



Lisc. RE Broker - AB3381 - AU1340

* * ESTATE * * AUCTION

THURSDAY - OCT 11th - 5p.m. 4093 SE 23rd Ave, Ocala, FL 34478

In order to resolve a partition dispute amongst co-owners of the property, Ewald Auctions has been authorized to sell this real estate at PUBLIC AUCTION to the **HIGHEST BIDDER, REGARDLESS OF PRICE!!!** No Reserves!

3 Bed / 2.5 Bath CBS Home on Beautifully Landscaped .54 Acre Lot

3 Bed / 2.5 Bath CBS Home

- 2,333 sq. ft. - Built 1981
- 0.54 Acres - 180' x 200' Lot
- Screened & open rear patios
- Septic
- City Water & Electric
- Zoned: R-1: Single Family Residential
- Approx. \$2,700/yr in prop taxes
- Schools:
 - Forest High
 - Osceola Middle
 - South Oak Elementary
- Hardwood floors in main living area
- Carpeting in bedrooms
- Linoleum in kitchen & utility room
- Oversized laundry/utility room
- Alarm System
- Fireplace
- convenient to shopping, schools and access to I-75



TERMS & CONDITIONS

- Real Property sells to the HIGHEST BIDDER, REGARDLESS OF PRICE! NO Minimums! NO Reserves!
 - Property sells on as "AS IS, WHERE IS" basis.
 - \$10,000 cash or cashier's check must be displayed to bid.
 - 10% Buyer's Premium charged on Real property.
 - 10% Deposit due day of auction.
 - Balance due at closing within 30 days of auction.
 - NO contingencies to closing.
 - ALL closing costs at the buyers expense.
 - ALL 2018 taxes to be paid by the buyer at closing.
 - Auction conducted on site, rain or shine.
- Announcements made at the auction take precedence over printed matter.*

407-275-6853

www.ewaldauctions.com

