday, April 8<sup>th</sup> from 9AM - Noon**  
**Thursday, April 13<sup>th</sup> from 3PM - 6PM**

***LOCATION***

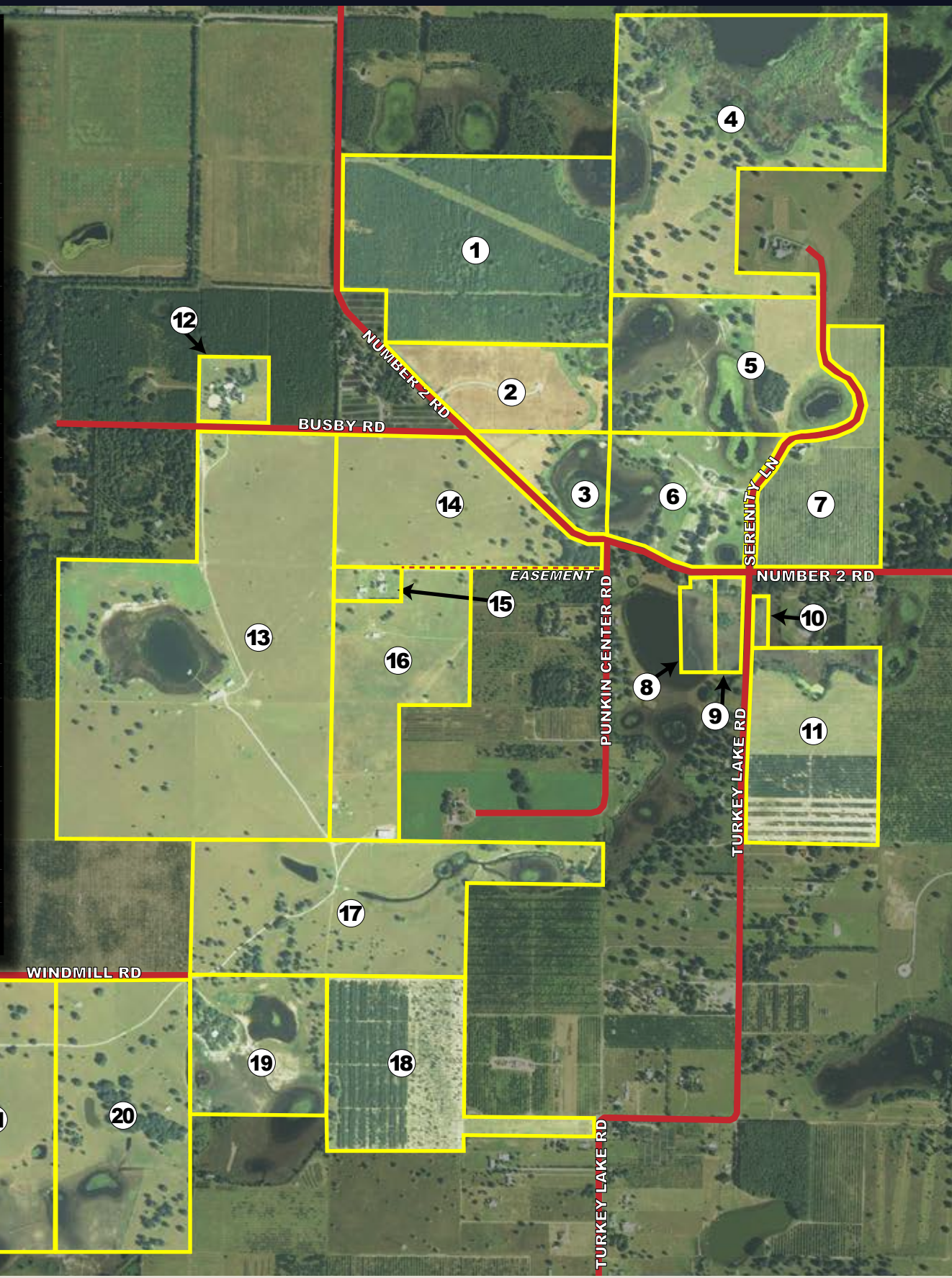
**House on Auction Tract 7**  
25635 Serenity Lane  
Howey-In-The-Hills, FL 34737



