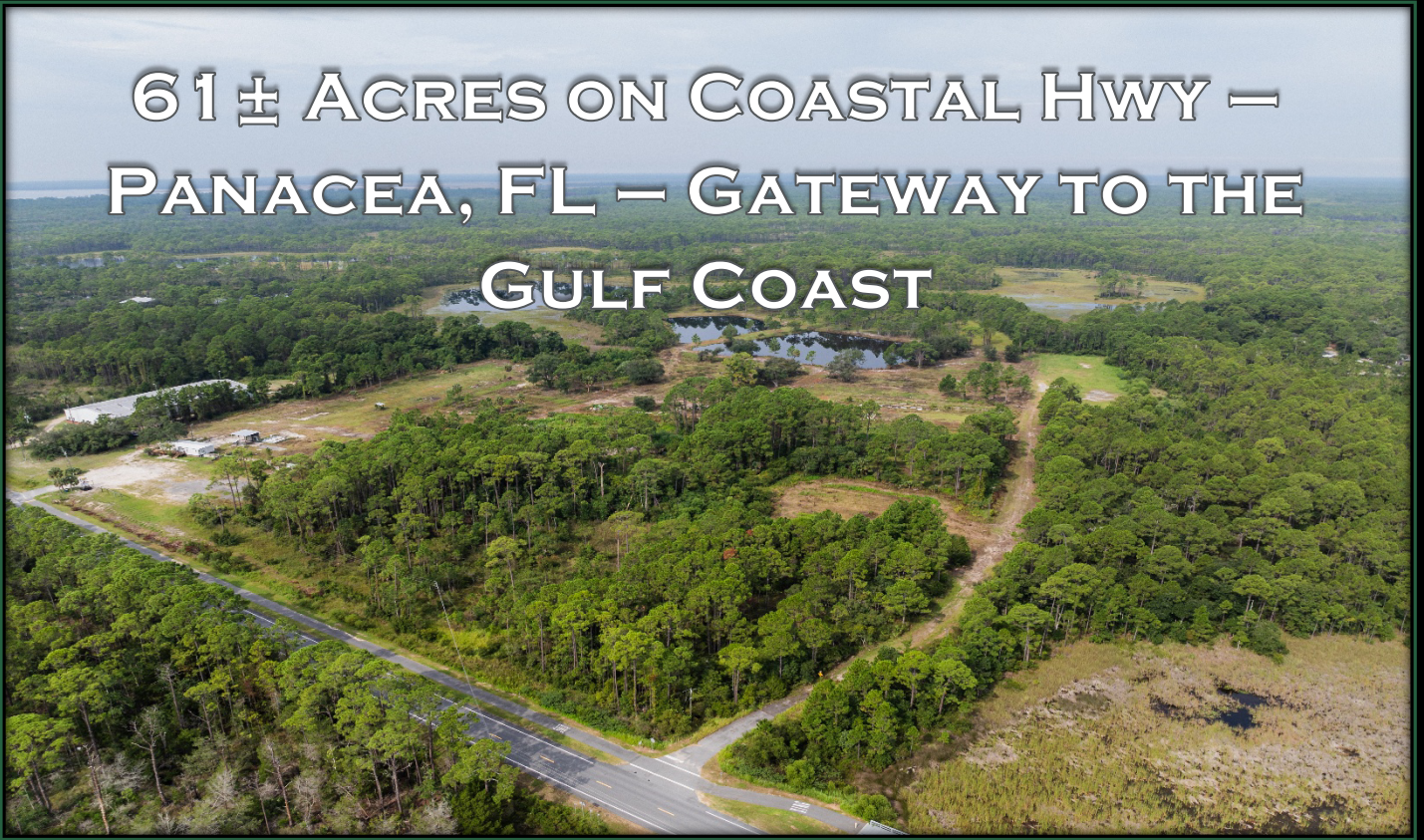




Bidding Terms and
Conditions

**61 ± ACRES ON COASTAL HWY —
PANACEA, FL — GATEWAY TO THE
GULF COAST**



886 Coastal Highway, Panacea, Florida 32346

Online Only Auction

Tuesday, October 14, 2025, at 2 pm

Final Contract to Include a
10% Buyer's Premium

www.WiregrassAuctionGroup.com



Auction Date and Time: Tuesday, October 14, 2025, at 2 pm

Open House Dates and Times: Thursday, October 9th from 10:00 am – 12:00 noon

For More Information Contact: Mark Manley CAI, AARE, MPPA
Wiregrass Auction Group, Inc.
(229) 890-2437
Mark@BidWiregrass.com

Please Read the following terms carefully. By registering for this auction, you acknowledge that you have read and understood all terms and conditions herein and set forth within the supporting documentation described in the terms and that you have inspected the property or had the opportunity to do so.

If you do not agree to these terms, please DO NOT bid!

The property will be offered in the following five tracts through the Wiregrass Auction Group Online Multi-Par Bidding Platform. Bidders will have the opportunity to bid on each tract individually, in groupings of multiple tracts, and the entire property as a whole. The final sales configuration that produces the highest offer to the seller will determine how the property sells.

Tract 1 – 1.81± Acres | Highway Frontage with Light Industrial Zoning

Positioned directly on U.S. Highway 98, this 1.81± acre tract boasts 398.86 feet of frontage on Coastal Highway and includes an on-site office building, offering immediate utility for business operations. Zoned Light Industrial (L-1), the property supports a range of