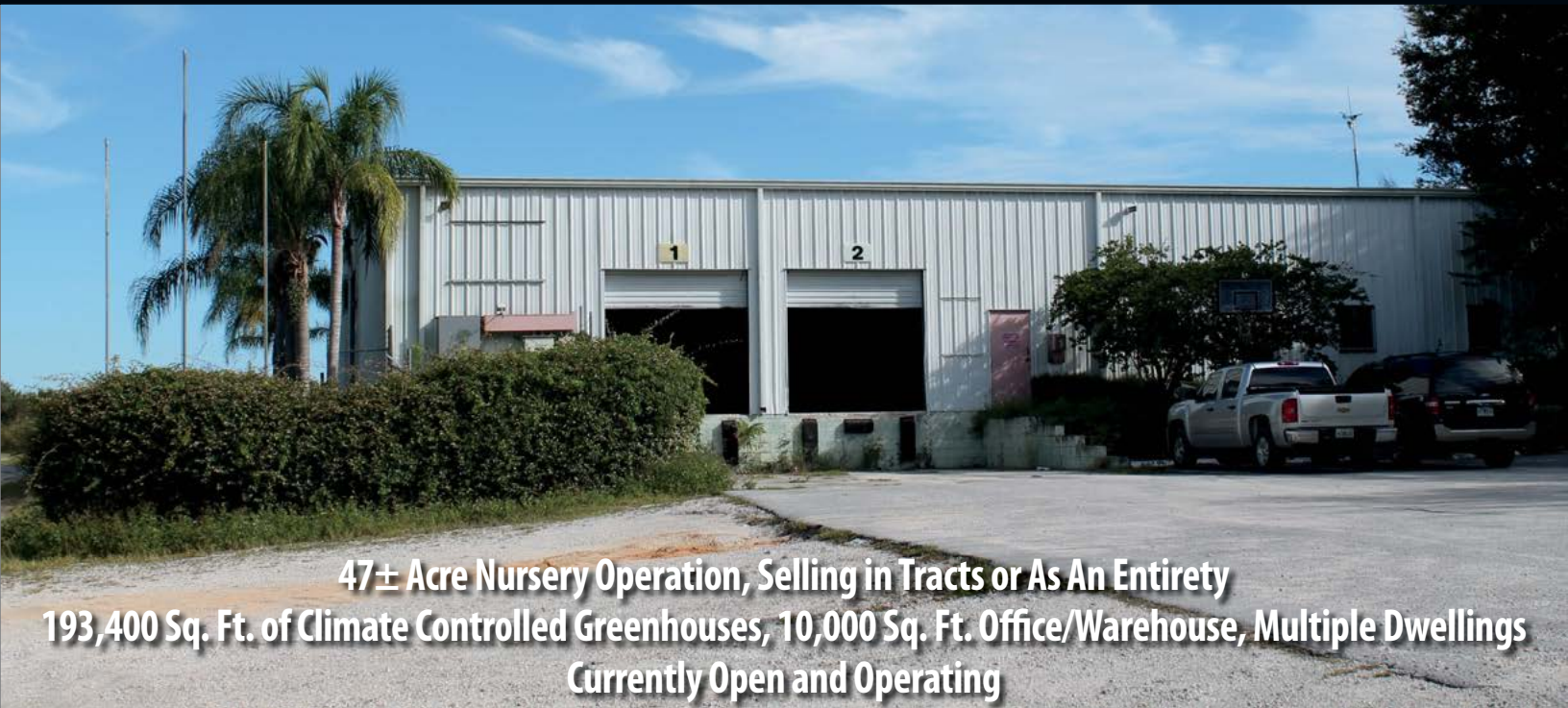


LENDER OWNED AUCTION

www.maascompanies.com

TUESDAY, NOVEMBER 12 11:00 AM EST



47± Acre Nursery Operation, Selling in Tracts or As An Entirety

**193,400 Sq. Ft. of Climate Controlled Greenhouses, 10,000 Sq. Ft. Office/Warehouse, Multiple Dwellings
Currently Open and Operating**



TRACT 1: 193,400 SQ. FT. OF GREENHOUSES



TRACT 2: 18.93± ACRES WITH 1 HOME/1 HOMESITE & FENCED PASTURE

APOPKA, FLORIDA 32712 USA

MAAS
companies inc

AUCTION DIVISION

507.285.1444

Rochester, Minnesota

LENDER OWNED AUCTION

www.maascompanies.com



TUESDAY, NOVEMBER 12 - 11 AM EST
4707 Oak Hill Street, Apopka, Florida 32712

**47± ACRE NURSERY OPERATION
& OVER 193,400 SQ. FT. OF CLIMATE
CONTROLLED GREENHOUSES**

**10,000 Sq. Ft. Office/Warehouse
Selling in Tracts or as an Entirety
Currently Open and Operating**

**Tract 1: 28.92± Acres Current Nursery Greenhouse
Container Operation with 193,400 Sq. Ft. of
Greenhouses & 10,000 Sq. Ft. Office/Warehouse
Oak Hill Road Frontage**

Perimeter Fencing • Large Paved Customer/Employee Parking Area
1 House • 4 Wells • 5 Septic Systems • Zoned A1 & A2