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Tract #	Approx Total Acres
1	105
2	34
3	19
4	123
5	66
6	40
7	46
8	7
9	7
10	1
11	57
12	10
13	204
14	58
15	5
16	55
17	92
18	57
19	41
20	80
21	78
22	2
23	1
<b>1,187</b>	



# LAKE COUNTY, FL JUST OUTSIDE OF ORLANDO 1,187<sup>±</sup> ACRES | 23 TRACTS



## ***TRACT 1 - 105<sup>±</sup> acres***

The Silver Springs tract is a prime piece of property; ideal for residential development along Number Two Road. The property was recently cleared of young pines and planted with native grasses for a well-manicured pasture. The hilltop property overlooks scenic pasture and ponds to the east. *Surveyed at 104.67 acres.*



## ***TRACT 2 - 34<sup>±</sup> acres (BELLA LADERA)***

The platted residential development, Bella Ladera, features 7 estate lots ranging in size from 3.85 to 8.20 acres. The site includes a gated entrance, asphalt drive, street lights, public electric and phone service. A 4" irrigation well currently serves the landscaped property entrance. *Surveyed at 34.381 acres.*



## ***TRACT 3 - 19<sup>±</sup> acres***

A fantastic corner lot along paved Number Two Road. This tract includes 10<sup>±</sup> acres of scenic wetlands and approximately 9<sup>±</sup> acres of uplands which would make a perfect home site or a ranchette. *Surveyed at 19.00 acres.*



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***TRACTS 4 - 7 (PADDOCK HILLS)***

When combined, Tracts 4-7 make up a premier 275± acre equestrian estate with rolling hills, scenic views, lake frontage and ample improved pasture. This property has been subdivided into 4 agricultural lots allowing buyers to look at a wide range of possibilities.

Individually each of these auction tracts has its own unique appeal for the buyer interested in a smaller homesite or ranchette for horses. Access is provided by the shared private drive, Serenity Lane.

Tracts 4, 5, 6 and 7 are subject to an Owners Joint Use Agreement for the use and maintenance of Serenity Lane.

**TRACT 4** is 123± acres and features improved pasture land perched high on a hill with commanding views of the lakes & wetlands to the north.

**TRACT 5** is 66± acres that includes improved pastures & several ponds.

**TRACT 6** is a true equestrian estate lot. Comprised of 40± acres, Tract 6 features a 3,552 sq ft barn with 8 stalls, 702 sq ft 1 bedroom, 1 bath apartment with central heat and air, an additional office, and a half bath. There is a 6,535 sq.ft 12 stall barn with a tack room, supply/feed room, wash rack, laundry room and kitchenette. A new roof was installed in 2016. The third building on Tract 6 is a 1,152 sq ft double garage, also with a new roof. A 4" well is located on the tract.



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***TRACT 7 - 46± acres***

Tract 7 features a beautiful 3 bedroom, 2 bath, move-in ready 2,866 sq ft home on 46± acres. The home includes a fireplace, two car attached garage, screened in porch and was recently renovated with new windows, air conditioning, garage door and an updated kitchen. The home includes all new appliances and is served by a well and septic system. The balance of the acreage is a very nice pasture site along Number Two Road containing acreage recently cleared of citrus and ready for grazing or building.



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MURRAY WISE  
ASSOCIATES LLC