clean industrial, storage, and commercial uses, making it well-suited for businesses seeking prime access in Wakulla County. With its frontage, existing improvements, and flexible development options, this tract is ideal as a stand-alone site or as part of a larger assemblage.

Parcels:

- 36-5S-02W-000-03564-003 – 886 Coastal Hwy (with office building)
- 36-5S-02W-000-03565-001 – Coastal Hwy

Tract 2 – 15.11± Acres | Coastal Highway Development Opportunity

This 15.11± acre tract offers a commanding presence along U.S. Highway 98 in Panacea, with 588.5 feet of frontage on Coastal Highway. Zoned Light Industrial (L-1), it provides a wide range of potential uses, including warehousing, clean industrial operations, and commercial development. With excellent highway visibility and ample size, this tract is a prime candidate for larger-scale projects or as an expansion site for adjoining parcels.

Parcels:

- 35-5S-02W-000-03564-005 – Coastal Hwy
- 36-5S-02W-000-03565-000 – 900 Coastal Hwy

Tract 3 – 37.10± Acres | Natural Lakes, Ponds & Refuge Bordering Land

At 37.10± acres, this expansive tract is defined by its unique natural features and direct connection to the St. Marks National Wildlife Refuge. The property includes a combination of natural lakes and man-made ponds, creating both visual appeal and ecological value. Zoned RSU-1 (Semi-Urban Residential), the tract allows for low-density residential use while also offering potential recreational or conservation opportunities. Its size, natural resources, and adjacency to protected lands make this tract especially attractive for a private retreat, residential development, or long-term investment.

Parcels:

