

# AUCTION

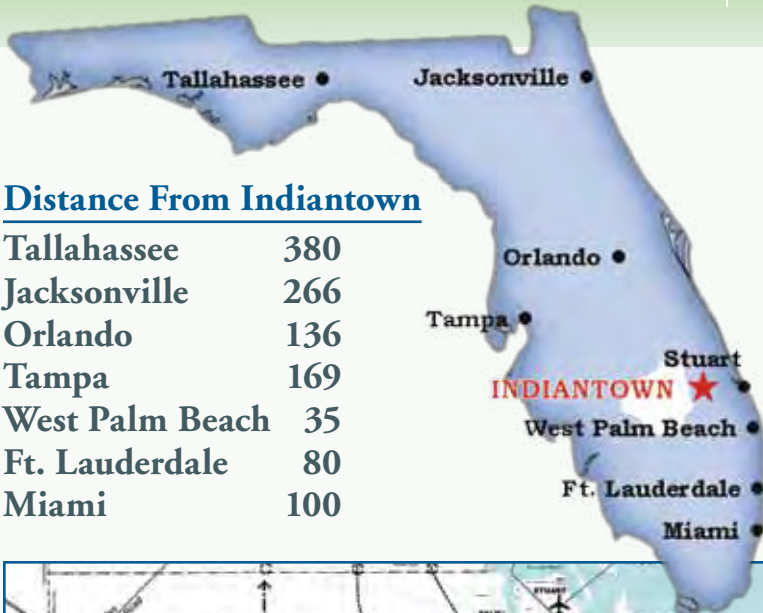
SATURDAY, AUGUST 14 AT 10:00 A.M.

Auction Site: The Historic Seminole Inn at  
15885 SW Warfield Boulevard, Indiantown, Florida

**AUCTIONEER'S NOTE:** The auction sale of over 525 acres of residential, commercial, and industrial real estate owned by Robert M. Post, LLC represents a truly unique opportunity to purchase some of the finest property in Martin County. The largest vacant parcel of residential property in Indiantown is up for bid as well as The Indianwood Golf Course property (leased).

A significant share of the available Indiantown Industrial Park parcels as well as a shopping center and apartment building are all part of the auction to take place at the historic Seminole Inn on Saturday, August 14, 2010 at 10:00 A.M. Plan on registering and join us for an opportunity to bid and buy.

*Elliot M. Paul, CAI*



## INDIANTOWN FEATURES

- Located in Western Martin County
- Bordered by the St. Lucie Canal – Florida waterway between the Atlantic Ocean and the Gulf Coast
- Main thoroughfare from West Palm Beach to Okeechobee and the west coast of Florida
- Indiantown provides excellent transportation links. Access to Florida's Turnpike and Interstate 95 is within 20 minutes.
- Easy access to the Port of Palm Beach (30 miles) and to the Port of Ft. Pierce (40 miles).
- CSX Railroad goes right through Indiantown's industrial area. CSX Transportation System, Inc. has siding for 300 cars and also transports by barge on the St. Lucie Canal.
- Indiantown is served by an airport with the longest grass strip in the country.
- Witham Field, 30 miles to the east in Stuart, handles executive aircraft.
- For commercial flights, Palm Beach International Airport (PBI) is only 35 miles away in Palm Beach County.
- Indiantown has waterway-access from the Atlantic Ocean to the Gulf Coast. Both can be accessed via the Intercoastal Waterway. Indiantown Marina is one of the largest intercoastal marina facilities.
- Martin County's industry hub:
  - Florida Power & Light
  - Bay State Milling
  - Florida's largest solar plant
  - Tampa Farm Service
  - Indiantown Cogeneration
  - Home of Payson Park, one of the country's top thoroughbred horse training tracks
  - Caulkins Citrus Company

**Indiantown with its convenient location, state-of-the-art services and wealth of land, is truly poised for growth!**

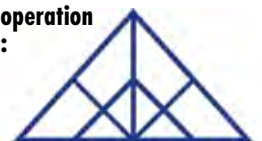
*Elliot Paul & Company*

**772.219.8448**

**Bid Online at [www.elliotpaul.com](http://www.elliotpaul.com)**

LICENSED REAL ESTATE BROKERS & AUCTIONEERS, PALM CITY, FL AU1582AB1589

In cooperation with:



**HARTMAN REAL ESTATE INC.**  
COMMERCIAL • INDUSTRIAL • ACREAGE

**GREAT  
INVESTMENT  
OPPORTUNITIES**

**INDIANWOOD  
GOLF COURSE  
(LEASED)**

135

**Indianwood**

**40± ACRES COMMERCIAL**

**SW Warfield Blvd.**

**DOWNTOWN  
INDIANTOWN**

**SW Farm Rd**

**INDIANTOWN  
INDUSTRIAL  
PARK**

**LAST LARGE  
RESIDENTIAL SITE  
AVAILABLE**

140

139

138

141

**Marina**

**OKEECHOBEE WATERWAY  
SR-76**

**LAKE OKEECHOBEE**

BY ORDER OF THE 15<sup>TH</sup> JUDICIAL CIRCUIT COURT  
OF PALM BEACH COUNTY FLORIDA

# INDIANTOWN AUCTION of 46 Properties

**STRATEGICALLY LOCATED IN MARTIN COUNTY FLORIDA**



## PROPERTIES INCLUDE

- Commercial
- Industrial
- Multi-Unit Residential
- Golf Course
- Shopping Center
- Apartment Building

