FLORIDA LAND PORTFOLIO

2,900 ACRES M/L

— ONLINE ONLY AUCTION —

AUCTION ENDS MONDAY, NOVEMBER 5TH AT 5:00 P.M. EST
Unparalleled opportunity to own 2,900 contiguous acres m/l of productive land with endless potential in a prime location along Florida’s eastern coast. Located within the path of future development, the majority of the property has been precision leveled and is suitable for a variety of row and/or permanent crops.

Ways to Access the Online Bidding Platform

- Search for Listing #14327 on Peoples Company’s website at PeoplesCompany.com.
- Go directly to the bidding website at PeoplesCompany.BidWrangler.com.
- Download the Peoples Company mobile app on your smartphone device.

Property Inspection Dates

October 9 - October 10
October 29 - October 30
Contact Listing Agent to set up appointment

Online bidding available and on our mobile app!
ABOUT THE PROPERTY

Incredibly rare opportunity to own 2,900 contiguous acres m/l of productive land with endless potential near Florida’s eastern coast. This former citrus grove property has approximately 2,000 acres that have been cleared and precision leveled with engineered internal ditching, all of which is currently in fallow allowing immediate preparation to plant the next crop. An additional 640 acres m/l on the north end are citrus groves in various stages of clearing. The property consists of 2,652.97 acres considered cropland by the St. Lucie County FSA Office, of which 80 acres m/l is currently utilized as a reservoir and approximately 2,325 acres are net tillable land. Multiple water sources include a canal along the western boundary; two reservoirs, as well as permitted and surface wells. In addition to extensive irrigation improvements, the property has been developed to assure rapid drainage in the event of excess rainfall. On top of the future development potential for both residential and solar fields, the location just 3 miles from I-95 and ¼ mile from Florida’s Turnpike between the Atlantic Ocean and Lake Okeechobee provides this property the perfect climate and access for multiple crop varieties including row crops such as corn and soybeans, vegetable production, and citrus groves.

For more information, photos, maps, plus an aerial drone video of the property, please visit PeoplesCompany.com and look up Listing #14327.

ADDRESS

16951 Indrio Road, Fort Pierce, Florida 34945-4010
18001 Indrio Road, Fort Pierce, Florida 34945-4010

DIRECTIONS

From I-95 Exit #138 travel west on Indrio Road for 3 miles. Property will be located on both sides of the road.

FORT PIERCE

Distance to Property - 10 miles
Population - 45,295
Treasure Coast International Airport - 9 miles
Port at Fort Pierce - 15 miles

POPULATION OF SURROUNDING CITIES

335,000

DISTANCE TO METROPOLITAN AREAS

150 miles from Tampa
120 miles from Orlando
110 miles from Fort Lauderdale
FUTURE CROP POTENTIAL

Florida is ranked #1 in the United States in the value of production for grapefruit, oranges, watermelons, processing cucumbers and fresh market snap beans, cucumbers, and tomatoes. Additionally, the state ranks among the top three in value of production for bell peppers, squash, strawberries, and fresh market sweet corn and cabbage. Saint Lucie County produces an average of 8,537 Growing Degree Units annually with 53 inches of annual rainfall and is situated between Lake Okeechobee and the Atlantic Ocean reducing winter frost threats. This property is ideally located and ready to plant a majority of these crops offering versatility unmatched by other areas.

ROW CROPS

Row crop production such as corn and soybean are growing in popularity in this region. Multiple large dairies in the Okeechobee area have created a strong demand for corn stover while poultry production across the state has increased the need for yellow corn. The weather and rainfall in this area create the potential for two or three crop seasons per year. Traditionally, the basis on grain crops in Florida is well above the Chicago board due to the large demand and lack of supply in the area.

VEGETABLE PRODUCTION

This area is also very well suited for vegetable production. Local growers have planted a large variety of crops ranging from broccoli and cauliflower to bell peppers and are seeing multiple growing seasons. The easy access off of I-95 paired with utilities on site make this an ideal location to grow vegetables and potentially build an on-site packing house.

CITRUS GROVES

A portion of the neighboring properties are active citrus groves. A portion of the neighboring properties are active citrus groves. The ample irrigation water along with low frost risk create ideal conditions for citrus growth. The deep history of highly productive tree fruit growth in this region create an incredible opportunity to replant citrus in the future. The region has typically been known for grapefruit and orange production and has also seen an increase in lemon plantings in recent years.

DEVELOPMENT

With nearly 1,000 people moving to Florida daily, development is happening across the state. The population of Fort Pierce alone has grown over 22% since 1990. Fort Pierce has had recent expansion in both the Port of Fort Pierce and Treasure Coast International Airport bringing economic advancement to the area. This property's location along Indrio Road and proximity to 9-5, Florida's Turnpike, and the Atlantic Ocean, there is a potential for a residential development need in the future.

SOLAR ENERGY

The state of Florida has been at the forefront of solar power utilizing the state’s namesake to create clean energy. The St. Lucie area specifically averages approximately 236 annual days of sunshine which is well above the national average which has made the area suitable for electric companies to purchase land to create solar plants.

ORGANIC

The demand for organic produce in the US greatly outnumbers the supply. Part of this is due to the steps that need to be taken to certify a crop organic. The USDA requires a 36 month period with no prohibited substances such as non-organic crop or spraying practices. The last crop harvested on this property took place in 2015. This creates an opportunity to certify any new crop organic.

