

BIDDER'S PACKET

# QUEEN FARM

AT FORMER HOOPER FARM

12219 SW 26th Street • Ocala, Florida 34481

81.84± ACRES • 68 STALLS • 3 BARNES • 4 RESIDENTIAL UNITS • 7 MI TO WEC



## ONLINE REAL ESTATE AUCTION

BIDDING ENDS THURSDAY, JUNE 18, 2026 AT 12:00 NOON ET

*Bidding Open from \$1,000,000*

PRESENTED BY CHRIS COX, CAI • AMM • AARE • FLORIDA REAL ESTATE AUCTIONS LLC [FloridaRealEstateAuctions.com/queen-farm](https://FloridaRealEstateAuctions.com/queen-farm)

# A LETTER FROM THE AUCTIONEER

Thank you for taking the time to review this packet. The fact that you are reading these words tells me that you recognize what you are about to consider is not just a horse property — but a piece of American Thoroughbred history.

Some farms are bought. This one is inherited. In 1945, Fred Hooper won the Kentucky Derby with Hoop Jr. on this very soil. In 2010, the Queens foaled Big Drama on the same 81 acres, and he went on to win the Eclipse Award. Thirteen documented Hooper champions are laid to rest within these pastures. After more than two decades of stewardship, the Queen family is now passing this property to its next steward.

My job as your auctioneer is to make sure every question is answered, every document is in your hands, and every step of the bidding process is clear and frictionless. If you want to walk the property in person, schedule a private call, or get a specific document, call or text me directly at 727-504-0562.

— **Chris Cox, CAI · AMM · AARE** *Lead Auctioneer, Florida Real Estate Auctions, LLC*

## EXECUTIVE SUMMARY

Queen Farm is an 81.84-acre Thoroughbred breeding and training facility in the heart of Marion County's industry. Originally part of Fred Hooper's 1,100-acre Circle H Farm — the foundational breeding operation that put Florida on the global Thoroughbred map — this parcel is the documented final resting place of thirteen Hooper champions, including 1945 Kentucky Derby winner Hoop Jr. and three-time Eclipse Award champion Susan's Girl.

Harold and Evelyn Queen purchased these 81 acres directly from Mr. Hooper in 2003, renamed it Queen Farm, and foaled Big Drama — the 2010 Eclipse Award Champion Sprinter — and the broader Drama dynasty on the same soil. Improvements include three shedrow barns / 68 stalls, two duplex residences (four units / 4,520 SF), round pen, hot walker, equipment storage, paddocks, wells, septic, and adjacent access to the 1-mile Nelson Jones training track. Florida agricultural exemption holds annual taxes at ~\$12,400. Personal property and an ownership share in Ocala Breeders' Sales, Inc. (OBS) are available separately to the winning bidder.

<b>81.84</b>	<b>68</b>	<b>3</b>	<b>4</b>	<b>7 mi</b>
ACRES	STALLS	BARNs	RES UNITS	TO WEC

# INVESTMENT HIGHLIGHTS

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## 1 UNREPLICABLE PROVENANCE

Documented final resting place of 13 Thoroughbred champions and foundation sires bred and raced by Fred Hooper — including 1945 KY Derby winner Hoop Jr. and 3x Eclipse champion Susan's Girl. No comparable parcel exists.

## 2 WORLD EQUESTRIAN CENTER ADJACENT

Just 7 miles from WEC — TIME's 2024 World's Greatest Places. WEC adjacency commands sustained premium pricing across Marion County and drives international buyer demand.

## 3 PROVEN BREEDING SOIL

Big Drama — the 2010 Eclipse Award Champion Sprinter and Breeders' Cup Sprint winner — was foaled on this land. The No. 8 Ocala Ridge limestone soil has produced multiple champions across the Drama dynasty.