**33 PROPERTIES SELLING TO THE  
HIGHEST BIDDERS –  
REGARDLESS OF PRICE!**



**General Commercial**



**Industrial**



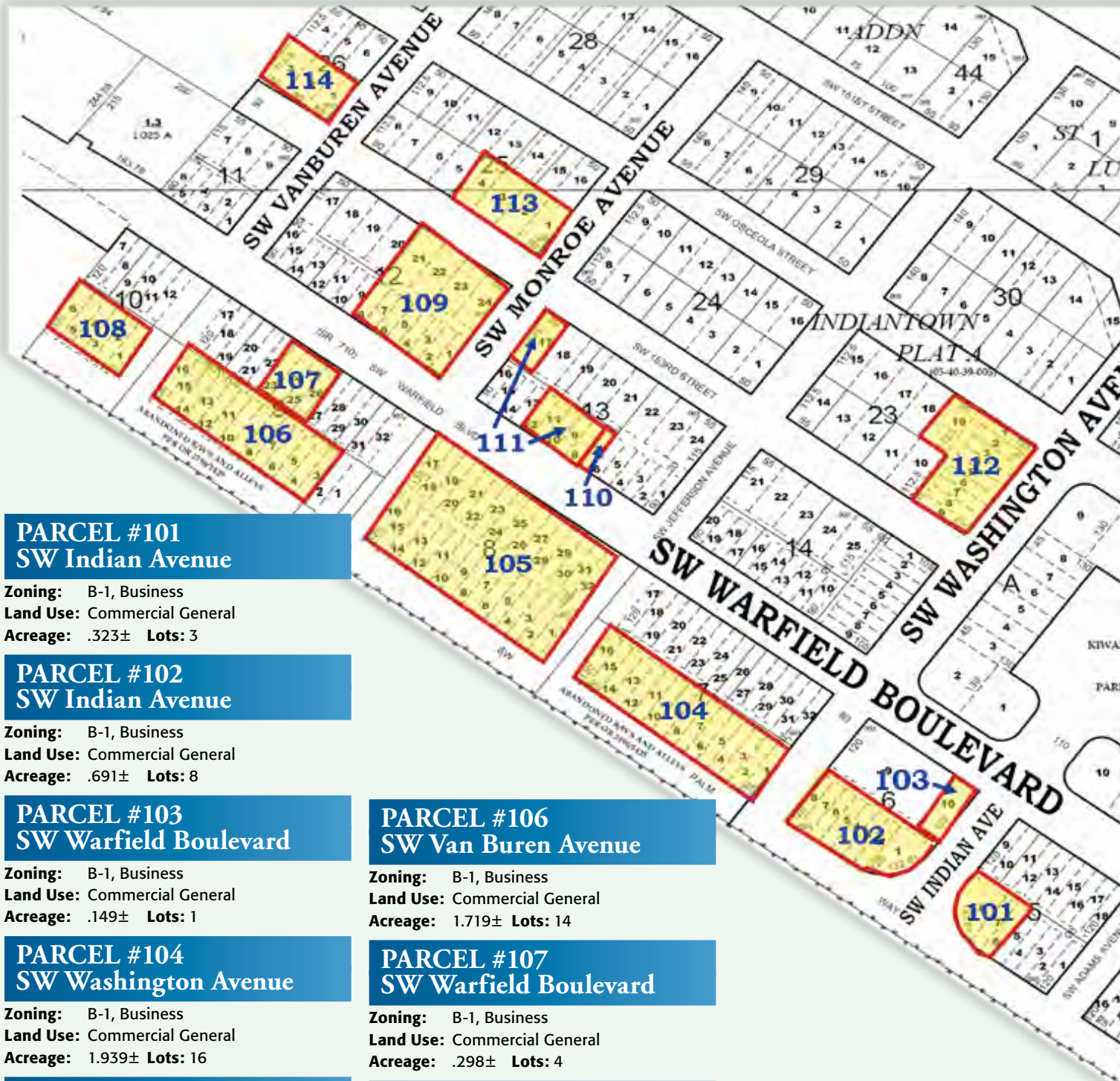
**Residential**



**Commercial & Medium  
Density Residential**

**Bid Online at [www.elliotpaul.com](http://www.elliotpaul.com)**

# ABSOLUTE AUCTION



## PARCEL #101 SW Indian Avenue

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .323± **Lots:** 3

## PARCEL #102 SW Indian Avenue

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .691± **Lots:** 8

## PARCEL #103 SW Warfield Boulevard

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .149± **Lots:** 1

## PARCEL #104 SW Washington Avenue

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** 1.939± **Lots:** 16

## PARCEL #105 SW Warfield Boulevard

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** 3.548± **Lots:** 32

## PARCEL #106 SW Van Buren Avenue

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** 1.719± **Lots:** 14

## PARCEL #107 SW Warfield Boulevard

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .298± **Lots:** 4

## PARCEL #108 SW Van Buren Avenue

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .838± **Lots:** 6

## PARCEL #109 15935 SW Warfield Boulevard

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** 1.033± **Lots:** 12

**SATURDAY, AUGUST 14 AT 10:00 A.M. – Auction Site: The Historic**

# of 18 Parcels

**SELLING TO  
THE HIGHEST  
BIDDERS  
REGARDLESS  
OF PRICE**

## PARCEL #110 SW Warfield Boulevard

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .057± **Lots:** 1

## PARCEL #111 SW Warfield Boulevard

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .430± **Lots:** 6

## PARCEL #112 SW Washington Avenue

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .762± **Lots:** 10

## PARCEL #113 SW Monroe Avenue

**Zoning:** R-2A, Two-Family Res. Dist.  
**Land Use:** Commercial General  
Proposed Change Land Use to COR  
**Acreage:** .519± **Lots:** 4