# CENTRAL FLORIDA RANCH AND DEVELOPMENT LAND AUCTION | APRIL 25





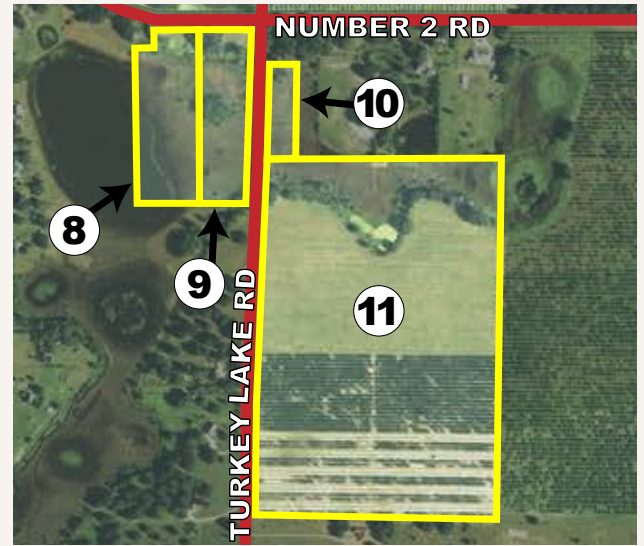
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**TRACTS 8 & 9 - 7± acres each**

These tracts are two buildable lots along Number Two Road. Tract 9 also has frontage to the east along Turkey Lake Road.



**TRACT 10 - 1± acres**

This buildable tract along Turkey Lake Road is a potential homesite.

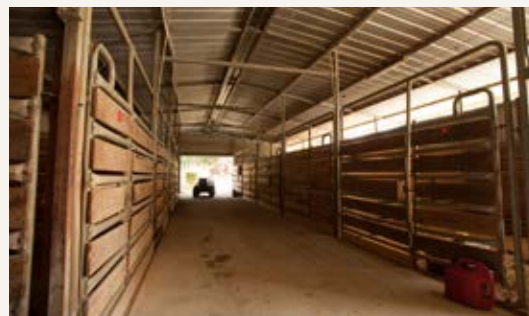
**TRACT 11 - 57± acres**

A transitional tract where much of the citrus grove has been cleared, although 12± acres of red navel oranges remain in production. A 12" well provides irrigation for the grove.

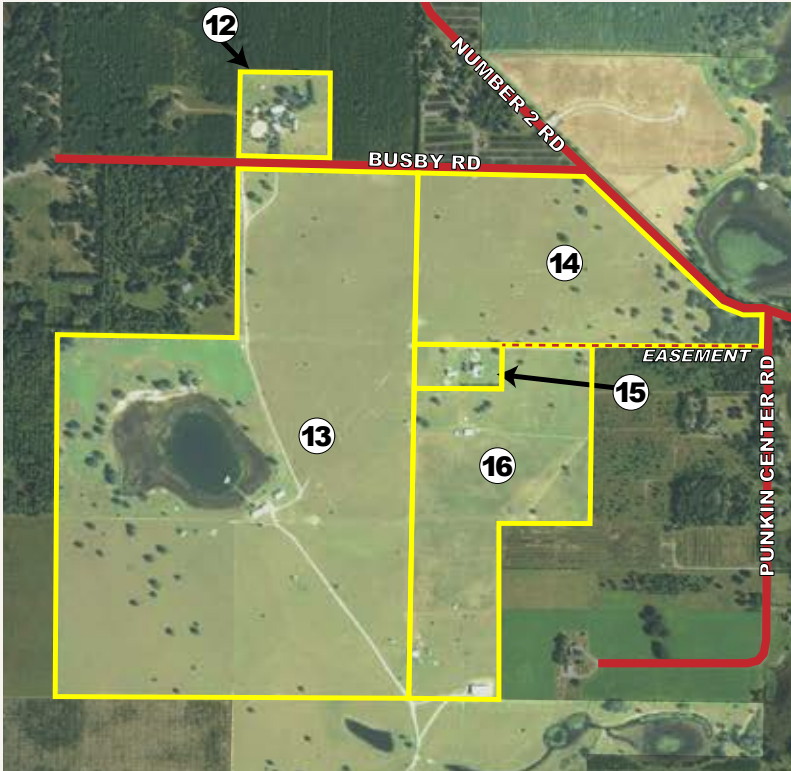


**TRACT 12 - 10± acres** (Tract 12 map on next page)

A turnkey equestrian training and homesite with everything a new owner would need. The tract includes a 1,602 sq ft 1.5 story home with 2 bedrooms and 2 bathrooms, and screened-in porch. There is also an in-home office and full bath. Two additional buildings offer 23 stalls, a wash rack, feed shed and a 420 sq ft 1 bedroom 1 bathroom apartment, and additional outside bathroom. Other amenities include a lighted riding area, 5 covered open air stalls, hot walker and a training area. Consider bidding on this tract individually or in combination with a larger portion of the property as a ranch headquarters. The home is served by a well and septic system. *Surveyed at 10.39 acres.*



