



REAL ESTATE AUCTION

"The Estate of Thomas J. Mabry"

**Waterfront
Point Lot Home**

Saint James City, Florida

**ONLINE AUCTION
MARCH 30TH
AT 10 AM ET**

CONTENTS

REAL ESTATE AUCTION

OVERVIEW	3
PHOTOGRAPHS	5
LOCATION MAPS	7
AUCTION SUMMARY	10
COMMUNITY OVERVIEW	11
TEAM SUMMARY	12



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OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company, as exclusive marketing agent, is pleased to offer a beautiful Waterfront Point lot Home with Deep Water Access to The Gulf of Mexico in Saint James City, Florida

PROPERTY HIGHLIGHTS

- Prime Waterfront Point Lot Home in Saint James City, Florida
- Beautiful 2 Bedroom, 2 Bathroom ICF Fortified Home Built in 2017 with Kitchen, Dining Room, Living Room, Pantry and Laundry Room
- Awesome Wrap Around Screened Porch with breathtaking Waterfront Views, a Newer Seawall, Docks, Covered Boatlift and Tiki Hut
- Within Minutes via Deep Water Access to The Gulf of Mexico, World Class Fishing and the Pristine Beaches of Sanibel and Captiva
- True Turnkey Opportunity as the Home is being sold Fully Furnished
- Custom Built Wood Frame 192± Square Foot Shed with Window AC Unit, Extra Washing Machine, Ice Maker, Toolbox, Toilet, Asphalt Shingle Roof and Covered Carport
- 160± Foot of Water Frontage on Protected Canal with Mangrove Buffer
- Convenient Location within minutes to Restaurants, Shopping, Entertainment and One Hour to Southwest Florida International Airport
- Included in the Auction and Sold Separately is a 2019 Cadillac XT4 SUV, 2019 Hurricane SD2200 DC Boat with 2018 Yamaha 150 HP Motor, and 2019 Yamaha Gas Powered Golf Cart



OVERVIEW

REAL ESTATE AUCTION

CONSTRUCTION FEATURES

- Metal Roof
- Impact Windows and Sliding Doors
- ICF Concrete / Steel Construction
- Ceramic Tile Flooring
- Footer/Stemwall Foundation
- Exterior Stucco Finish
- HVAC – Surface Mounted Central System
- 9 Foot Ceilings
- Single Family Home: Built in 2017, 1,167± SF Living Area, 797± SF Screened Porch
- Custom Wood Frame Shed: Built in 2017, 192± Square Foot
- Tiki Hut: Built in 2018, 225± SF

PROPERTY DETAILS

- **Address:** 3947 Coconut Drive, Saint James City, Florida 33956
- **Location:** Prime location on South Pine Island with Close Proximity to Sanibel, Captiva and Boca Grande
- **Legal:** TRAILERHAVEN PB 12 PG 37 LOTS 175 + 176
- **Zoning:** MH - 1
- **Utilities:** Water: Greater Pine Island Water Association
Sewer: Septic System
Electric: Lee County Electric Coop
- **Land Size:** 9,626± Square Feet /.22± Acres
- **Taxes:** 2020 Total - \$5,574.09
Tax Assessed Value : \$339,949.00
Strap No. 02-46-22-10-00000.1750
- **Flood Zone:** Zone A – Panel No. 12071C0530F