## PARCEL #114 SW Van Buren Avenue

**Zoning:** R-2A, Two-Family Res. Dist.  
**Land Use:** Commercial General  
Proposed Change Land Use to COR  
**Acreage:** .402± **Lots:** 3

## PARCEL #115 SW Madison Avenue

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** 2.134± **Lots:** 16

## PARCEL #116 SW 153rd Street

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
Proposed Change Land Use to COR  
**Acreage:** .646± **Lots:** 5

## PARCEL #117 SW Osceola Street

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
Proposed Change Land Use to COR  
**Acreage:** .258± **Lots:** 2

## PARCEL #118 SW 153rd Street

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** 1.046± **Lots:** 12

**Bid Online at [www.elliotpaul.com](http://www.elliotpaul.com)**

# GREAT INCOME POTENTIAL

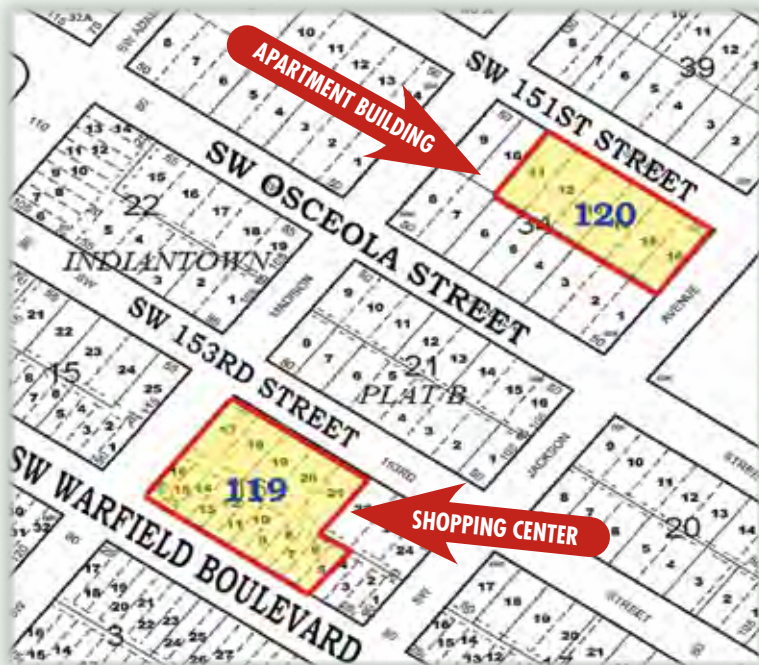


## PARCEL #119 – 15515–15595 SW Warfield Boulevard

### Community Shopping Center

- 1.40± acres
- 18,615± total sq. ft.
- Presently has 7 tenants with 6 month-to-month
- \$11,329 monthly income
- Zoned: General Commercial
- Land Use: General Commercial
- Situated within the Indiantown Community Redevelopment Area

**TO BE SOLD WITH RESERVE**



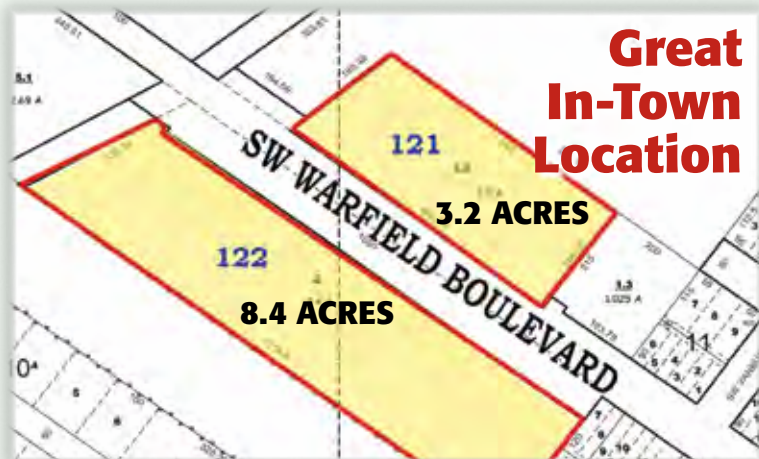
## PARCEL #120 – SW 151st Street

### 9-Unit Apartment Building

- Each unit has 728 sq. ft.
- 2 beds and 1 bath in each unit
- Situated on .96± acres
- 6,552± total sq. ft.
- 100% occupied (tenants are month-to-month)
- \$5,057 monthly income
- Zoned: R3 Multi-Family Residential
- Land Use: Medium Density Residential
- Situated within the Indiantown Community Redevelopment Area