# LAKE COUNTY, FL JUST OUTSIDE OF ORLANDO 1,187± ACRES | 23 TRACTS



## ***TRACT 13 - 204± acres***

This gently rolling pasture and recreation tract features multiple unique amenities including a 2 bedroom, 1 bathroom fishing cabin over a lake, a horse barn with 6 stalls, tack room and feed room and an open air 36'x55' garage with enclosed storage area. There are multiple wells on the property including a 4" well in the northeast pasture, an 8" well along the northeast fence line and an additional 4" well at the fishing cabin.



## ***TRACT 14 - 58± acres***

Tract 14 has road frontage on three sides including paved Number Two Road. The hilltop location would make an excellent homesite or, when combined with another tract such as 13 or 16, provide additional pasture acreage to those tracts. There are numerous large trees with raised canopies provide that excellent shade on the east end.

*Tract 15 description on next page*

## ***TRACT 16 - 55± acres***

This pasture tract comes with many amenities already in place including an open air pole barn with refrigerator unit and water tank. There is an additional open air 50'x100' storage shed with 2 grain bins and cattle pens with a squeeze chute. Water is delivered by a 4" well. Access is provided by a deeded easement on the north end.





### *TRACT 15 - 5± acres*

At the end of a long private drive, provided by a deeded easement, sits a luxurious 4 bedroom, 3 bath ranch home with a modern and open split style floor plan. The 2,964 sq ft home has been recently renovated inside with new floors and a true chef's kitchen. The home features all new upscale appliances including a propane stove. The master bedroom includes a sitting area, and additional rooms include a study and formal dining area. Relax by the pool or in the waterfall hot tub with sweeping views of pasture and sunsets. Entertain guests under the open air lanai which features ceiling fans and everything needed to install a custom outdoor kitchen. For additional storage there is a 2,300± sq ft open-air pole barn with an enclosed second story storage area. A well and septic system serve the property. Consider adding Tracts 13, 14 or 16 for additional acreage. *Surveyed at 5.03 acres.*



# LAKE COUNTY, FL JUST OUTSIDE OF ORLANDO 1,187<sup>±</sup> ACRES | 23 TRACTS



## ***TRACT 17 - 92<sup>±</sup> acres***

A pasture or recreational tract in the heart of the ranch with access from Windmill Road. There are many large shade trees and a couple of ponds

## ***TRACT 18 - 57<sup>±</sup> acres***

This citrus grove tract is currently planted in white navels, sunburst tangerines and tangelo oranges. 27<sup>±</sup> acres are mature trees with the remaining trees being thinned and cleared. A 12" well provides irrigation for the property. Access is from Turkey Lake Road.

## ***TRACT 19 - 41<sup>±</sup> acres***

Tract 19 is a secluded sportsman's paradise. Recreational opportunities abound with a potential cabin or homesite surrounded by low lying wetlands. A large open storage facility on-site can be used for storing equipment and hay. A well is located in the shed for water service. *Surveyed at 40.65 acres.*



## ***TRACT 20 - 80<sup>±</sup> acres***

A true pasture tract with numerous large trees and access from Windmill Road.

## ***TRACT 21 - 78<sup>±</sup> acres***

Another fantastic pasture tract with easy access from Windmill Road. Consider combining this tract with Tract 20 for a square 158<sup>±</sup> acre grazing area. Two 4" wells provide water to the property.