PROPERTY PHOTOGRAPHS

REAL ESTATE AUCTION



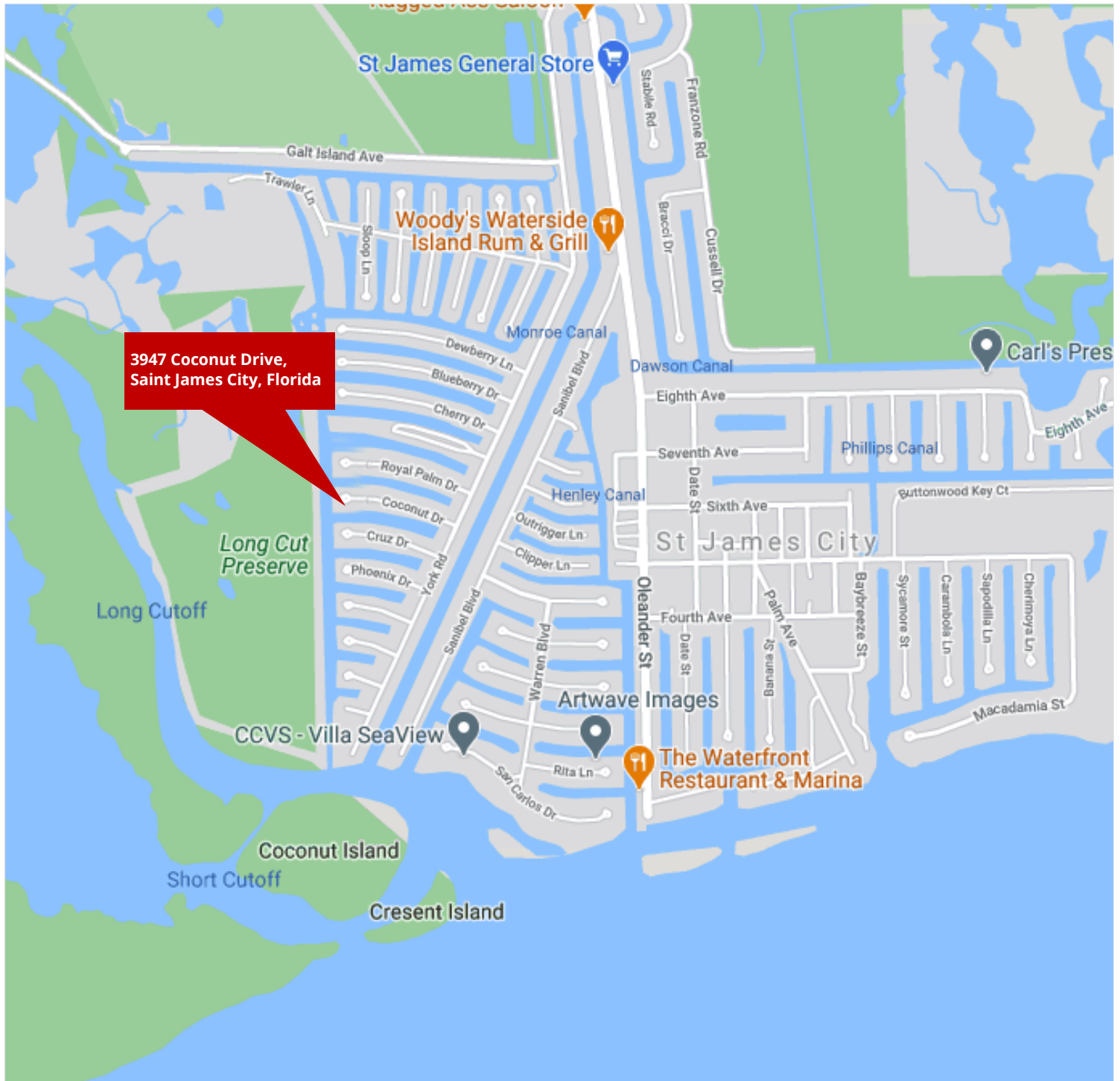
PROPERTY PHOTOGRAPHS

REAL ESTATE AUCTION



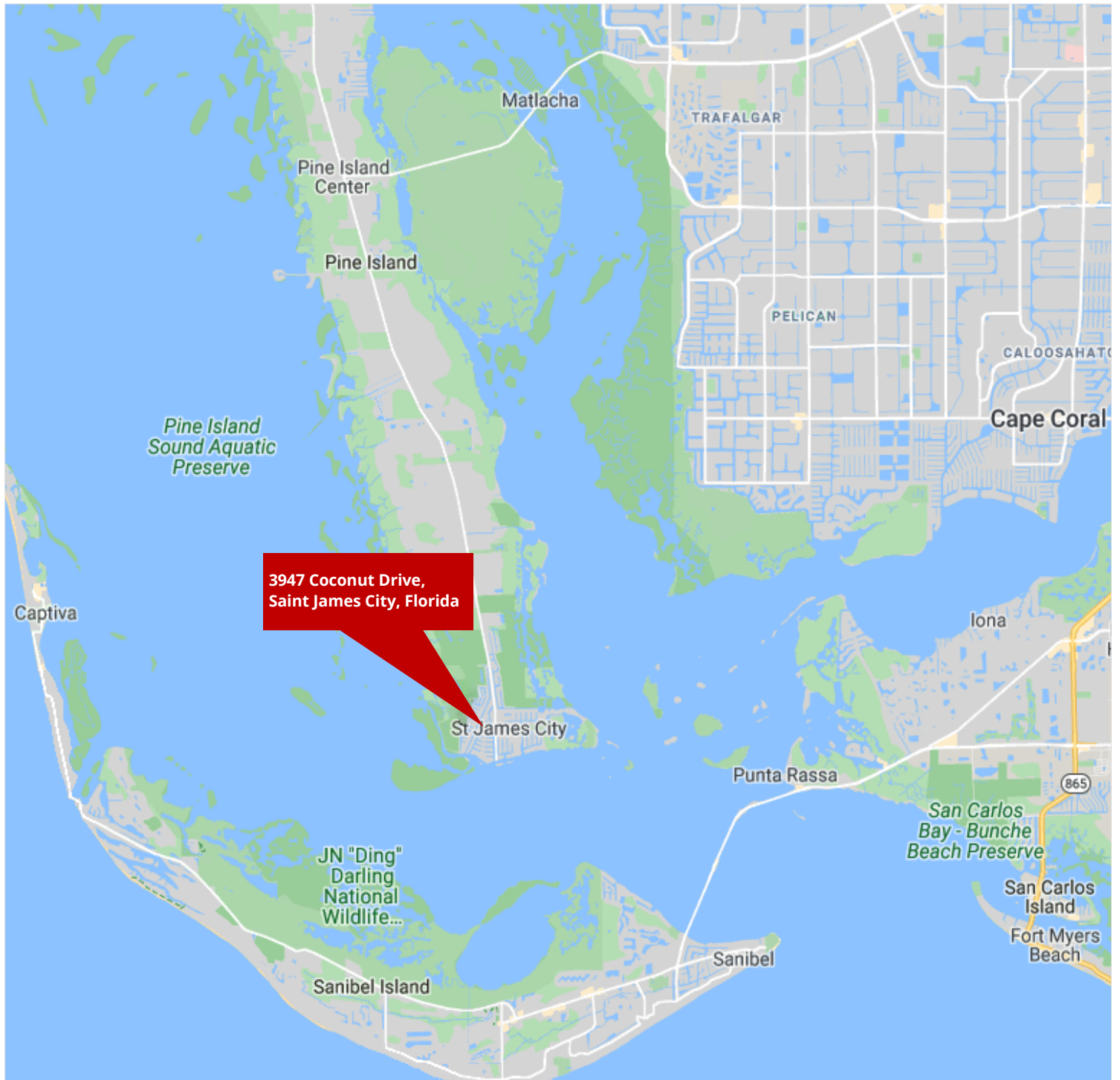
LOCATION MAP