**TO BE SOLD WITH RESERVE**

# IDEAL BUSINESS LOCATIONS



## PARCEL #121 – SW Warfield Boulevard

- 3.2± acres
- 600± ft. fronting Warfield Boulevard
- Zoned: B-1 Business
- Land Use: Commercial General
- Land currently leased as the Model Center for Indianwood Manufactured Home Community
- Monthly income from lease – \$704

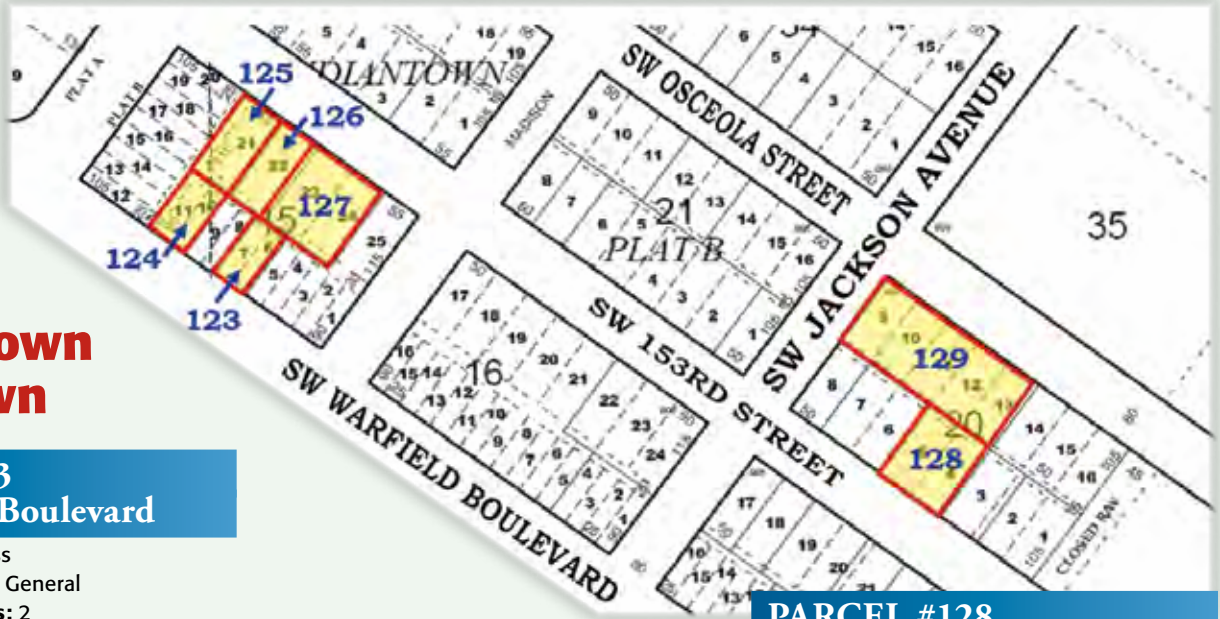
## PARCEL #122 – SW Warfield Boulevard

- 8.4± acres
- 1,000± ft. fronting Warfield Boulevard
- 336± ft. on Roland Canal
- Zoned: B-2 Business
- Land Use: Commercial General

**BOTH PARCELS SELLING WITH RESERVE**

# ABSOLUTE AUCTION

## 7 Parcels in Downtown Indiantown



### PARCEL #123 SW Warfield Boulevard

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .115± **Lots:** 2

### PARCEL #124 SW Warfield Boulevard

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .115± **Lots:** 2

### PARCEL #125 SW 153rd Street

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .187± **Lots:** 1

### PARCEL #126 SW 153rd Street

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .145± **Lots:** 1

### PARCEL #127 SW 153rd Street

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
**Acreage:** .316± **Lots:** 2

### PARCEL #128 SW 153rd Street

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
Proposed Change Land Use to COR  
**Acreage:** .258± **Lots:** 2

### PARCEL #129 SW Osceola Street

**Zoning:** B-1, Business  
**Land Use:** Commercial General  
Proposed Change Land Use to COR  
**Acreage:** .646± **Lots:** 5