## 4 TURNKEY EQUESTRIAN OPERATION

68 stalls across 3 shedrow barns, round pen, hot walker, 1-mile Nelson Jones training-track access (\$2,500/yr), multiple turn-out paddocks, equipment storage, wells, septic, paved interior roads — ready for immediate breeding, training, or boarding operations.

## 5 OPERATIONAL CONTINUITY

The Queens' on-site groundskeeper of 20+ years is willing to remain with the new owner — institutional knowledge intact, no staffing transition risk.

## 6 DIVERSIFIED INCOME POTENTIAL

Four residential units provide income, staff housing, or guest quarters. 68-stall capacity supports boarding, layup, training, or breeding. Florida ag exemption holds annual carry cost at ~\$12,400.

## 7 FIRST-TIME-AT-AUCTION SCARCITY

After 23+ years of single-family ownership, this is the first time the parcel has been offered to the open market. Online auction format ensures price discovery from a global buyer pool.

## 8 PERSONAL PROPERTY AVAILABLE

Tractor, mower, and utility vehicles are available for additional purchase — providing day-one operational continuity for the new owner.

## 9 OBS SHARE — RARE INDUSTRY ASSET

The seller's ownership share in Ocala Breeders' Sales, Inc. (OBS) is offered to the winning bidder at \$550,000 — the same price at which recent comparable shares have traded. Subject to OBS's right of first refusal. See p. 8 for full terms.

# AUCTION TERMS — QUICK REFERENCE

**BIDDING ENDS THURSDAY, JUNE 18, 2026 AT 12:00 NOON ET**

Online auction at [FloridaRealEstateAuctions.com/queen-farm](https://FloridaRealEstateAuctions.com/queen-farm)

<b>FORMAT</b>	Online Auction
<b>BIDDING OPEN</b>	From \$1,000,000
<b>BID INCREMENTS</b>	\$10,000
<b>RESERVE</b>	Subject to Seller Confirmation
<b>REGISTRATION DEPOSIT</b>	\$10,000 (refundable to non-winners within 48 hours)
<b>WINNING BUYER DEPOSIT</b>	10% wired to FREA Trust by 5:00 pm auction day (non-refundable)
<b>BUYER'S PREMIUM</b>	10% added to high bid to obtain final contract price
<b>CLOSING</b>	Within 30 days; closing through Associates Title, Inc.
<b>TAX PRORATION</b>	Short proration
<b>CLOSING COSTS</b>	Buyer pays all closing costs
<b>PROPERTY CONDITION</b>	As-is, where-is; no contingencies
<b>DEED</b>	General warranty deed at closing; no liens or back taxes
<b>INSPECTIONS</b>	All showings and inspections must be completed prior to auction
<b>SHOWINGS</b>	By appointment — Chris Cox, 727-504-0562 / <a href="mailto:ChrisCoxAuctioneer@gmail.com">ChrisCoxAuctioneer@gmail.com</a>
<b>TWILIGHT TOURS</b>	Tuesday June 16 & Wednesday June 17 (5:00–7:00 pm)
<b>REALTOR COOPERATION</b>	Welcomed; see Realtor Registration Form
<b>AUTO-EXTENDER</b>	If a bid is placed within 3 minutes, timer reverts to 3 minutes
<b>OBS SHARE OPTION</b>	Winning bidder may elect to acquire the seller's OBS share at \$550,000 by separate addendum within 7 days of auction close (subject to OBS right of first refusal). See p. 8.

# HOOPER'S FLORIDA LEGACY & THE CHAMPIONS LAID TO REST

In 1945, Fred Hooper stood in the Churchill Downs winner's circle holding the bridle of Hoop Jr., his Kentucky Derby champion — the moment that put Florida on the global Thoroughbred map. Hooper, an Alabama road builder who entered the Thoroughbred business in 1943, went on to breed or race the winners of more than 100 stakes races, lived to 102, and built Circle H Farm into an 1,100-acre Marion County operation.

