

Only at **ABSOLUTE AUCTION**

THURSDAY JULY 20TH AT NOON
1827 NW PINE LAKE DRIVE, STUART, FLORIDA



NORTH RIVER
GOLF CLUB

- Income Producing 18 Hole Golf Course
- 71+/- Acres
- Par 66 (with 3 Tee's)
- Professionally Maintained and Ready for Play
- Maintenance and Golf Equipment Included (leased equipment optional)
- Clubhouse with Snack Bar
- Online Website & Booking
- Located in the Heart of Stuart (North River Shores) in Martin County

AUCTIONEER'S NOTE:

DO YOU WANT TO OWN YOUR OWN GOLF COURSE? THIS IS YOUR CHANCE! THIS NORTH RIVER SHORES 18 HOLE COURSE IS READY FOR A NEW OWNER! TO BE SOLD TO THE HIGHEST BIDDER REGARDLESS OF PRICE!

DIRECTIONS: From the intersection of US Highway 1 and Britt Road turn west onto Britt Road. Continue half a mile to Pine Lake Drive. Turn left onto Pine Lake Drive and proceed half a mile to auction site. Look for auction signs.

SELLS TO THE HIGHEST BIDDER...REGARDLESS OF PRICE!



ELLIOT PAUL
& COMPANY AUCTIONS

(772) 219-8448

www.elliotpaul.com

Licensed Real Estate Broker & Auctioneers, Stuart, FL • AU1582AB1589



ELLIOT PAUL
& COMPANY AUCTIONS

Licensed Real Estate Brokers & Auctioneers
759 S. Federal Highway Suite 201A
Stuart, FL 34994

FIRST CLASS
US POSTAGE
PAID
Stuart, FL
Permit # 71

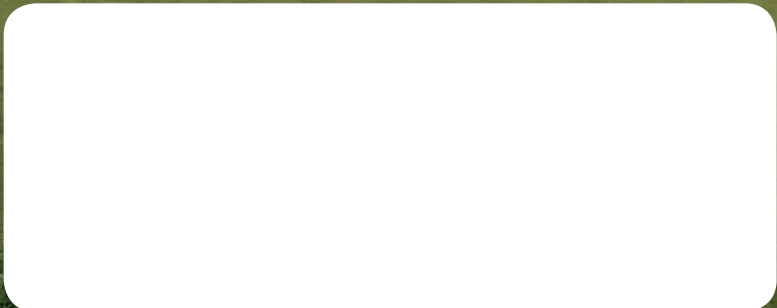
only at **ABSOLUTE AUCTION**

71+ ACRE

NORTH RIVER GOLF CLUB

**1827 NW PINE LAKE DRIVE
STUART, FLORIDA**

THURSDAY JULY 20TH AT NOON



TERMS AND CONDITIONS

1. **BIDDER REGISTRATION:** The auction is open to the public and your attendance is welcomed. To register for the auction, you must display a cashier's check (made payable to yourself) in the amount of \$50,000.00 in order to bid. Upon being declared the top bidder, the cashier's check will be applied as a partial deposit and the deposit must be increased to ten percent (10%) of the total contract price of the property due immediately upon signing the contract in the form of a personal check. Please come prepared to participate in the auction.

2. **PROPERTY INSPECTIONS:** All bidders are encouraged to personally inspect the real estate being offered. The property will be sold in "AS-IS" condition. The buyer will be responsible for all closing costs including, but not limited to documentary stamps, title insurance and all other closing costs. Real estate taxes for 2017 shall be the responsibility of the Buyer. No representation is made with respect to suitability for any intended purpose or use. Please inspect the property and records prior to making any bids.

3. **CONTRACT DEPOSIT, PAYMENT:** Bids may not be retracted once accepted by the auctioneer. All deposits shall be paid on the day of sale. The successful bidder agrees to sign the purchase contract immediately following the auction.

The purchase contract is available for inspection and review. The terms are **not negotiable** upon being declared the winning bidder.

4. **FORM OF AUCTION:** Please be advised that the auctioneer shall offer the property to the highest bidder regardless of price. Neither the seller nor his representatives are allowed to bid.

5. **BROKER PARTICIPATION INVITED:** Any licensed real estate broker is eligible to earn commission equal to twenty percent (20%) of the net commission provided their clients have been registered with the office of the auctioneer.

- a) The prospect must be registered in writing with Elliot Paul & Co. and counter signed by the broker/salesperson. The registration must be received 24 hours prior to the auction by email or Facsimile at (772) 219-8206.
- b) The broker/salesperson MUST attend the auction with their prospect and register at the auction site.
- c) Broker/salesperson acting as principals are excluded from receiving commission.
- d) Broker/salesperson must be procuring cause.
- e) Commission will be paid at the successful closing.