# ABSOLUTE AUCTION

## 5 Parcels in the Indiantown Industrial Park



### PARCEL #132 Carrier Street

**Zoning:** M-1 Industrial  
**Land Use:** Industrial  
**Acreage:** 5.26± **Lots:** 9

### PARCEL #130 SW York Street

**Zoning:** M-1 Industrial  
**Land Use:** Industrial  
**Acreage:** .720± **Lots:** 1

### PARCEL #133 Carrier Street

**Zoning:** M-1 Industrial  
**Land Use:** Industrial  
**Acreage:** 6.00± **Lots:** 11

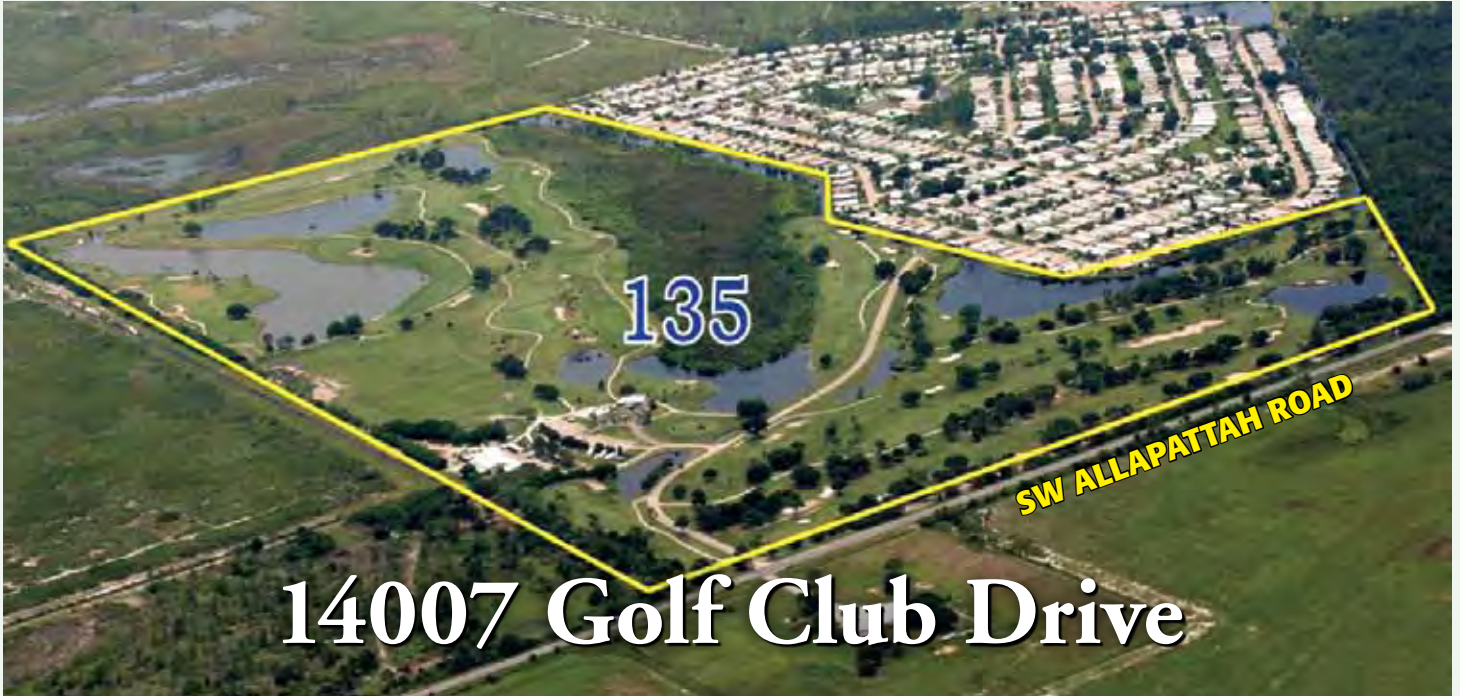
### PARCEL #131 SW York Street

**Zoning:** M-1 Industrial  
**Land Use:** Industrial  
**Acreage:** 2.33± **Lots:** 4

### PARCEL #134 Post Drive

**Zoning:** M-1 Industrial  
**Land Use:** Industrial  
**Acreage:** 1.20± **Lots:** 1

# INDIANWOOD GOLF COURSE

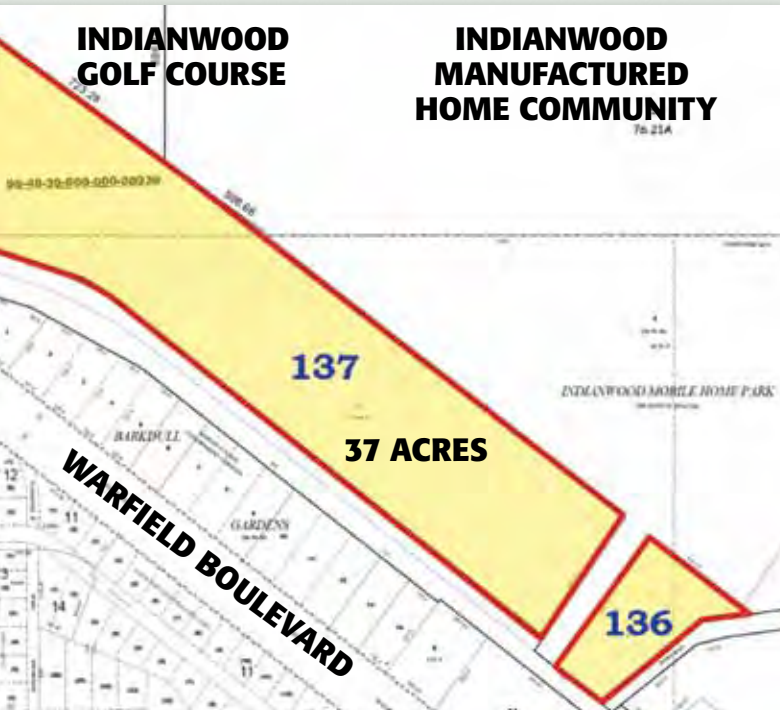


## PARCEL #135 – Golf Course

- Situated on 139.78± acres
- Course designed by Ted McAnlis, who also designed St. Andrews in Boca Raton and the Wellington Golf Club in Wellington
- Par 70 – 18-hole course
- 4,800± sq. ft. clubhouse
- 4,760± sq. ft. warehouse

- Bordered by Indianwood – a 55+ Active Adult Community
- Zoned: AG20A, Agricultural
- Land Use: Agriculture
- Golf course is currently leased
- Average monthly income of \$8,000
- **Lessor has first right of refusal – For details contact auctioneer**