CURRENT LAND STATUS

Approximately 2,000 acres have been cleared precision leveled to a 1/10th grade with irrigation/drainage systems and engineered ditching throughout. Approximately 1,760 acres on the south side of Indrio Road have furrow irrigation systems in place. The 2,000 acres on the north side of Indrio Road have been cleared and leveled are ideal for linear or gravity irrigation. An additional 640 acres m/l along the northern edge of the property is in various stages of clearing.
WATER FEATURES

The availability and control of water at minimal cost is another unique feature of this property. Water resources include reservoirs, permitted wells, and a canal. Control features include engineered ditches and pumping systems allowing water holding within the property for draught periods or quick removal in heavy rain conditions. The canal along the western boundary does not fall into a water management district.

- Two reservoirs totaling 240 acres m/l which hold fresh water to irrigate the property. The 80 acre reservoir is located north of Indrio Road along the western boundary while the 160 acre reservoir is conveniently located along the eastern central boundary of the portion of land south of Indrio Road.
- Canal located along the entire western boundary with multiple pumps to facilitate the removal of water off or on to the property.
- Internal ditches situated throughout the property are set up to work in conjunction with the reservoirs and canal to ensure quick water removal and ample sources for irrigation.
- Eight permitted wells ranging from 6 to 12 inches along with two surface wells are also available to add irrigation potential in draught conditions.

PUMP INFORMATION

For more information on the online bidding process, and to check out our new 360º property tour, please visit PeoplesCompany.com and look up Listing #14327.
1. MARKET. Property is currently occupied by the Chapter 11 Debtors, Eric M. Faust and R.D. Grove, as debtors-in-possession under the jurisdiction of the United States Bankruptcy Court for the Southern District of Florida. The Debtors are parties to an exclusive marketing agreement with Peoples Company to sell the Property, and all future offers to purchase will be reviewed by Peoples Company. Because the Bankruptcy Court has exclusive jurisdiction over the Property, all sales will need to be approved by the Bankruptcy Court in accordance with applicable law. Subjects to the Bankruptcy Court’s approval, Peoples Company will conduct an online auction sale to sell the Real Property. Interested parties should register with Peoples Company at https://BidWrangler.com or by contacting Peoples Company. Please make sure to check your email to ensure they are aware of the most up-to-date information. People’s Company will ensure all Bidders receive the Offering Memorandum and all other documents required for review. The information provided represents the express terms of the information available to Bidders;人民公司确实无法提供所有数据；人民公司确实无法提供所有数据。人民公司无法确定何时会更新某些信息。因此，潜在竞买者应继续关注人民公司网站和社交媒体。竞买者应自行决定是否参加竞拍。

2. BID SUBMITTAL PROCESS, RESERVE PRICE, AUCTION SALE, REQUIRED DEPOSIT(S).

Pursuant to the terms of the Bankruptcy Court’s Order for Sale, Bidders are required to submit a bid online at https://BidWrangler.com, or by contacting Peoples Company. Bidders are required to submit the following documents: (1) a completed and executed Offer to Purchase (the “Offer”); (2) a check or wire transfer in the amount of the Initial Deposit; and (3) a Letter of Intent. The letter of intent must include the bidder’s name, contact information, and their expectation of closing the sale. Bidders are required to conduct a careful, independent investigation of the Property to determine to their satisfaction the accuracy and completeness of any and all information contained in the Offering Memorandum and other documents provided to Bidders. The Land is sold “as is,” “where is,” and without warranty of any kind, express or implied, of any kind, nature, or description, as to the accuracy or completeness of any data or information contained therein. Bidders are advised to conduct their own due diligence concerning the Property to verify the accuracy and completeness of any and all information contained in the Offering Memorandum and other documents provided to Bidders. Bidders are solely responsible for paying the Buyer’s Premium of two percent (2%) of the gross amount of the Winning Bid. The Winning Bidder is the person with the highest bid, unless a Bidder with a Qualified Bid (as set forth in the Contract, and in a form that will be prepared by Seller) raises its bid within ten (10) minutes of the Bid Close Time. If no Bidder raises its bid, the Back-Up Bidder (as set forth in the Contract, and in a form that will be prepared by Seller) will be required to execute a release and waiver of liability in favor of Seller.

3. BID SUBMITTAL PROCESS, RESERVE PRICE, AUCTION SALE, REQUIRED DEPOSIT(S).

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4. FARM PROGRAM INFORMATION.

The farm program information is provided by the State Soil and Water Conservation District and is intended to reflect the best of its knowledge and understanding. However, the farm program information may not reflect all the data a prospective purchaser may desire. Bidder expressly agrees that the offering memorandum and other documents provided to Bidders do not purport to contain all of the data a prospective purchaser may desire. Bidder understands the offering memorandum contains selected information pertaining to the Property and its seller and does not replace the necessity for the Bidder or any other prospective purchaser to conduct independent investigation of the Property and do due diligence concerning the Property to verify the accuracy and completeness of any and all information contained in the offering memorandum and other documents provided to Bidders. Bidder expressly agrees that the offering memorandum and other documents provided to Bidders do not replace the necessity for the Bidder or any other prospective purchaser to conduct independent investigation of the Property and do due diligence concerning the Property to verify the accuracy and completeness of any and all information contained in the offering memorandum and other documents provided to Bidders. Bidder expressly agrees that the offering memorandum and other documents provided to Bidders do not replace the necessity for the Bidder or any other prospective purchaser to conduct independent investigation of the Property and do due diligence concerning the Property to verify the accuracy and completeness of any and all information contained in the offering memorandum and other documents provided to Bidders. Bidder expressly agrees that the offering memorandum and other documents provided to Bidders do not replace the necessity for the Bidder or any other prospective purchaser to conduct independent investigation of the Property and do due diligence concerning the Property to verify the accuracy and completeness of any and all information contained in the offering memorandum and other documents provided to Bidders.