

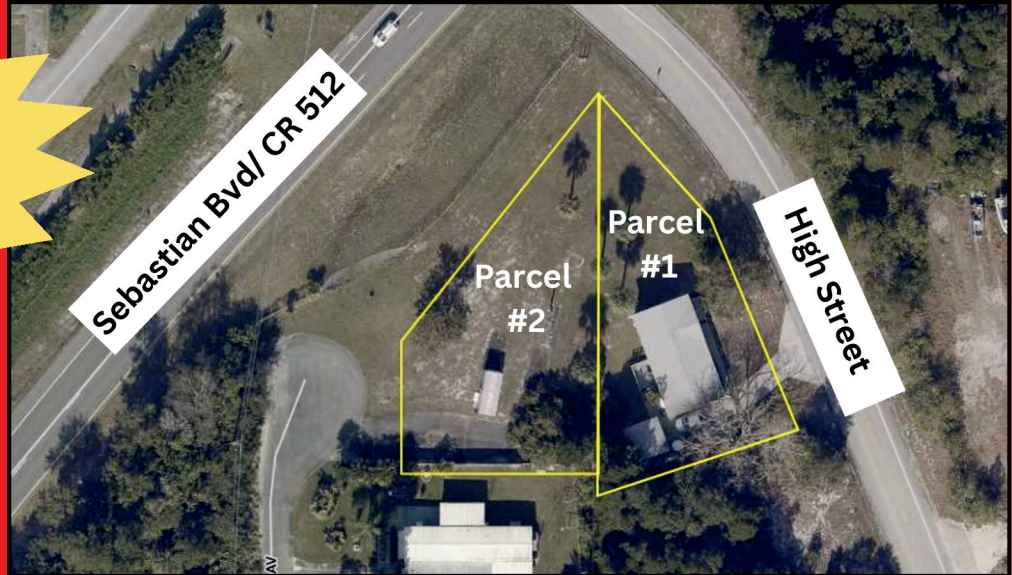
# ABSOLUTE AUCTION!

ON-SITE AUCTION!

## SAT • MAY 16 • 11am

**Zoned INDUSTRIAL-MXD**

**Sells to Highest Bidder-REGARDLESS of Price!**



### • Parcel # 1

- 2 bed/ 2 bath modular home on .23 acres + storage shed

- 2025 Taxes: \$1,850

### • Parcel # 2

- .23 acres with 144.5' on CR 512

- 2025 Taxes \$462

- Total of .46 acres

### TERMS:

- Winning bidder to deposit 10% at Auction.
- Personal checks accepted.
- Pay balance at closing within 30 days.
- Title Insurance provided by Seller.
- 10% Buyer's Premium.

### Method of Sale:

Parcel # 1 and Parcel # 2 will be Auctioned separately and then in combination- the method yielding the best price for the Sellers will be the winner.

### Auctioneer's Note:

This is a great opportunity to buy almost half-acre of business property on CR 512!



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