**TO BE SOLD WITH RESERVE**



## 3,344± Feet

**Fronting Warfield Boulevard**

## PARCEL #136 – SW Warfield Boulevard

- 4.00± acres
- 781± ft. fronting Warfield Boulevard
- Zoned: A-2 Agricultural
- Land Use: Commercial General

## PARCEL #137 – SW Warfield Boulevard

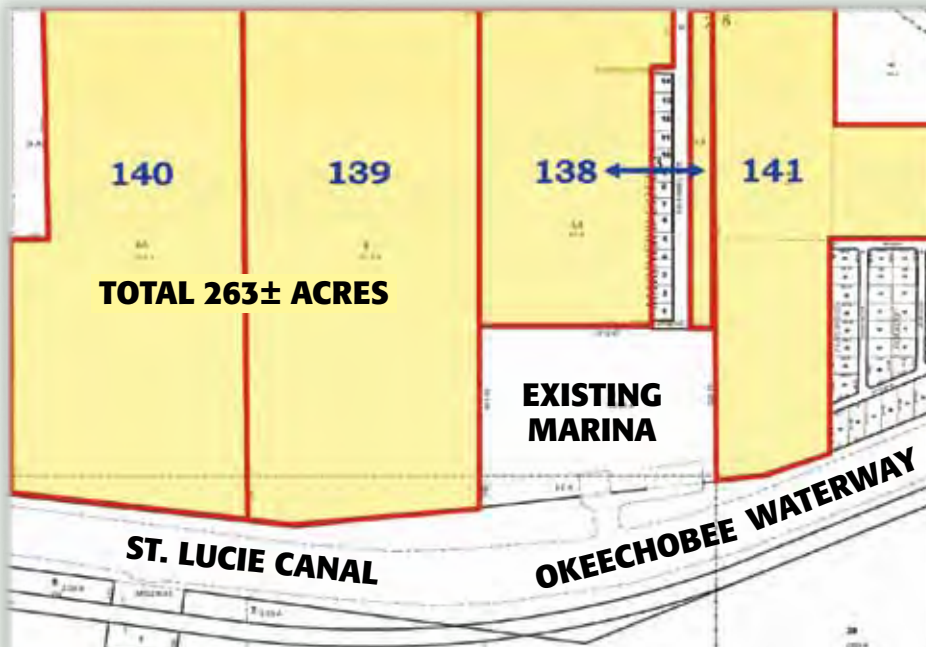
- 37.44± acres
- 2,562± ft. fronting Warfield Boulevard
- Zoned: A-2 Agricultural
- Land Use: Commercial General

**BOTH PARCELS  
SELLING WITH RESERVE**

**Bid Online at [www.elliotpaul.com](http://www.elliotpaul.com)**



# LAST LARGE RESIDENTIAL SITE IN INDIANTOWN



## PARCEL #138 SW Famel Avenue

**Zoning:** RS-4 Low Density, Residential District  
**Land Use:** Low Density, 4 units per acre  
**Acreage:** 47.00±

## PARCEL #139 SW Market Street

**Zoning:** RS-4 Low Density, Residential District  
**Land Use:** Low Density, 4 units per acre  
**Acreage:** 87.400±

## PARCEL #140 SW Market Street

**Zoning:** RS-4 Low Density, Residential District  
**Land Use:** Low Density, 4 units per acre  
**Acreage:** 79.90±

## PARCEL #141 SW Famel Avenue

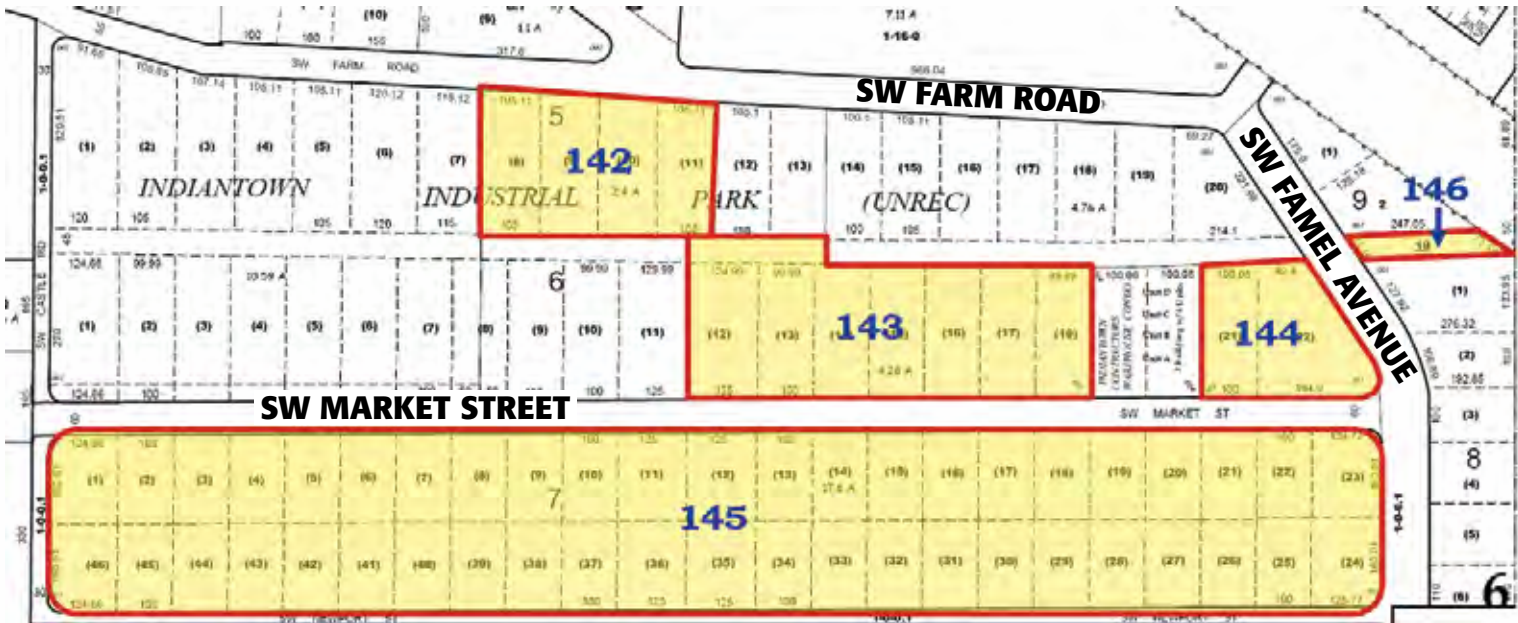
**Zoning:** RS-4 Low Density, Residential District  
**Land Use:** Low Density, 4 units per acre  
**Acreage:** 49.00±