When Hoop Jr. ran his final race, he was buried on Hooper's Ocala soil. He was joined over the decades by twelve other champions and foundation sires — and that final resting place remains intact within these 81 acres today. After Hooper retired and Circle H was subdivided in 2001, Mr. Hooper sold this 81-acre parcel directly to Harold and Evelyn Queen in 2003 — establishing a direct chain of title from Florida's foundational Thoroughbred figure to the family who would foal the next generation of champions on the same soil.

## CHAMPIONS LAID TO REST AT HOOPER FARM

*Documented by Thoroughbred Heritage via former farm manager Milt Hendry; photographed by Barbara Livingston, 2003. Hoop Jr. has the only headstone; Susan's Girl is buried complete to Hoop Jr.'s right.*

### STALLIONS

<b>Hoop Jr.</b>	1942–1964	1945 KY Derby
<b>Olympia</b>	1946–1974	Foundation Sire
<b>Crozier</b>	1958–1985	Top Racehorse
<b>Tri Jet</b>	1969–1998	Major Sire
<b>Copelan</b>	1980–1994	Gr. Stakes Winner
<b>Education</b>	1944–?	
<b>Greek Game</b>	1954–	Top 2-Year-Old
<b>Alabama Bound</b>	1960–	
<b>If This Be So</b>	1977–	
<b>*Quibu</b>	1942–1967	Arg. Sire (imp.)

### BROODMARES

<b>Susan's Girl</b>	1969–1988	3x Eclipse Champ.
<b>Quaze</b>	1957–	Susan's Girl's Dam
<b>Quaze Quilt</b>	1971–	KY Oaks Winner

## QUEEN STEWARDSHIP & THE DRAMA DYNASTY

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In 2003, after Hooper retired and the original 1,100-acre Circle H Farm was subdivided, Harold and Evelyn Queen purchased these 81 acres directly from Mr. Hooper. Harold, a Pittsburgh businessman who had built and sold a successful billing company, walked away from corporate life to give his remaining years to horses. He and Evelyn renamed the property Queen Farm and built it into one of Florida's most respected boutique breeding and training operations.

The Queens also constructed two duplex residences in 2003 — four total units of concrete-block / stucco construction with attached 2-car garages and private courtyards — to support the working farm operation.

On this same Ocala Ridge limestone, the Queens foaled Big Drama. In 2010, Big Drama won the Breeders' Cup Sprint and earned the Eclipse Award as America's Champion Sprinter — the highest honor an American Thoroughbred can receive in his discipline. The same soil produced the broader Drama dynasty: Sheer Drama (multiple graded stakes winner, Breeders' Cup runner-up), Riveting Drama, Little Drama, and Queen Drama. The pasture had its address.

*After more than two decades of stewardship, the Queen family is now downsizing. For the first time, this parcel is offered to the next steward.*

### THE DRAMA DYNASTY — ALL FOALED AT QUEEN FARM

- Big Drama — 2010 Eclipse Award Champion Sprinter; 2010 Breeders' Cup Sprint winner; multiple graded stakes winner.
- Sheer Drama — Multiple graded stakes winner; Breeders' Cup runner-up.
- Riveting Drama — Big Drama's dam; productive broodmare.
- Little Drama — Drama dynasty member.
- Queen Drama — Drama dynasty member.

## PROPERTY LAYOUT, BARN & TRAINING FACILITIES



*Aerial view of the property's paddock & barn layout. Interactive parcel map at [id.land](#) (see Resources).*

### BARN & STALLS

- Three shedrow-style barns — configuration optimized for Thoroughbred operations.
- 68 total stalls — center aisles with direct turnout access to paddock area.
- Equipment / storage building serves operational needs.
- Paved interior roads, gated entry points, wells, septic, electrical service throughout.

### TRAINING FACILITIES & PADDOCKS

- Adjacent 1-mile Nelson Jones dirt training track — one of the finest privately accessible tracks in Marion County. Annual access \$2,500/year (separate ownership; subscription).
- Round pen for groundwork, breaking, and conditioning.
- Hot walker for cool-out and exercise — both situated for easy access from the barn complex.
- Multiple turn-out paddocks with extensive perimeter and cross-fencing; mix of natural wooded shade and built shelter; water access provided.