- 26-5S-02W-000-03550-020 – Tower Rd
- 35-5S-02W-000-03564-000 – Tower Rd

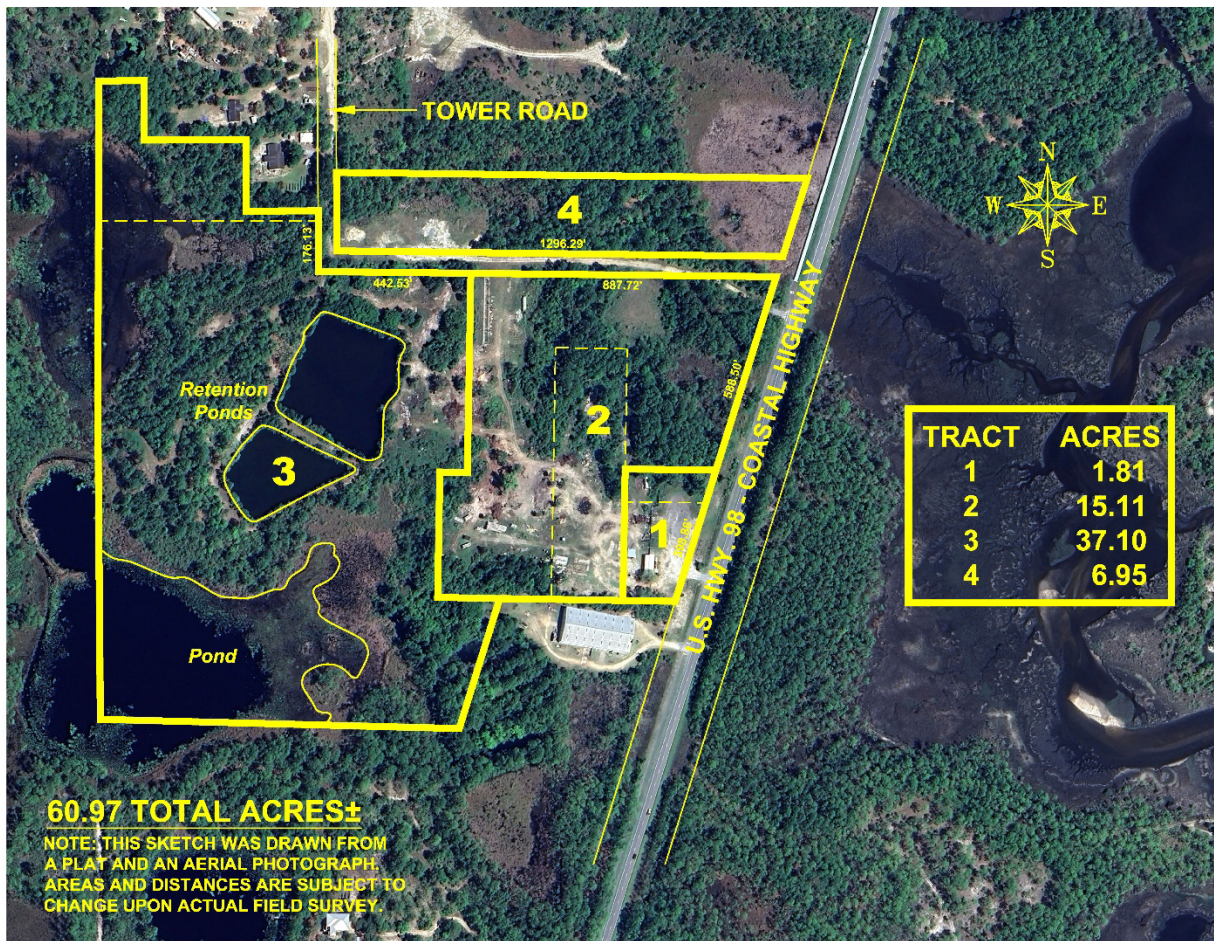
Tract 4 – 6.95± Acres | Residential Acreage with RSU-1 Zoning

This 6.95± acre tract provides an excellent residential or recreational opportunity in Panacea. Zoned RSU-1 (Semi-Urban Residential), it allows for low-density single-family development in a natural setting. The property features both uplands and wetlands, enhancing its ecological diversity and appeal. Its size and zoning make it a flexible option for a private homesite, small residential project, or conservation-minded investment.

Parcels:

- 25-5S-02W-000-03248-009 – Tower Rd

See Tract Map Below:



Bidder Registration and Verification:

For verification purposes, a credit card is required in order to register for this auction. Upon registering, an authorization charge of \$1,000.00 will be charged against the credit card used for registration. This authorization is not a permanent charge placed on your card, it is only a pre-authorization used to verify identity of our bidders and the availability of funds on the credit card used for registration. Please be advised that WAG has no control over the length of time the verification charge remains on your card, that is at the sole discretion of your credit card company. Also, please be aware that registering for multiple auctions could incur multiple verification charges; and in some instances, multiple verification charges may result in a fraud alert being sent to the card holder. WAG reserves the right to reject or accept bidder registrations at its sole discretion.

