



SELLING TO HIGHEST BIDDER REGARDLESS OF PRICE!

Alachua 20 miles

SR 238

Lake Butler 9 miles

N

AUCTION

116 acres

selling in 8 parcels
Saturday, December 15, at 10 am

EE
Ewald Enterprises, Inc.
Auctioneers • Appraisers • Real Estate Professionals

INDIAN RIVER
AUCTIONS & APPRAISALS, LLC

EE

Ewald Enterprises, Inc.

Lic. Real Estate Broker • 86793/31190

Auctioneers • Appraisers • Real Estate Professionals

12472 Lake Underhill Road, Suite 312

Orlando, Florida 32828

(407) 275-6853

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INDIAN RIVER

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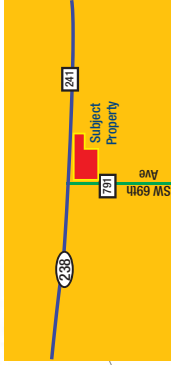
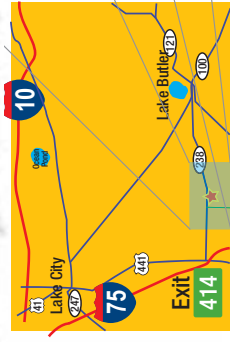
FIRST CLASS
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ORLANDO, FL

AUCTION

116 acres

selling in 8 parcels

Saturday, December 15, at 10 am



Location: 10100 W. SR 238 • Lake Butler, Florida

Directions: From I-75 take Exit 414 to US 441, go north to SR 238, go east on SR 238 for 5.6 miles to the site. Look for signs

Can't Make it to the Auction? Register for this event on proxiBid.com and bid from the comfort of your home or office.
BID LIVE ONLINE! www.proxiBid.com

proxiBid
877-505-7770



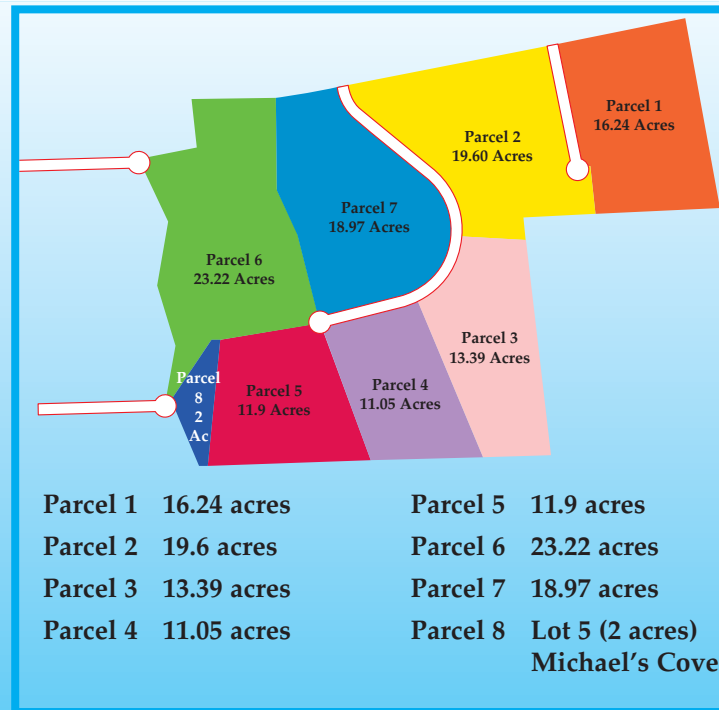
Saturday, December 15 • 10 am
116 Acres Near Lake City, Florida

INDIAN RIVER
AUCTIONS & APPRAISALS, LLC

Property Features

116 acres; selling in 8 parcels

- 113.81 Acres undeveloped and 2.15 Acre residential lot
- 2,864' road frontage on W SR 238
- Easy access to I-75, Lake City and Lake Butler
- Quiet country acreage perfect for rural home sites and farming operations
- Preliminary approval for 57 residential home sites
- Well drained pasture with moderately treed parcels
- Zoned A: Agricultural by Union County
- Septic and well needed



Selling regardless of price!

Since we have moved out of the area and no longer plan to develop this acreage, Ewald Enterprises and Indian River Auctions and Appraisals have been authorized to sell this property at public auction to the **HIGHEST BIDDER REGARDLESS OF PRICE WITH NO MINIMUMS AND NO RESERVES!**

To be sold individually and subject to combination with the highest method of sale being final.

Broker participation up to 2% available - call to qualify - must register client 48 hours prior to auction.

Owner
Grand Legacy, LLP

Announcements made at the auction take precedence over printed matter.

Terms & Conditions

- Property selling to the **HIGHEST BIDDER REGARDLESS OF PRICE, NO MINIMUMS, NO RESERVES!**
- Everything sells on an "AS IS, WHERE IS" basis.
- 10% Buyer's Premium on all sales.
- \$2,500 Cash or Cashier's Check **PER PARCEL** must be displayed to bid.
- 10% deposit collected day of auction.
- Balance due at closing within thirty (30) days of auction.
- ALL closing costs are at the buyer's expense.
- 2007 Real Estate taxes to be paid by Seller.
- Possession with Deed.
- Call for Bidder Information Package.
- Inspection of property at your convenience.



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