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## ***TRACT 22 - 2± acres***

This new lakefront home at 6224 Windmill Road contains 2,381 sq ft home and features a modern split plan with 3 bedrooms and 2 bathrooms, a 2 car garage and paver drive. All appliances are included. The home sits on .78 acres and the auction tract includes the adjoining .89 acre lot as well. A well and septic system service the residence. *Surveyed at 1.67 acres.*



## ***TRACT 23 - 1± acres***

The 1,799 sq ft lakefront home at 6108 Windmill Road was completely renovated, and has 3 bedrooms, 2 bathrooms and a carport. All of the appliances stay with the home. The home is serviced by a septic system and a well. *Surveyed at 0.70 acres.*



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CROSBY &  
ASSOCIATES, INC.



## AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 23 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. Bidding will be in lump sum dollars on a per tract basis.

**BUYER'S PREMIUM:** A Buyer's Premium of ten percent (10%) of the successful bid price will be included in the total Contract Purchase Price.

**DOWN PAYMENT:** A non-refundable 10% down payment of the total Contract Purchase Price, which includes the 10% Buyers Premium, 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 in cash at closing. *BIDDING IS NOT CONDITIONAL UPON FINANCING.*

**POSSESSION:** Seller shall deliver possession of the Property to Buyer at closing subject to the Permitted Exceptions.

**ACCEPTANCE OF BID PRICES:** All successful bidders shall execute a Real Estate Purchase And Sale Agreement at the auction site immediately following the close of bidding. All final bid prices are subject to approval or rejection by Seller.

**CLOSING:** Closing shall take place within 30 days of the auction date, or as soon thereafter as applicable closing documents are completed.

**TITLE:** Seller shall furnish the Buyer(s) at Seller's expense an Owner's Policy of Title Insurance in the amount of the total Contract Purchase Price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the Buyer(s).

**REAL ESTATE TAXES AND ASSESSMENTS:** Taxes and assessments shall be prorated to the date of closing and based on the current year's tax with due allowance made for maximum allowable discount and other exemptions. If closing occurs at a date when the current year's millage is not fixed and current year's assessment is not available, taxes will be prorated based upon such assessment and prior year's millage and taxes and there shall not be a re-proration. Seller will be responsible for all prior taxes and Buyer(s) will be responsible for all subsequent taxes.

**FARM INCOME:** Any 2017 farm income generated prior to closing shall be retained by the Seller.

**EASEMENTS:** Sale of said property is subject to any and all recorded or apparent easements.

**WATER PERMITS:** Portions of the property are benefited by St. Johns River Water Management District consumptive water use permits 2723 and 4542. If required, seller shall request the permits be transferred to the successful purchaser of those tracts to which the water permit applies.

**SHARED ACCESS EASEMENT:** Tracts 14, 15 and 16 benefit from a shared access easement for access off of Punkin Center Road. Tracts 4, 5, 6 and 7 are subject to an Owners Joint Use Agreement for the use and maintenance of Serenity Lane.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the Seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the Seller. The type of survey performed shall be at the Seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

**MINERAL RIGHTS:** Sale shall include all mineral rights owned by the Seller, if any.

**AGENCY:** Murray Wise Associates LLC and Crosby and Associates Inc are the exclusive agents of the Seller.

**BROKER'S FEES:** If Buyer is represented by a broker, buyer will be responsible for any fees for said broker.

**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 Real Estate Purchase And Sale Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** Statements, promises or inducements made at the Auction that are not contained in the written Real Estate Purchase And Sale Agreement shall not be valid and binding. 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, unless agreed to in writing by the Seller. 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 auction company. 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 auction company are final.

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

**NOTE:** Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from Murray Wise Associates LLC or Crosby and Associates Inc.

**SELLER:** Journey Circle M Ranch, LLC.

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**MURRAY WISE**  
**ASSOCIATES LLC**

1605 S. State St., Ste 110,  
Champaign, IL 61820  
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**CROSBY &**  
**ASSOCIATES, INC.**

141 5th St NW, Ste 202  
Winter Haven, FL 33881  
(863) 293-5600

AUCTIONEER: Russell Seneff #AU4521



# CENTRAL FLORIDA RANCH AND DEVELOPMENT LAND AUCTION | APRIL 25



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