6. **CONDUCT OF AUCTION:** The method and order of sale shall be at the sole discretion of the auctioneer. The auctioneer may change or modify the

Terms and Conditions of this auction by announcement at the podium. Any such announcement shall take precedence over printed material or oral statements made. Bids will be accepted **ONLY** from bidders who have duly registered in accordance with the Terms and Conditions of sale. Bidders arriving at the auction site without the required deposit will not be permitted to participate in the auction. The auctioneer's decision relative to bidding increments, order of sale and any disputes between bidders will be final. The auctioneer shall have the right to cancel or withdraw the property at its sole discretion.

7. **BUYERS PREMIUM:** A ten percent (10%) buyer's premium will be added to the high bid made and taken and included in the contract price.

8. **CLOSING:** The purchase contract provides for payment of the balance of the total purchase price to be made within thirty (30) days from the auction date. **TIME IS OF THE ESSENCE.**

9. **REAL ESTATE AGENCY DISCLOSURE:** As required by Florida Statute 475, which regulates the sale of real estate in Florida, Elliot Paul & Company Auctions represents the seller in this transaction.

10. **MISCELLANEOUS:** Please be advised that this auction will be audio re-

corded to provide a permanent record of this auction event.

11. **AUCTION BROCHURE:** All information contained in the auction brochure, newspaper advertising, bidder information or supplied either in writing or verbally by staff members was derived from sources believed to be reliable, but not guaranteed. Buyers shall rely on their own information, judgment and inspection of the property and records.

12. **PREVIEWS:** Bidders are encouraged to inspect the property. Please contact the auction company to schedule.

13. **BIDDER INFORMATION:** Due diligence and additional information is available to bidders upon request. Please contact the auction company.



(772) 219-8448
www.elliotpaul.com

Martin County, Florida - Laurel Kelly, C.F.A Summary

generated on 7/5/2017 1:00:13 PM EDT

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-37-41-000-000-00010-1	7090	1827 NW PINE LAKE DR, STUART	\$588,750	7/1/2017

Owner Information

Owner(Current)	NORTH LAKE GOLF INC
Owner/Mail Address	1827 NW PINE LAKE DR STUART FL 34994
Sale Date	8/14/2014
Document Book/Page	2735 0774
Document No.	2471208
Sale Price	900000

Location/Description

Account #	7090	Map Page No.	N-30A
Tax District	6006	Legal Description	THAT
Parcel Address	1827 NW PINE LAKE DR, STUART		PORTION OF
Acres	71.5000		W 1650' OF
			NE 1/4 OF
			SEC 30 T37S
			R41E LYING
			E OF PINE
			LAKE DR &
			LYING E & S
			OF HOLIDAY
			COUNTRY
			CLUB EST
			"REVISED
			S/LN OF LOT
			33 AS IN OR
			398/2025" &
			THAT
			PORTION OF
			SW 1/4 OF
			SE 1/4 OF
			SEC 19 T37S
			R41E LYING

SLY OF
HOLIDAY
COUNTRY
CLUB EST
"ALL AS
DESC'D IN
OR 679/1360"

Parcel Type

Use Code 3800 Golf Course/Driving Range
Neighborhood 21100

Assessment Information

Market Land Value \$548,527
Market Improvement Value \$40,223
Market Total Value \$588,750

**Martin County, Florida -
Laurel Kelly, C.F.A
Land**

generated on 7/5/2017 1:01:07 PM EDT

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
30-37-41-000-000-00010-1	7090	1827 NW PINE LAKE DR, STUART	\$588,750	7/1/2017

Acres	Description	Topography	Services
71.5000	THAT PORTION OF W 1650' OF NE 1/4 OF SEC 30 T37S R41E LYING E OF PINE LAKE DR & LYING E & S OF HOLIDAY COUNTRY CLUB EST "REVISED S/LN OF LOT 33 AS IN OR 398/2025" & THAT PORTION OF SW 1/4 OF SE 1/4 OF SEC 19 T37S R41E LYING SLY OF HOLIDAY COUNTRY CLUB EST "ALL AS DESC'D IN OR 679/1360"	Level High Low Rolling Swampy Flood Haz. Water Front Type	N Land N Sewer N Gas N Electricity N Sidewalk N Alley N

Land Type - 21 Golf Course Acreage

	Dimension
Front .0	Actual Frontage .0
Depth .0	Depth Factor .00
Acreage 71.50	Acreage Factor 1.00
Sq. Ft. .00	
Soil ID.	Soil Prod. Factor 10.0

Martin County, FL



Legend

Roads

- EXP
- MAA; MAC; MIA; PKY
- MIC
- RES; RMP
- Airport
- Parcel Polygons
- Red: Red
- Green: Green
- Blue: Blue

Date: 7/5/2017
 This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GJS
 Copyright: Copyright 2015