10,000 Sq. Ft. Office/Warehouse: Finished Office Area with Restroom, Break Room, Clear Span Cement Floor Warehouse with 2 Loading Docks, 1 Drive In Door, 1 Overhead Door with Monorail Into Attached Production Area/
Greenhouse, 8 Skylights, Walk-In Cooler, Security System
116,000 Sq. Ft. Greenhouse A: Round Top Gutter Connected Hoops, Concrete Walks, 100's of Metal Rolling Work Trays, Automatic Irrigation, Evaporative Cooling/Ventilation Fan System, Radiant Heat with Newer Raypak & Gas Master Boilers (2006)
36,000 Sq. Ft. Greenhouse B: Round Top Gutter Connected Hoops, Concrete Walks, Metal Work Tables, Automatic Irrigation, Ventilation Fan System, Modine Forced Air Heat
19,800 Sq. Ft. Greenhouse C: Newer Rigid Poly-Panel Design with Gutter, Large Storage/Shop Area, Concrete Walks, Metal Work Tables, Automatic Double Rail Irrigation Booms with GTI Common Sense Controllers, Ventilation/Fan System (Wadsworth VC-200 Controllers), Radiant Heat with 3 Raypak Delta T Boilers
21,600 Sq. Ft. Greenhouse D: Round Top Gutter Connected Hoops, Concrete Walks, Metal Wire Stands/Work Tables, Automatic Irrigation, Modine Forced Air Heat
800 Sq. Ft. Approx. Residence: Needs Work, with Large Fenced Yard and RV Hookups

Operating as Milestone Agriculture Inc., a Leading Producer of Young Plants for the Ornamental Horticulture Industry.

**Tract 2: 18.93± Acres with 1 Home/1 Homesite
and Excess Pasture Land***

Beautiful Setting, Round Lake Rd. & Oak Hill Street Frontage, 1,400 Sq. Ft. Approx. 2 Bedroom/3 Bath Rambler with 2 Car Garage (Needs Work) on Approx. 9 Fenced Acres, Modular Homesite on Approximately 9 Fenced Acres,
*Modular Home is Not Included in the Auction.

Tract 3: Entirety Purchase of Tracts 1 & 2

The Property will SELL Whichever Way Brings the Highest Dollar.



INSPECTIONS: Tuesday, October 22 9:00 am to 3:00 pm
Monday, November 11 9:00 am to 3:00 pm
Tuesday, November 12 9:00 am to 11:00 am
Other Times by Appointment

DIRECTIONS: The primary address is 4707 Oak Hill Street with secondary addresses of 4713 Oak Hill Street and 6315 Round Lake Round. The property is located east and north of Highway 441 and south of Highway 46.

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
SEE BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

TUESDAY, NOVEMBER 12 – 11:00 AM

Sale will be held Indoors with a PowerPoint-Style Presentation

116,000± SQ. FT. GREENHOUSE A



36,000± SQ. FT. GREENHOUSE B



19,800± SQ. FT. GREENHOUSE C



21,600± SQ. FT. GREENHOUSE D



LOCATION

Apopka is "The Indoor Foliage Capital of the World". Apopka is conveniently located just 20 minutes from downtown Orlando in the Orlando Metropolitan Statistical Area (MSA). The Orlando Metropolitan Statistical Area is 148 miles southwest of Jacksonville, 57 miles west of Cocoa Beach, 220 miles north of Miami, and 40 miles east of Tampa. The property is east of Highway 441 with easy access to the Beltway toll road.

BROKER PARTICIPATION

Broker Participation is welcome but not required. A 1% commission will be paid to the licensed broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she hold an interest, is not entitled to a commission.

TERMS OF SALE

Auction with reserve, selling subject to owner confirmation. 10% Buyer Premium. Persons must show \$20,000 Certified Deposit at time of registration to obtain a bidding number. \$20,000 Minimum Certified Deposit due on day of Sale, with a deposit equal to 20% due within 2 business days, and balance due at closing within 30 days. Attorney Janelle Esposito, Greene Hamrick Quinlan Schermer & Esposito, P.A. is overseeing the closing. The Deposit money shall become Earnest Money and is non-refundable. Selling AS-IS WHERE-IS WITH NO WARRANTIES, GUARANTIES, EXPRESSED OR IMPLIED. Subject to Prior Sale. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect items prior to purchase. Seller and Auctioneer are not responsible for items. All information received from reliable sources believed to be correct but not guaranteed by the Auction Company. Any announcement made at the auction takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Valid Government Issued Photo ID required to obtain bidding number. Sale does not include personal property or plant inventory.

MANNER OF SALE

Tract 1 and Tract 2 will be offered individually and then Tract 3 will offer the property as an Entirety Purchase of Tracts 1 and 2; the property will sell whichever way brings the highest dollar.



AUCTION DIVISION
507.285.1444
Rochester, Minnesota

Maas Companies Inc

P.O. Box 7127, Rochester, MN 55903-7127 USA

Phone: 507.285.1444 Fax: 507.285.0034 www.maascompanies.com

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Diane Maas, President • Maas Companies Inc AB2862; Ronald R. Kirby, Jr. AU3991; Robert Dean Haley, BK3009937.



LENDER OWNED

47± ACRE NURSERY OPERATION
193,400 SQ. FT. GREENHOUSES
2 HOMES/1 HOMESITE ALL WITH
PASTURE LAND

www.maascompanies.com

TUESDAY, NOVEMBER 12

AT 11:00 AM EST

Currently Operating as Milestone Agriculture Inc.

4707 Oak Hill Street

Apopka, Florida 32712



REAL ESTATE NURSERY AUCTION

TRACT 1: 28.92± ACRES WITH 193,400 SQ. FT. OF GREENHOUSES & 10,000 SQ. FT. OFFICE/WAREHOUSE, HOME WITH RV HOOK UPS



TRACT 2: 18.93± WITH 1 HOME/1 HOMESITE* AND FENCED PASTURE



*Manufactured home on Tract 2 is not included in the sale