## RESIDENCES & OPERATING ASSETS

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### RESIDENCES — TWO DUPLEXES, FOUR UNITS

Two residential duplexes (four total units) built in 2003 of concrete block / stucco construction. Each unit: 1,130 SF heated living space, 2 BR / 1 BA, 600 SF attached 2-car garage, private courtyard, 70 SF front porch, heat pump, ceramic tile flooring, monolithic slab foundation, hip roof with fiberglass shingle. Total residential living area: 4,520 SF across all four units. Ideal for staff housing, family residence, guest accommodations, or income-producing rental.

### OPERATIONAL CONTINUITY — GROUNDSKEEPER

The Queens' long-time on-site groundskeeper has worked for the family for more than 20 years and currently lives on the property in one of the residential units. He knows every fence line, every paddock, every well, every barn — and is willing to remain with the new owner. Day-one operational continuity, no staffing transition risk, no recruitment required at acquisition.

### PERSONAL PROPERTY — AVAILABLE FOR ADDITIONAL PURCHASE

Tractor (with attachments), mower, utility vehicles, hand tools, and farm implements are available for additional purchase by separate addendum. Complete inventory list — make, model, year, condition — available upon request from the lead auctioneer.

### OBS SHARE — OPTIONAL ACQUISITION FOR THE WINNING BIDDER

Separately from the real-estate offering, the seller is offering the winning bidder the option to acquire the Queen family's ownership share in Ocala Breeders' Sales, Inc. (OBS) — the premier Thoroughbred auction company in the Southeast. OBS shares are tightly held and trade only occasionally; this is a rare opportunity to acquire one alongside a turnkey Marion County operation located 8 miles from the OBS sales complex.

**PRICE** \$550,000 — reflects recent comparable OBS share transactions.

**ROFR** OBS holds a right of first refusal on any share transfer. The share is first offered to OBS at the agreed \$550,000 price per OBS bylaws; if OBS declines, the share transfers to the winning bidder at the same price.

**WINDOW** Winning bidder may elect by signing a separate share-purchase addendum within 7 days of the auction close. Election is at the bidder's sole discretion; declining has no effect on the real-estate closing.

**CLOSING** OBS share transaction closes separately, on a timeline driven by OBS's ROFR process. The 30-day real-estate close is not contingent on the OBS share transaction.

*No representation is made as to OBS share economics or future performance. Bidder is encouraged to perform independent due diligence on OBS governance and distributions.*

# INFRASTRUCTURE, SOIL & TAX STATUS

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## SOIL

No. 8 Ocala Ridge limestone — the calcium-carbonate-rich soil widely credited with building stronger bone density and sounder feet in young Thoroughbreds than any soil in North America. Complete soil report available upon request.

## WATER, WELLS & SEPTIC

Property is served by multiple wells with water access throughout the paddock and barn complex. Septic systems serve all residential and operational buildings. Specific well locations, output capacity, and water rights are best determined at on-site inspection.

## UTILITIES, FENCING & ROADS

Electrical service to barns, stalls, and equipment storage. Extensive perimeter and cross-fencing throughout. Main interior roads paved; multiple gated entry points.

## TAX STATUS & FLORIDA AGRICULTURAL EXEMPTION

Annual property taxes are approximately \$12,400 under Florida agricultural exemption — roughly \$153 per acre per year. Marion County Parcel ID: 21172-003-00. Zoning: A1 (Agricultural) — allowed uses include boarding, breeding, training, and event hosting. No HOA restrictions. Buyers should verify all zoning details with Marion County prior to bidding.

