# ABSOLUTE

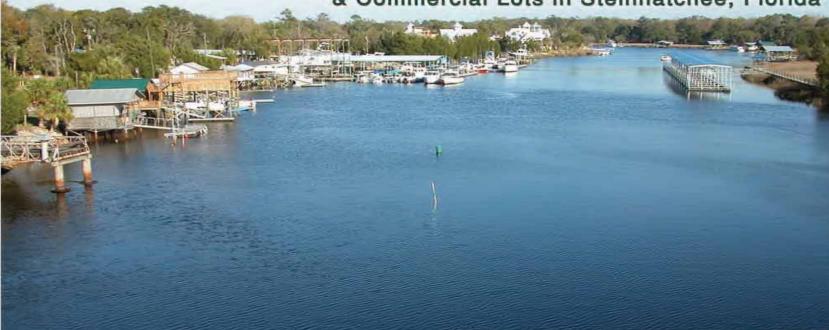
No Minimums...No Reserves, Highest Dollar Buys...Regardless of Price

SATURDAY, AUGUST 29, 10:00 A.M.

ONLINE BIDDING
AVAILABLE
Contact auctioneer
for details

114± Acres in 8 Tracts from 2.7 to 41 acres in Keaton Beach, Florida

10 Properties Including Single-Family Homes, Residential, RV & Commercial Lots in Steinhatchee, Florida



SALE SITE: STEINHATCHEE LANDING RESORT 228 U.S. HIGHWAY 51, STEINHATCHEE, FLORIDA 32359



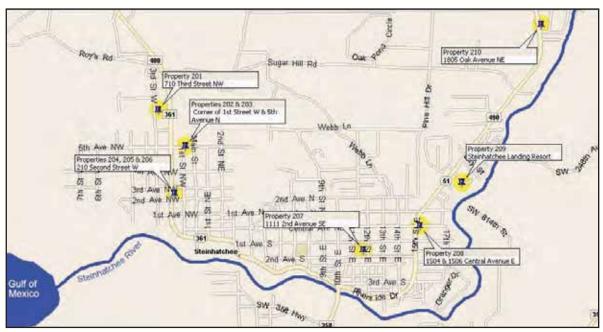
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This absolute auction in the world-renowned Gulf fishing and diving area features something for everyone. In the current atmosphere of depressed real estate sales, an absolute auction offers you the opportunity to buy these valuable properties at the price you set. Mark your calendar and be at the auction on Saturday, August 29 at 10:00 a.m. where all properties sell from the Steinhatchee Landing Resort, 228 U.S. Highway 51, Steinhatchee, Florida at the price you set.

The 114± acre Keaton Beach property is divided into eight tracts ranging from 2.7 to 41± acres and Tract 2 has RV hookups ready to use. Located less than one mile from the Keaton Beach Marina, a deepwater public ramp less than five minutes from the Gulf, the property also has gorgeously wooded vistas sloping to Blue Creek. This is a recently discovered area of Florida and truly a prime development property. Foley Land & Timber Company recently announced that it was developing a long-range

master plan for 50,000 acres on land that adjoins this property.

At Steinhatchee, there are a variety of properties from one end of this quaint Florida fishing village to the other. You can choose from single-family homes, residential, RV and commercial lots.



## PROPERTY 101 Corner of Beach & Spoonbill Roads

**Property:** 114± acres divided, (8 tracts from 2.7± to 41± acres) **Tax ID:** 07000-000 & 08953-000

**Inspection:** Daylight hours at your own risk.

08953-000 Comments: Frontage on Blue Springs Lake, Beach & Spoonbill Roads



#### PROPERTY 201 - 710 3rd Street, N.W.



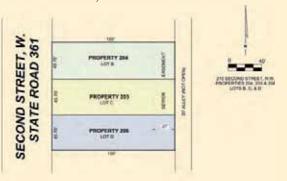
0.58± Acres ● 3 Bed/2 Bath ● Parcel ID 09481-200 **Inspection:** Sunday, August 23, 1:00 p.m. until 3:00 p.m.

#### PROPERTY 202 Lots 1 & 2 and PROPERTY 203 Lots 3 & 4 Corner of 5th Avenue, N.W. and 1st Street, W



100' x 150' each ● Parcel ID Lots 1, 2, 3 & 4 09486-720 **Inspection:** Daylight hours at your own risk.

#### PROPERTIES 204, 205 & 206 - 210 Second Street, W



43.75' x 150' each ● Parcel ID (B) 09495-250 (C) 09495-225 & (D) 09495-220 Also has RV hook-ups.