- 2,659± ft. on St. Lucie Canal
- Vision Plan Includes: residential, mixed-use, marina and wetland preserves with nature walks
- Situated within the Indiantown Community Redevelopment Area
- Property surrounds the Indiantown Marina (under separate ownership)

**ALL PARCELS SELLING WITH RESERVE INDIVIDUALLY & IN COMBINATION**

# AUCTION OF 5 PARCELS in the Indiantown Industrial Park

**SOLD IN GROUPS OR IN WHOLE**



**ABSOLUTE AUCTION**  
**SELLING TO THE HIGHEST**  
**BIDDERS REGARDLESS OF PRICE!**

**PARCEL #142 – SW Farm Road**

**420± Ft. Fronting Farm Road**

2.40± Acres      Zoned: M-1 Industrial  
Land Use: Industrial      Lots: 4

**PARCEL #143 – SW Market Street**

**725± Ft. Fronting Market Street**  
**Includes 45± Ft. Spur Easement**

4.02± Acres      Zoned: M-1 Industrial  
Land Use: Industrial      Lots: 7

**PARCEL #144 – SW Famel Avenue**

**Includes Corner Lot Fronting Both**  
**Famel Avenue & Market Street**

1.48± Acres      Zoned: M-1 Industrial  
Land Use: Industrial      Lots: 2

**RESERVE AUCTION**  
**TO BE SOLD WITH RESERVE**

**PARCEL #145 – SW Market Street**

**2,399± Ft. Fronting Market Street**  
**321± Ft. Fronting Famel Avenue**

17.60± Acres      Zoned: M-1 Industrial  
Land Use: Industrial      Lots: 46

**PARCEL #146 – SW Market Street**

**Spur Easement**

.269± Acres  
Zoned:  
M-1 Industrial  
Land Use:  
Commercial  
General



**Bid Online at [www.elliotpaul.com](http://www.elliotpaul.com)**

# TERMS & CONDITIONS

**1. BIDDER REGISTRATION.** The auction is open to the public and your attendance is welcomed. To register for the properties, you must display a cashier's check for the following amounts for each property:

**\$5,000 – PARCELS:** 101 thru 118, 121 thru 134, 136, 142 thru 144, 146

**\$20,000 – PARCELS:** 120 & 145

**\$30,000 – PARCELS:** 138 thru 141, 119

**\$50,000 – PARCELS:** 135 & 137

Upon being declared the top bidder, the cashier's check will be applied as a partial deposit and the deposit must be increased to ten percent (10%) of the total contract price of the property due immediately upon signing of purchase acknowledgment form in the form of a personal check. All cashier's checks must be made payable to yourself. Please come prepared to participate in the auction. The auction company shall have the absolute right to decline any registration at its sole discretion.

**2. PROPERTY INSPECTIONS:** All bidders are encouraged to personally inspect the real estate being offered. The property will be sold in "AS-IS" condition. The buyer will be responsible for all closing costs including, but not limited to documentary stamps, title insurance and all other closing costs. Real estate taxes for 2010 shall be the responsibility of the buyer. No representation is made with respect to suitability for any intended purpose or use. Please inspect the property and records prior to making any bids.

**3. CONTRACT, DEPOSIT, PAYMENT:** Bids may not be retracted once accepted by the auctioneer. All deposits shall be paid on the day of sale. The successful bidder agrees to sign the purchase contract immediately following the auction. The purchase contract is available for inspection and review. The terms are not negotiable upon being declared the winning bidder.

**4. FORM OF AUCTION:** Please be advised that the auctioneer shall offer the properties sold as follows:

**ABSOLUTE:** Selling to the highest bidder regardless of price  
**PARCELS:** 101 thru 118, 123 thru 134, 142 thru 144

**SELLER'S RESERVE:** Selling subject to seller's reserve  
**PARCELS:** 119 thru 122, 135 thru 141, 145, 146

Neither the seller nor their representatives are allowed to bid.