## 2025 CERTIFIED VALUES — MARION COUNTY PROPERTY APPRAISER

Land Just Value	<b>\$1,620,247</b>
Buildings	<b>\$521,054</b>
Miscellaneous	<b>\$206,365</b>
Total Just Value	<b>\$2,347,666</b>
Total Assessed Value	<b>\$619,422</b>
Total Taxable	<b>\$619,422</b>

# MARION COUNTY EQUESTRIAN MARKET & LOCATION

Marion County, Florida is the documented horse capital of the United States. The county is home to 35% of Florida's horses, 46% of its Thoroughbreds, and more than 1,200 horse farms across 195,000+ acres of equestrian land. The county's No. 8 limestone soil — the same calcium-carbonate-rich substrate at Queen Farm — has produced more Thoroughbred champions than any soil region in North America.

The World Equestrian Center — TIME's 2024 World's Greatest Places — has accelerated Marion County's transformation into the premier global equestrian destination. WEC-adjacent land has commanded premium pricing since the venue's 2021 opening, with sustained demand from international buyers in racing, dressage, and show jumping. Queen Farm's 7-mile proximity places it directly within the WEC trade area while preserving the rural quiet characteristic of Hooper-era Florida horse farms.

**1,200+**

HORSE FARMS

**195K+**

AC EQUESTRIAN LAND

**35%**

OF FL HORSES

**46%**

OF FL THOROUGHBREDS

## LOCATION & PROXIMITY

- 7 miles to the World Equestrian Center (WEC) — TIME's 2024 World's Greatest Places.
- 4.5 miles to HITS Ocala.
- 8 miles to Ocala Breeders' Sales (OBS) sales complex.
- 7 miles to I-75 — connecting to Gainesville, Tampa, Orlando, and beyond.
- 10 miles to Ocala International Airport.
- 10 miles south to Florida Horse Park.

# AUCTION PROCESS, TOURS & REGISTRATION

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## TWILIGHT TOURS & INSPECTION

Two scheduled Twilight Tours: Tuesday June 16 and Wednesday June 17, 5:00–7:00 PM ET. Self-paced walking tour, detailed look at all three barns and stall configuration, paddock and fencing inspection, tour of one representative residential unit, light refreshments. Private appointments available — contact Chris Cox at 727-504-0562 or ChrisCoxAuctioneer@gmail.com. ALL inspections must be completed prior to auction.

## AUCTION PROCESS — STEP BY STEP

- 1. REVIEW THIS PACKET** Review all materials carefully. Note any questions.
- 2. INSPECT THE PROPERTY** Attend a Twilight Tour (June 16 or 17) or schedule a private appointment.
- 3. REGISTER TO BID** Visit FloridaRealEstateAuctions.com/queen-farm and complete the online registration.
- 4. WIRE THE \$10,000 DEPOSIT** Wire the \$10,000 refundable bidder deposit to the FREA Trust account using the wire instructions provided after registration.
- 5. RECEIVE BIDDING APPROVAL** Once your wire clears, Chris Cox will personally activate your bidding privileges and confirm by email.
- 6. PLACE YOUR BIDS** Bidding is open from \$1,000,000 with \$10,000 increments. Bid online any time before the soft close.
- 7. SOFT CLOSE — JUNE 18 AT NOON ET** 3-minute auto-extender on bids placed in the final minutes. Auction ends when there is 3 minutes of inactivity at the close.
- 8. WINNING BIDDER OBLIGATIONS** Winning bidder wires 10% non-refundable deposit by 5:00 pm auction day. 10% buyer's premium added to high bid for final contract price.
- 9. OBS SHARE ELECTION (OPTIONAL)** Winning bidder may elect to acquire the seller's OBS share at \$550,000 within 7 days of auction close, by separate addendum (subject to OBS right of first refusal).
- 10. CLOSING WITHIN 30 DAYS** Closing through Associates Title, Inc. General warranty deed; buyer pays all closing costs.

**WIRE FRAUD PREVENTION** Wire instructions should always come directly from ChrisCoxAuctioneer@gmail.com. Verify by phone (727-504-0562) before sending any wire.