REAL ESTATE AUCTION



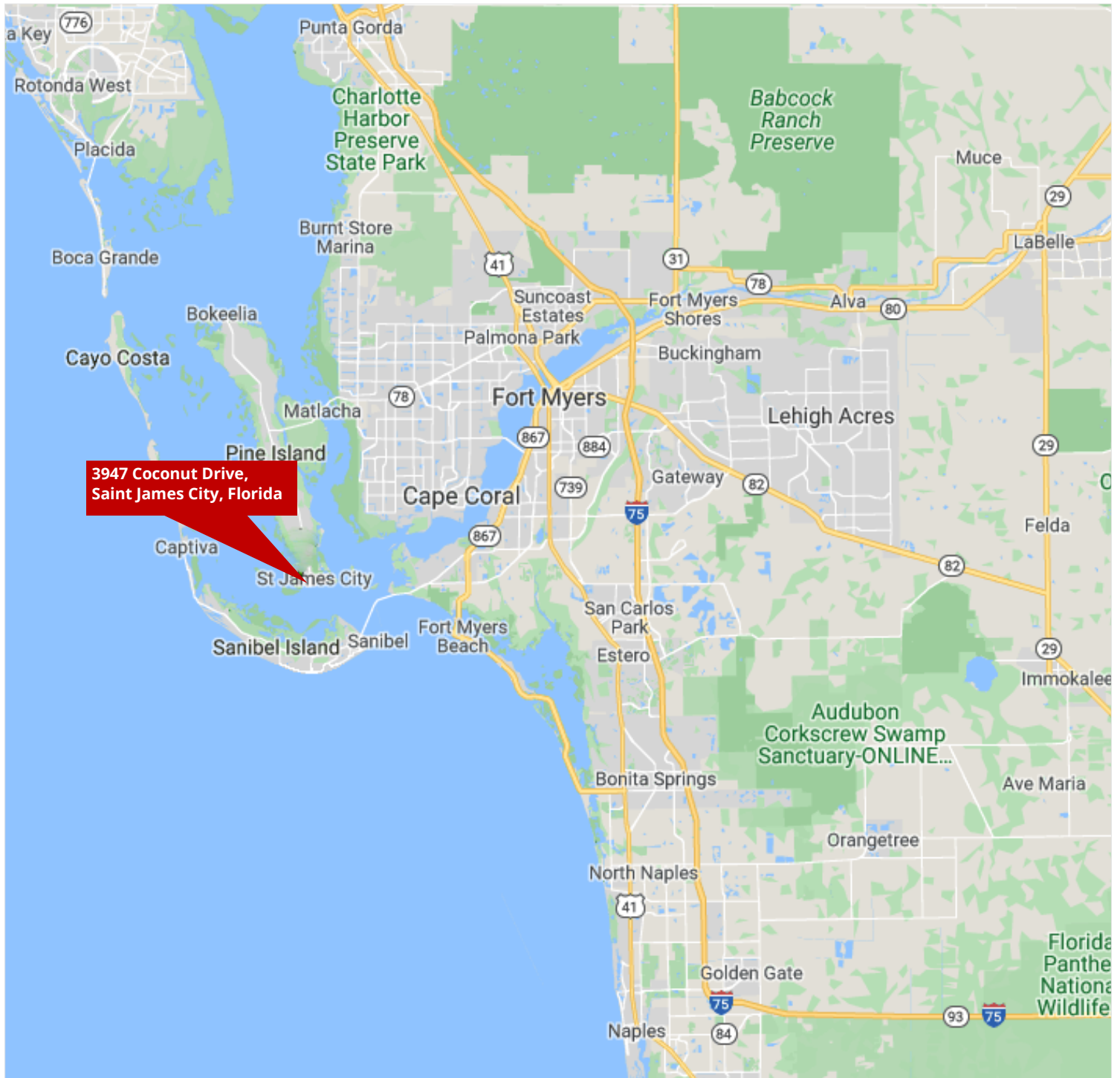
LOCATION MAP

REAL ESTATE AUCTION



LOCATION MAP

REAL ESTATE AUCTION



AUCTION SUMMARY

REAL ESTATE AUCTION

Online Auction Date / Time: Begins - Tuesday, March 30, 2021 @ 10:00 AM ET

Ends - Wednesday, March 31, 2021 @ 1:00 PM ET

Online Only Auction: Online Auction, Visit bid.fisherauction.com for Online Registration