Terms of Sale:

At the close of the auction, successful bidders will be emailed a contract package. Included in the contract package will be the purchase contract as well as instructions for submitting your earnest money deposit. The earnest money deposit required is **\$5000.00 per tract in Certified Funds** as stipulated in the Contract for Sale.

Bid Increments:

The Bid Increments will be as follows:

Amount Up to:	Bid Increments
\$10,000	\$500
\$50,000	\$1,000
\$100,000	\$2,000
\$250,000	\$5,000
\$500,000	\$7,500
\$500,000+	\$10,000

WAG reserves the right to adjust bid increments as needed.

Scheduled Auction End Times:

The Auction is scheduled to end at the published end time, subject to auto-extend bidding. Each time a bid is placed with the clock showing less than 10 minutes, the clock will reset to 10 minutes. In the event the auto-extend time needs to be reduced, WAG reserves the right to adjust the auto-extend, as needed.

Buyer's Premium:

A 10% Buyer's Premium will be added to the bid price for each property to determine the final contract price. For example, if your final bid price is \$100,000, 10% (\$10,000) will be added, resulting in a total contract price of \$110,000.

Contract for Sale:

This property is offered under the specific terms provided in the Contract for Sale and specific Contract Special Stipulations as below. The Contract for Sale is available for review at www.WiregrassAuctionGroup.com. Please fully read and review the entire Contract for Sale prior to bidding. If you have any question or concerns to anything included in the Contract for Sale, please contact WAG prior to bidding. Please do not bid prior to reviewing the entire Contract for Sale Document.

Contract Special Stipulations

1. This sale will be closed by a title company of the buyer's choosing. The seller will pay for the preparation of the Deed only. The purchaser will pay all other closing costs associated with this sale including but not limited to recording, documentary stamps, financing expenses, intangible taxes, title fees, title insurance, appraisals and inspection reports. The purchaser will be responsible for any bank wire fees associated with the closing incurred by the receiving or sending of purchaser's earnest money deposits.
2. Notwithstanding any provision to the contrary contained herein, in the event the Closing cannot occur when scheduled due to a COVID-19 related event ("CRE") resulting in the closing attorney, the mortgage lender and/or the Buyer and/or Seller being unable to perform their respective obligations, then the Closing shall be postponed until 7 days after the specific event delaying the Closing has been resolved. If the Buyer or Seller is unable to perform due to a CRE, the affected party shall promptly notify the other party both of the CRE and of its resolution. Buyer or Seller having concerns about attending the Closing or self-quarantining (in the absence of a quarantine or government ordered lockdown that specifically applies to Buyer and/or Seller) shall not excuse Buyer or Seller from attending the Closing either in-person, virtually or through a power of attorney. Buyer or Seller presently having COVID-19 shall excuse Buyer and/or Seller from attending the Closing until the party is no longer at risk of infecting others. However, in all situations where Buyer and/or Seller cannot attend the Closing, Buyer and or Seller shall use their best efforts to fulfill their contractual obligations through a

power of attorney. Buyer or Seller experiencing a job loss, reduction in salary or other financial hardship shall not be deemed a CRE. If the CRE causing a permitted delay results in the Closing being delayed by more than 90 days from the original Closing date, then either Buyer or Seller may terminate this Agreement without penalty upon notice to the other party.