# DUE DILIGENCE, RESOURCES & FAQ

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## AVAILABLE DUE DILIGENCE MATERIALS

- Marion County Auditor Property Record Card (Parcel 21172-003-00)
- Land.ID Interactive Property Map — layered overlays for soil, parcel, floodplain
- Soil Report — No. 8 Ocala Ridge limestone documentation
- Equestrian Facility Spec Sheet — operational facility details
- Realtor Registration Form, Sample Purchase Agreement (FREA template)
- Listing Photos & Drone Imagery Library; Cemetery Burial Roster source documentation
- Personal Property Inventory List (on request); OBS share-transfer addendum and seller share statement (on request); Title commitment (after winning bid)

## FREQUENTLY ASKED QUESTIONS

### **Q: Why is the Queen family selling?**

Downsizing after 20+ years of stewardship. Planned transition, not a distressed sale.

### **Q: Will the burial site remain on the property?**

Yes. The burial site is integral to the property and remains within the 81-acre parcel. Stewardship at the discretion of the new owner.

### **Q: What is the reserve?**

Confidential. Bidding opens at \$1,000,000. The sale is subject to seller's approval at the conclusion of the sale.

### **Q: What is included in the sale?**

81.84 acres, all improvements (3 barns / 68 stalls, 2 duplexes / 4 units / 4,520 SF residential, round pen, hot walker, equipment storage, paddocks, fencing, wells, septic, paved roads). Personal property and OBS share offered separately by addendum.

### **Q: Do I have to bid in person?**

No. The auction is fully online via [FloridaRealEstateAuctions.com/queen-farm](https://FloridaRealEstateAuctions.com/queen-farm).

### **Q: Can my Realtor / buyer's agent participate?**

Yes. Cooperation is welcomed; complete the Realtor Registration Form prior to first showing.

### **Q: Is the OBS share included in the real-estate price?**

No. The OBS share is offered to the winning bidder at \$550,000 by separate addendum, at the bidder's option, subject to OBS's right of first refusal. Declining has no effect on the real-estate closing.

## RESOURCE LINKS

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*Independent third-party sources documenting the property's provenance, the cemetery roster, Big Drama's race record, Susan's Girl's career, Fred Hooper's biography, and the Marion County equestrian market.*

### PROPERTY PROVENANCE

- Hooper Farm Equine Cemetery — Find a Grave [findagrave.com/cemetery/2621610/hooper-farm-equine-cemetery](https://findagrave.com/cemetery/2621610/hooper-farm-equine-cemetery)
- Grave Matters: Hooper Farm — Thoroughbred Heritage [tbheritage.com/TurfHallmarks/Graves/cem/GraveMattersHooperFarm.html](https://tbheritage.com/TurfHallmarks/Graves/cem/GraveMattersHooperFarm.html)
- Hoop Jr. — Find a Grave Memorial [findagrave.com/memorial/169119399/hoop\\_jr.](https://findagrave.com/memorial/169119399/hoop_jr.)

### NOTABLE HORSES

- Hoop Jr. — Wikipedia [en.wikipedia.org/wiki/Hoop\\_Jr.](https://en.wikipedia.org/wiki/Hoop_Jr.)
- Susan's Girl — Wikipedia [en.wikipedia.org/wiki/Susan's\\_Girl](https://en.wikipedia.org/wiki/Susan's_Girl)
- Susan's Girl — Ocala Style [ocalastyle.com/susans-girl-hoopers-super-girl/](https://ocalastyle.com/susans-girl-hoopers-super-girl/)
- Big Drama — Equibase race record [equibase.com](https://equibase.com) (search: Big Drama)