HON. RUTH PIETRUSZEWSKI
REAL ESTATE

MARTIN COUNTY

Advalorem Taxes

ACCOUNT NUMBER:	2016	TAX DISTRICT:	6006
ASSESSED VALUE:	588,750	EXEMPTIONS:	* NONE *
TAXING AUTHORITY	PHONE	MILLAGE	ASSESSED EXEMPTIONS TAXABLE TAXES
COUNTY-GENERAL FUND-OP	772-288-5504	6.2407	588,750 0 588,750 3,674.21
SCHOOL-GENERAL FUND	772-219-1200	4.6330	588,750 0 588,750 2,727.68
SCHOOL - DISCRETIONARY	772-219-1200	.7480	588,750 0 588,750 440.39
SCHOOL CAPITAL OUTLAY	772-219-1200	1.5000	588,750 0 588,750 883.13
CHILDRENS SERVICES ORDNCS	772-288-5758	.3618	588,750 0 588,750 213.01
FL-INLAND NAVIGATION DIST	561-627-3386	.0320	588,750 0 588,750 18.84
DISTRICT ONE MSTU	772-288-5504	.0000	588,750 0 588,750 0.00
MSTU FIRE RESCUE UNINCORP	772-288-5504	2.4589	588,750 0 588,750 1,447.68
MSTU-PARKS & RECREATION	772-288-5504	.1487	588,750 0 588,750 87.55
MSTU UNINCORP STORMW/ROAD	772-288-5504	.5453	588,750 0 588,750 321.05
SOUTH FLORIDA WATER MANAGEMENT	561-686-8800	.3307	588,750 0 588,750 194.70
EXEMPTION:NONE			

Non-Advalorem Taxes

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
N RIV SHORES I/SEWER	SEWER		3,435.80
NON AD VALOREM ASSESSMENTS:			3,435.80
COMBINED TAXES & ASSESSMENTS TOTAL:			13,444.04

30 37 41

THAT PORTION OF W 1650' OF NE 1/
4 OF SEC 30 T37S R41E LYING E OF
PINE LAKE DR & LYING E & S OF H
OLIDAY COUNTRY CLUB EST "REVISED
S/LN OF LOT 33 AS IN OR 398/202
5" & THAT PORTION OF SW 1/4 OF S

1827 NW PINE LAKE

30-37-41-000-000-00010.10000 2016
NORTH LAKE GOLF INC
1827 NW PINE LAKE DR
STUART, FL 34994

*** PAID *** PAID *** PAID ***
03/21/17 PERIOD 05

MAR 1-MAR 31	APR 1-APR 28	MAY 1-MAY 31	ONLY	CERTIFIED	DELINQUENT ON
13,444.04	13,857.36	13,862.36	FUNDS AFTER	MARCH 31,2017	APRIL 1, 2017

HON. RUTH PIETRUSZEWSKI
REAL ESTATE
MARTIN COUNTY

MAR 1-MAR 31	APR 1-APR 28	MAY 1-MAY 31	ONLY	CERTIFIED	DELINQUENT ON
13,444.04	13,857.36	13,862.36	FUNDS AFTER	MARCH 31,2017	APRIL 1, 2017

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		6006		

VALUES AND EXEMPTIONS	TAXES	10,008.24	HON. RUTH PIETRUSZEWSKI
ASSESSMENT	588,750	3,435.80	3485 SE WILLOUGHBY BLVD
	WATER	13,444.04	STUART, FL 34994
	TOTAL		

30 37 41

THAT PORTION OF W 1650' OF NE 1/
4 OF SEC 30 T37S R41E LYING E OF
PINE LAKE DR & LYING E & S OF H
OLIDAY COUNTRY CLUB EST "REVISED
S/LN OF LOT 33 AS IN OR 398/202
5" & THAT PORTION OF SW 1/4 OF S

30-37-41-000-000-00010.10000 2016
NORTH LAKE GOLF INC
1827 NW PINE LAKE DR
STUART, FL 34994

*** PAID *** PAID *** PAID ***
03/21/17 PERIOD 05
011-2016-0045711.0001
\$13,444.04 CK

Gary Marzo, Inc.

Roofing Contractor

861-A SW Lakehurst Drive
Port St. Lucie, FL 34983
Phone (772) 871-2489 Fax (772) 465-8829
License # CC-CO58193

INVOICE

DATE: AUGUST 22, 2014

TO:

North Lake Golf Inc
1827 NW Pine Lake Drive
Stuart Fl. 34994
Jack Neargarder 305-393-0153

FOR:

1827 NW Pine Lake Drive
Stuart Fl. 34994

DESCRIPTION	AMOUNT
Install new roof on Pro Shop as per contract.	20,150.00
Extra charge for additional woodwork.	872.00
Total charge.	21,022.00
Less deposit received. ck# 1010	7,350.00
Total amount due upon completion.	13,672.00
Materials: IKO Cambridge- Dual Gray	
TOTAL	13,672.00

For office use only:

Amount of Payment: _____

Type of payment _____

Make all checks payable to: **Gary Marzo, Inc.**

Payment is due upon completion of job.