3. This sale and conveyance are expressly subject to all covenants, conditions, restrictions, reservations, rights-of-way of record, and easements for roads, power line, telephone lines or similar utilities, if any, affecting the property. Additionally, this sale and conveyance are subject to any cemetery or cemeteries that may now exist on the property. The Buyer further acknowledges that they shall take title to the property subject to these covenants, conditions, restrictions, reservations, easements, and rights-of-way, and agrees to comply with and abide by all terms and conditions set forth therein. The Seller makes no representations or warranties regarding the existence or impact of any such covenants and restrictions, and the Buyer assumes all responsibility for conducting due diligence with respect to these matters.
4. The 2025 Ad Valorem taxes will be prorated between the seller and purchaser as of the date of closing.
5. The property is being sold as-is where-is.
6. This property is selling subject to specific Disclosures contained in Exhibit "C"
7. This contract excludes all personal property located on the property.
8. This property is being conveyed by Limited Warranty Deed.
9. Possession of the property will be granted at closing

As Is, Where Is:

All property is selling "As-Is, Where Is" with all faults. It is the buyer's responsibility to conduct any and all inspections and perform all acts of due diligence deemed necessary before bidding. Placing a bid will be considered as acceptance of the property in it's as-is condition.

Bidder Default:

In the event a winning bidder fails to submit the signed Contract for Sale and/or earnest money deposit as specified in the terms, the winning bidder will be charged an administrative fee of \$2,500.00 on the credit card provided at registration. All administrative fees are non-refundable.

Bid Cancellation:

Wiregrass Auction Group, Inc. reserves the right to remove or cancel the bids and bidding privileges of the party at any time that bids or bidding is deemed to not be in the best interest of the seller.

Earnest Money Deposit:

Upon the close of the auction, successful high bidders will be required to submit an earnest money deposit of **\$5000.00 per tract in Certified Funds** as stipulated in the Contract for Sale. The successful bidder will have 24 hours to send the earnest money in the form of Wire Transfer or Cashier's Check.

Real Estate Closing:

With timing being of the essence, each contract will be a cash contract, not contingent or subject to financing, appraisal, or survey, as described in the Contract for Sale. Closing will take place no more than 30 days from the end of the auction as stipulated in the Contract for Sale. The Buyer will be responsible for all closing costs and the transaction will be conducted by the closing attorney specified in the Contract for Sale.

Agency Disclosure:

Wiregrass Auction Group, Inc., is acting as agent for the seller and at no time is Wiregrass Auction Group, Inc. responsible for, acting on behalf of, or acting as agent for the buyer. Full agency disclosure will be acknowledged by both seller and buyer on the Agency Disclosure form attached as Exhibit "C" on the Contract for sale.

Disclaimer:

Wiregrass Auction Group, Inc believes all information contained herein to be correct to the best of our knowledge. All information is being furnished to bidders solely for the bidder's convenience and it is always the responsibility of the bidders to determine the accuracy and completeness of all information. Reliance on information provided is solely at the risk of the recipient. Bidders should always conduct their own due diligence, inspections, and investigations prior to bidding. Bidders needing assistance should seek necessary assistance prior to placing a bid.

Technology Disruptions:

Auctioneer will not be responsible for technology disruptions, errors, or failures (including disruptions to bidding or the failure to execute, recognize, or record online bids), whether caused by (i) loss of connectivity, breakdown, disruption, or failure of the Online Auction Platform, (ii) breakdown, disruption, or failure of a Bidder's internet connection, computer, or system, or (iii) otherwise. Auctioneer may, but will not be required to, continue, suspend, delay, extend, reschedule, or close the Auction because of disruptions caused by technology failures, even after bidding has commenced.

Failures by Online Auction Platform Provider and its Affiliates or Contractors:

Auctioneer may use an Online Auction Platform Provider to facilitate the Auction. Under no circumstances will Auctioneer be liable for any failure of the Online Auction Platform Provider to perform all or any of its obligations, or for the failure of any affiliates, employees, agents, representatives, or contractors of the Online Auction Platform Provider to perform their obligations.

Disclosure:

As detailed in Rule 55-10-.01 (3) of the Georgia Auctioneers Commission: Any auction sale is, without requirement of announcement at any time, presumed to be with reserve unless the property are in explicit terms put up at absolute auction. According to Rule 55-10-.01 (4)(b) Wiregrass Auction Group and our sellers hereby give notice that bids may be made by the seller, or upon the seller's behalf, at any auction with reserve.