**Inspection:** Daylight hours at your own risk.

#### PROPERTY 207 - 1111 Second Avenue, S.E.



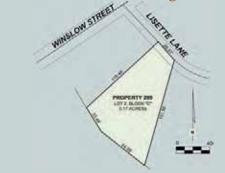
0.48± Acres ● 3 Bed/1.5 Bath ● Parcel ID 09761-000 **Inspection:** Daylight hours at your own risk.

#### PROPERTY 208 - 1504 & 1506 Central Avenue, E



0.48± Acres ● Parcel ID 10392-090 & 10390-000 **Inspection:** Daylight hours at your own risk.

#### PROPERTY 209 - Lot 2, Block C on Lisette Lane Steinhatchee Landing Resort



0.17± Acres ● Parcel ID 10252-052 **Inspection:** Daylight hours at your own risk.

#### PROPERTY 210 - 1805 Oak Avenue, N.E.



0.37± Acres ● Parcel ID 10230-000 Property has four RV hook-ups. Inspection: Daylight hours at your own risk.







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200 Cobb Parkway North, Suite 120 Marietta, GA 30062-3538 telephone: 770.425.1141 facsimile: 770.425.4413

08/09 FLAL# AB1488, FLAL# AU2049

John Dixon & Associates
Setting the standard in professionalism.

### Auction Terms & Conditions

**AUCTION LOCATION:** Keaton Beach and Steinhatchee properties will both be sold Saturday, August 29 at 10:00 a.m. from the Steinhatchee Landing Resort, 228 U.S. Highway 51, Steinhatchee, Florida 32359.

**INSPECTION:** All properties, with the exception of Property #201, will be available for inspection during daylight hours at your own risk. Property #201 will be available for inspection Sunday, August 23 from 1:00 p.m. until 3:00 p.m. or contact auctioneer.

ONLINE TERMS: Contact auctioneer for details.

**TERMS:** Pay 20% down of the total purchase price at the auction. Balance will be paid in full at closing to be held within 30 days. A copy of the sale contract may be reviewed prior to the auction by contacting the auctioneer.

BROKER PARTICIPATION: A 2% commission of the high bid before adding buyer's premium will be paid to any qualified licensed real estate broker whose prospect is the successful bidder at the auction and closes on the property. To qualify for a commission, the broker must first register the prospect by mail, deliver by hand or fax the prospect's name and address on John Dixon & Associates' broker registration form. The registration must include the signature of the prospective purchaser, the signature of the broker and the broker's real estate license number. The registration must be received at 200 Cobb Parkway North, Suite 120, Marietta, GA 30062-3585, Attention: Brad Davis, no later than 5:00 p.m. on Friday, August 28, 2009. Broker registration may be faxed to 770.425.4413. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. In addition, to qualify for a commission, the broker must attend the auction with the prospect. Commissions will be paid only if property closes. A commission on a property will be paid only to the first broker registering a prospect. A BROKER CANNOT ACT AS A PRINCIPAL AND BROKER ON THE SAME TRANSACTION. You may download a broker participation form from johndixon.com.

**AGENCY:** John Dixon & Associates, auctioneer/broker, is acting exclusively as agent for the seller.

**SURVEY:** The survey for the Keaton Beach property will be done by Robert Blue, Blues Land Surveying, Perry, Georgia. Contact auctioneer for cost.

**BUYER'S PREMIUM:** A 10% buyer's premium will be added to the high bid. Example: For each \$10,000, a 10% buyer's premium of \$1,000 will be added to arrive at the total purchase price of \$11,000.

**CLOSING:** Balance of the purchase price is due in 30 days, on or before **Tuesday**, **September 29, 2009.** 

**CLOSING ATTORNEY:** Closings will be conducted by Oscar M. Howard III, Attorney at Law, Perry, Florida, 850.584.4980. Deed preparation and attorney's fees will be paid by the seller; all other normal closing costs will be paid by the purchaser. Taxes will be prorated as of date of closing. Title insurance will be available at purchaser's expense.

**SPECIAL NOTE:** The property is selling subject to easements, leases, restrictions, covenants, conditions, zoning and all other matters revealed by a current survey or an inspection of the property or contained in public records.

**DISCLAIMER:** Property is selling "as-is, where-is" with all faults. The only representation and warranties made are those contained in the Contract of Sale. Seller reserves the right to add or delete property and/or cancel the sale. Properties will be conveyed by **Limited Warranty Deed**. Information contained herein was obtained by sources deemed reliable. Although every precaution has been taken to ensure accuracy, neither the seller, John Dixon & Associates nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy thereof before submitting their bid. The terms of the Contract of Sale are controlling in the event of any perceived inconsistency between its terms and any statements in this brochure or other advertisement. Announcements made at the auction will take precedence over written matters.





CALL FOR PROPERTY INFORMATION PACKAGE

770.425.1141 or 800.479.1763

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