**5. BROKER PARTICIPATION INVITED.** Any licensed real estate broker is eligible to earn commission up to twenty percent (20%) of the net commission. Please contact the auction company for details.

- a) The prospect must be registered in writing with Elliot Paul & Company and countersigned by the broker/salesperson. The registration must be received 24 hours prior to the auction by U.S. Postal Service or Facsimile (772) 219-8206, or email to info@elliotpaul.com.
- b) The Broker/Salesperson MUST attend the auction with their prospect and register at the auction site.
- c) Broker/Salesperson acting as principals are excluded from receiving commissions.
- d) Broker/Salesperson must be procuring cause.
- e) Commission will be paid at the successful closing of each transaction.

**6. CONDUCT OF AUCTION:** The method and order of sale shall be at the sole discretion of the auctioneer. The auctioneer may change or modify the Terms and Conditions of this auction by announcement at the podium. Any such announcement shall take precedence over printed material or oral statements made.

Bids will be accepted only from bidders that have duly registered in accordance with the terms and conditions of sale. Bidders arriving at

the auction site without the required deposit will not be permitted to participate in the auction. The auctioneer's decisions relative to bidding increments, order of sale and any disputes between bidders will be final. The auctioneer shall have the right to cancel or withdraw property at its sole discretion.

**7. BUYER'S PREMIUM:** A ten percent (10%) buyer's premium will be added to the high bid made and taken and included in the total contract price.

**8. PURCHASE & SALE AGREEMENT:** The successful bidder for the property must immediately thereafter execute and deliver a completed Purchase and Sale Agreement together with all related addenda and other documents for such property at the auction. The fully-executed Purchase Agreement (together with all addenda thereto) shall control all terms and conditions of the sale. Upon full execution of the Purchase Agreement, all purchasers will be required to close the purchase of the property on closing day, unless extended by the seller in its sole discretion.

**NO CHANGES TO THE TERMS OF THE PURCHASE AND SALE AGREEMENT WILL BE PERMITTED. ANY CHANGES TO THE PURCHASE AGREEMENT MAY VOID THE AGREEMENT.**

If for any reason the purchaser fails or refuses to deposit the required funds and/or execute the Purchase Agreement immediately after being declared the purchaser, the sellers reserve the right to declare the bidder's rights void and deposit forfeited and may auction the property once again.

**9. CLOSING:** The purchase contract provides for payment of the balance of the total purchase price be made no later than thirty (30) days from the auction date. **TIME IS OF THE ESSENCE.**

**10. REAL ESTATE AGENCY DISCLOSURE:** As required by Florida Statute 475, which regulates the sale of real estate in Florida, Elliot Paul & Company represents the seller in this transaction. The auctioneer is not acting as agent for the purchaser in this transaction. Any buyer-broker is acting as an agent for the purchaser and is not a sub-agent of the auctioneer.

**11. MISCELLANEOUS:** Please be advised that this auction will be audio recorded to provide a permanent record of this auction event.

**12. AUCTION BROCHURE:** All information contained in the auction brochure, newspaper advertising, bidder information or supplied either in writing or verbally by staff members was derived from sources believed to be reliable, but not guaranteed. Buyers shall rely on their own information, judgment and inspection of the property and records.

**13. PROPERTY INSPECTION:** It is the purchaser's responsibility to inspect the properties, the improvements located thereon and the immediate surroundings, and to be satisfied as to their condition prior to bidding, and to inquire of public officials as to the applicability of and compliance with land use laws, codes, ordinances, zoning laws and any subdivision laws and regulations.

All information contained in the brochure and all promotional materials, including, but not limited to, photographs, directions, square footage, dimensions, acreage, zoning, leases, maintenance fees, association dues, taxes, dates or ages of the property, operating statements, rental income, security deposits, etc. was provided by the sellers and is believed to be correct, however, neither the seller nor auction company makes any guarantee or warranty as to the accuracy or completeness of such information.

**14. BIDDER INFORMATION:** Due diligence and additional information is available to bidders upon request. Please contact the auction company.

**15. NOTICE:** Several parcels are subject to pending land use changes. Contact auctioneer for details.



LICENSED REAL ESTATE  
BROKERS & AUCTIONEERS  
4209 SW High Meadows Avenue  
Palm City, Florida 34990

BY ORDER OF THE 15<sup>TH</sup> JUDICIAL CIRCUIT  
COURT OF PALM BEACH COUNTY FLORIDA

# AUCTION

**SATURDAY, AUGUST 14 AT 10:00 A.M.**

Presorted  
First Class Mail  
U.S. Postage  
PAID  
Eugene, Oregon  
Permit No. 17

## INDIANTOWN AUCTION OF 46 PROPERTIES

AUCTION BEING CONDUCTED AT

The Historic  
Seminole Inn

Indiantown, Florida  
Martin County

**Auction Site: The Historic Seminole Inn at  
15885 SW Warfield Boulevard, Indiantown, Florida**

**From North Palm Beach:** Take I-95 Exit 79 PGA Blvd/786 W. Proceed west for 6.3 miles to the Bee Line/710 W/Warfield Blvd. and continue for 21 miles to the Seminole Inn.

**From Stuart:** From the intersection of US Hwy 1 and Kanner Hwy. turn south onto Kanner Hwy. and proceed for 20 miles to FL 710. Turn right onto FL 710/Warfield Blvd. and proceed to the Seminole Inn.