### FRED HOOPER LEGACY

- Fred W. Hooper — Wikipedia [en.wikipedia.org/wiki/Fred\\_W.\\_Hooper](https://en.wikipedia.org/wiki/Fred_W._Hooper)
- Remembering Mr. Hooper — Paulick Report [paulickreport.com/news/ray-s-paddock/first-times-charm-remembering-mr-hooper/](https://paulickreport.com/news/ray-s-paddock/first-times-charm-remembering-mr-hooper/)
- Sports Illustrated 1997 feature on Hooper horses [vault.si.com/vault/1997/12/01/breeder-goes-the-distance-hanging-around-horses](https://vault.si.com/vault/1997/12/01/breeder-goes-the-distance-hanging-around-horses)

### FACILITIES & MARKET

- Nelson Jones Training Center [nelsonjonestraining.com](https://nelsonjonestraining.com)
- World Equestrian Center [worldequestriancenter.com](https://worldequestriancenter.com)
- Ocala Breeders' Sales (OBS) [obssales.com](https://obssales.com)
- Florida Thoroughbred Breeders' & Owners' Association [ftboa.com](https://ftboa.com)
- Marion County Property Appraiser [pa.marion.fl.us](https://pa.marion.fl.us)
- Land.ID Interactive Map [id.land/maps/a8afa906e240566c696a2b72eb8cf9a1/share](https://id.land/maps/a8afa906e240566c696a2b72eb8cf9a1/share)

### AUCTION

- Queen Farm Auction Landing Page [FloridaRealEstateAuctions.com/queen-farm](https://FloridaRealEstateAuctions.com/queen-farm)
- FREA Main Site [FloridaRealEstateAuctions.com](https://FloridaRealEstateAuctions.com)

# DISCLAIMERS & CONTACT

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## CONFIDENTIALITY STATEMENT

This Buyer's Packet has been prepared by Florida Real Estate Auctions, LLC for the use of qualified prospective purchasers in evaluating Queen Farm at 12219 SW 26th Street, Ocala, FL 34481. By accepting this packet, the recipient agrees that all information contained herein will be held in strict confidence, will not be photocopied or duplicated for purposes outside due diligence, and will be used solely for the purpose of evaluating this property.

## DISCLAIMER

Information contained in the marketing and promotion of this property was obtained from sources deemed reliable. However, neither Florida Real Estate Auctions, LLC, the auctioneer, nor its agents shall be responsible for any errors or omissions. Buyers should carefully verify all information and make their own determination as to its accuracy before relying upon it.

## BASIC TERMS

A \$10,000 deposit into the Florida Real Estate Auctions LLC Trust account is required to participate in bidding. Non-winners receive their deposit back within 48 hours of the auction's end. A 10% deposit must be wired to FREA Trust by no later than 5 pm on auction day and becomes the non-refundable deposit. The real estate is sold As-Is with no contingencies. All showings/inspections must be done prior to auction. Close within 30 days. A 10% buyer's premium is added to the high bid to obtain the final contract selling price. Short tax proration. Buyer pays all closing costs. General warranty deed at closing with no liens or back taxes. OBS share acquisition is optional, separate, and subject to OBS right of first refusal.

## BROKERAGE DISCLOSURE

Florida Real Estate Auctions, LLC is a licensed Florida real estate brokerage. Chris Cox is a licensed Florida real estate professional and Florida Auctioneer. Buyer's agents are welcome with registered bidders per the Realtor Registration Form available with the bidder package.

## SOURCE ATTRIBUTIONS

Burial roster: Thoroughbred Heritage / Barbara Livingston via former farm manager Milt Hendry (tbheritage.com). Big Drama race record: Equibase, Breeders' Cup official records. Susan's Girl career and Eclipse Award history: The Jockey Club, Wikipedia, Ocala Style Magazine. Marion County demographic data: Marion County Property Appraiser, Florida Department of Agriculture.

### CONTACT THE LEAD AUCTIONEER

**CHRIS COX, CAI · AMM · AARE**

Lead Auctioneer | Florida Real Estate Auctions, LLC

**727-504-0562**

ChrisCoxAuctioneer@gmail.com · FloridaRealEstateAuctions.com/queen-farm