If you have any questions concerning this invoice, please call # **772- 871-2489**.

Thank you for your business!



6671 W. Indiantown Road PMB 50-192 Jupiter, FL 33458

Office:561-745-8163 Fax:561-745-8174 bill.hydropsi@live.com

Invoice

Date	Invoice #
3/18/2015	5544

Bill To
NORTH RIVER GOLF CLUB 1827 NW PINE LAKES DRIVE STUART, FL 34994 FAX:772-692-7078

Job Name & Address
NORTH RIVER GOLF CLUB 1827 NW PINE LAKES DRIVE STUART, FL 34994 FAX:772-692-7078

Tech	Po No/ Attn:	Work Date	Hydro Supt.
		3/18/2015	

Quantity	Description	Unit/Rate	Total
	IRRIGATION PUMP STATION UPGRADE & VFD CONVERSION AS PER PROPOSAL # 3596		
	FURNISH & INSTALL EQUIPMENT TO REBUILD PUMP STATION.		
1	50HP MOTOR		
1	3HP SUBMERSIBLE MOTOR FRANKLIN		
1	3HP SUBMERSIBLE PUMP NATIONAL		
1	SEAMETRICS FLOW METER IP110B		
1	PRECISION DIGITAL DISPLAY		
1	DANFOSS VFD CONTROL PANEL		
1	CALIBRATION PUMP STATION		
1	CALIBRATION RECHARGE		
	CHARGE FOR SERVICE (Freight included)	19,465.00	19,465.00
	***PLEASE SEE ATTACHED CALIBRATION REPORTS		
	Total		\$19,465.00
	Payments		-\$18,500.00
	Balance Due		\$965.00

****WARRANTY**WARRANTY**WARRANTY**WARRANTY****
1 YEAR MANUFACTURER PARTS * 90 DAYS LABOR ON WARRANTY PARTS

PAYMENT IS DUE WITHIN 30 DAYS. UNPAID INVOICES WILL ACCRUE INTEREST @ 1.5% PER MONTH.
Cost of rebuild kits or other parts when required will be charged separately.
Rebuild kits are required every two years. Contractor pays all applicable taxes.

WW SOD & EQUIPMENT CO

6201 SE 128TH AVE
Okeechobee, FL 34974

561-662-1936

QUOTE

Customer

Name North River Golf Club
 Address _____
 City _____ State FL ZIP _____
 Phone _____

Misc

Date 10/7/2014
 Order No. _____
 Rep _____
 FOB _____

Qty	Description	Unit Price	TOTAL
1	New Kubota M5640SU Tractor 2wd 56 HP (50 PTO HP) 8F/4R Transmission Single Hydraulic Remote (2 plugs) LSW Turf Tires Canopy Top Front Weight Kit (5 - 105lbs Weights)		\$ 19,975.00
* APPLICABLE STATE SALES TAX NOT INCLUDED *			

Quote valid 30 days

Payment Select One...

Comments _____
 Name _____
 CC # _____
 Expires _____

SubTotal	\$ 19,975.00
Shipping	
TOTAL	

We appreciate your Business!



MEMORANDUM

TO: Jack Nearinger

FROM: Toby Overdorf *TMO*

CC: Bonnie Brown, Esq

DATE: August 7, 2014

RE: North Lake Golf, Inc.
Pine Lake Golf Course
Monitoring Well Samples

Attached are the results of the analysis of the six monitoring wells that are located in proximity to the maintenance facility on the Pine Lake Golf Course in Jensen Beach, Florida. The samples were collected on July 24, 2014 and analyzed by Flowers Chemical Laboratory, Inc. (see attached).

The results of the analysis did not present parameters that exceeded current Florida Drinking Water Standards (standards are attached). The results did show minor parameter elevations of Petroleum Range Organics, Chlorooctadecane, and Decachlorobiphenyl. However, it is our opinion that these compounds are remnant indicators that petroleum based products may have been present in the area of the wells. The minor elevations are indicative of residual organics. Because the elevated parameters do not exceed Florida Drinking Water Standards, it is our opinion that the groundwater does not present a continued environmental liability.

If there is additional information that you need, please do not hesitate to call.

North River Golf Course Paid Rounds

2015

JAN	2777
FEB	2822
MAR	2871
APR	1445
MAY	797
JUNE	744
JULY	676
AUG	538
SEPT	405
OCT	600
NOV	943
DEC	1043

15,661

2016

JAN	1781
FEB	2678
MAR	3000
APR	1532
MAY	666
JUNE	552
JULY	480
AUG	304
SEPT	374
OCT	420
NOV	959
DEC	841

13,587