Property Tours: Scheduled Property Tours: Tuesdays, March 2 and 16 from 9 AM ET to 1 PM ET. Licensed Real Estate Brokers and Agents can qualify to enter through Lock Box by contacting Fisher Auction Company at 954.942.0917 or info@fisherauction.com

Auction Method

- Property will be Sold Subject to the Estate's Approval plus a 10% Buyer's Premium
- The Online Auctions will be held on Fisher Auction Exclusive Auction Platform at Bid.fisherauction.com

QUALIFYING BIDDER REQUIREMENTS

- Bidders must wire transfer the qualifying, fully refundable, initial Escrow Deposit in the amount of \$25,000.00 in U.S. Funds to Sandcastle Title Services, LLC (Escrow / Closing Agent) no later than twenty-four (24) hours prior to the Auction ending time. Additionally, Bidders must submit the Online Bidder Registration Package.
- An Additional Escrow Deposit ("the Supplemental Deposit") totaling (10%) of the total contract price shall be due from the Highest and Best Bidder via a Federal wire transfer in U.S. Funds (not an ACH Credit) to Sandcastle Title Services, LLC (the "Escrow Agent"), no later than 24 hours from the Auction ending.

BROKER PARTICIPATION

- 3% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.



800.331.6620
www.FisherAuction.com

COMMUNITY OVERVIEW

REAL ESTATE AUCTION

At seventeen-miles-long and two-miles-wide Pine Island is the largest island on Florida's west coast, large in size but with a definite small town feel. Located on the southern tip of the island is St. James City. With its eclectic mix of restaurants, shops, art galleries, marinas and accommodations this community offers a step back into Olde Florida. You'll find island breezes, beautiful scenery, a relaxed, laid-back atmosphere and friendly natives who invite you to Shop, Dine, Fish, Stay, Play, and Escape the Usual!

As you approach St. James City, you will pass the entrance to St. Jude Harbor, which is also the entrance to the Calusa Land Trust's St. Jude Nature Trail. Observe the native flora and fauna along this picture perfect half-mile trail. Galt Preserve is also nearby and consists of 160 acres that are perfect for hiking, bird watching, nature study/photography and fishing. If you are a biking enthusiast you will appreciate the wonderful bike path that traverses nearly the full length of the island.

With easy access to the Gulf of Mexico and Pine Island Sound, where the fishing opportunities are nearly unlimited, it's easy to see why St. James City is a boating community. Deep water fish for grouper, tarpon or shark or work the waters of Charlotte Harbor and Pine Island Sound for redfish, snook, ladyfish, trout, snapper, and more.

Take advantage of the beautiful views and enjoy waterfront dining at Woody's Waterside and The Waterfront Restaurant. Soak up some island flavor while having cocktails at Froggy's or Ragged Ass Saloon.

*INFORMATION OBTAINED FROM SAINTGAMESCITY.ORG



TEAM SUMMARY

REAL ESTATE AUCTION

Fisher Auction Company

Complete service with honesty and integrity provide the foundation for creating the “Standard of Excellence” – the corporate benchmark embraced by Fisher Auction Company for over 50 years of continuous business. Fisher was established in 1967 as a family owned and operated business and has grown to be a dominant national firm in the auction industry.



LAMAR FISHER PRESIDENT / CEO of FISHER AUCTION

Lamar@fisherauction.com
954.942.9017

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher's proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$4 Billion.



Patricia McGrath
In-House Counsel



Francis Santos
Executive V.P. & COO



Benny Fisher
Founder & Chairman



Andre LaBauve
CFO



Paul Fisher
Executive V.P. of
Business Development



Doug Dennison
Sr. Project/Sales
Manager



Ben Whidden
V.P. of Business
Development



Neil Saffer
Business Development



Martha Rock
Associate Auctioneer &
Fisher's Dubai Ambassador

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FISHER AUCTION COMPANY

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