

# Bidder's **INFORMATION** Package

Real Estate Auction of:  
1408 Clipper Island Road, Slidell, LA

THIS PROPERTY  
WILL BE AUCTIONED VIA  
[PROXIBID.COM/SERVCORP](http://PROXIBID.COM/SERVCORP)  
AS A  
ONLINE ONLY TIMED AUCTION  
ON  
**THURSDAY**  
**AUGUST 20, 2020**  
**BEGINNING AT 10:00 AM**



1408 Clipper Island Road, Slidell, LA

**INSPECTION: VACANT LAND – DRIVE BY**

**ServCorp International, Inc.**  
**Sencore Properties**  
**101 Magnolia Street**  
**Slidell, LA 70460 U.S.A.**

(800) 340-2185 • (985) 847-1242 • Fax (985) 847-1224  
[www.servcorpII.com](http://www.servcorpII.com)

# *ServCorp International, Inc.*

## *Sencore Properties*

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July 15, 2020

To: Prospective Bidders  
From: Penny Mutz  
Subject: Auction of Real Property Conducted On Line through  
Proxibid.com/ServCorp

This property information package has been prepared to assist you in your pre-auction due diligence.

I welcome and encourage you to attend this auction and take advantage of quality real estate properties selling at public auction. Should you desire an inspection for environmental studies or any other reports; they will be at your expense. You have ten (10) days prior to the auction to inspect for legal, environmental, or to obtain any other information that may be of interest to you.

Please do not hesitate to contact us if you have any questions. I look forward to meeting you.

Yours truly,

*Penny Mutz*

Penny Mutz, CAI, LA 655  
Auctioneer / Broker  
Louisiana /Mississippi

PM/ymm

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# 1408 Clipper Island Road, Slidell, LA

## GENERAL DESCRIPTION

The property is located off Eden Isles Drive located near Highway 11/Pontchartrain Drive in Slidell.

### Legal Description

Lot 295, Clipper Estates Subdivision, Phase 8, St, Tammany Parish, LA

Vacant land with Municipal No.1408 Clipper Island Road, Slidell, LA 70461

Title Restrictions as per subdivision restrictions recorded Inst No 1607949 & 935464.

### Physical Characteristics

The topography of the greater Slidell area is generally flat, sloping toward the street. This lot slopes toward the water in the rear. There are no apparent drainage problems.

### Streets and Access

The property is in a private, gated community; streets are not dedicated to the public. From Highway 11 (Pontchartrain Drive) take the Eden Isles entrance to Clipper to Cutter Cove. From Cutter Cove to Clipper Island Rd. Turn left onto Clipper Island Road, second lot on the right.

### Zoning

The current zoning is Planned Unit Development, (PUD). This phase is for Single Family Residential.

### Utilities

Public utilities available include electricity, telephone and water. Clipper Estates is serviced by a private sewage treatment system.

### Police and Fire Protection

These services are provided by St. Tammany Parish.

### Homeowner Fees

There is an assessment for homeowner fees of \$230 per quarter.

### Flood Zone

The Lot is located in Flood Zone "A-2" considered a Flood Hazard zone.

**Inspection:** Inspection is by drive by and by appointment.

**Photographs, 1408 Clipper Island Road, Slidell, LA**



**Subject Lot**



**From the Street**



**Water View**



**Street Scene from the Cul de Sac**



**Additional Lot View**

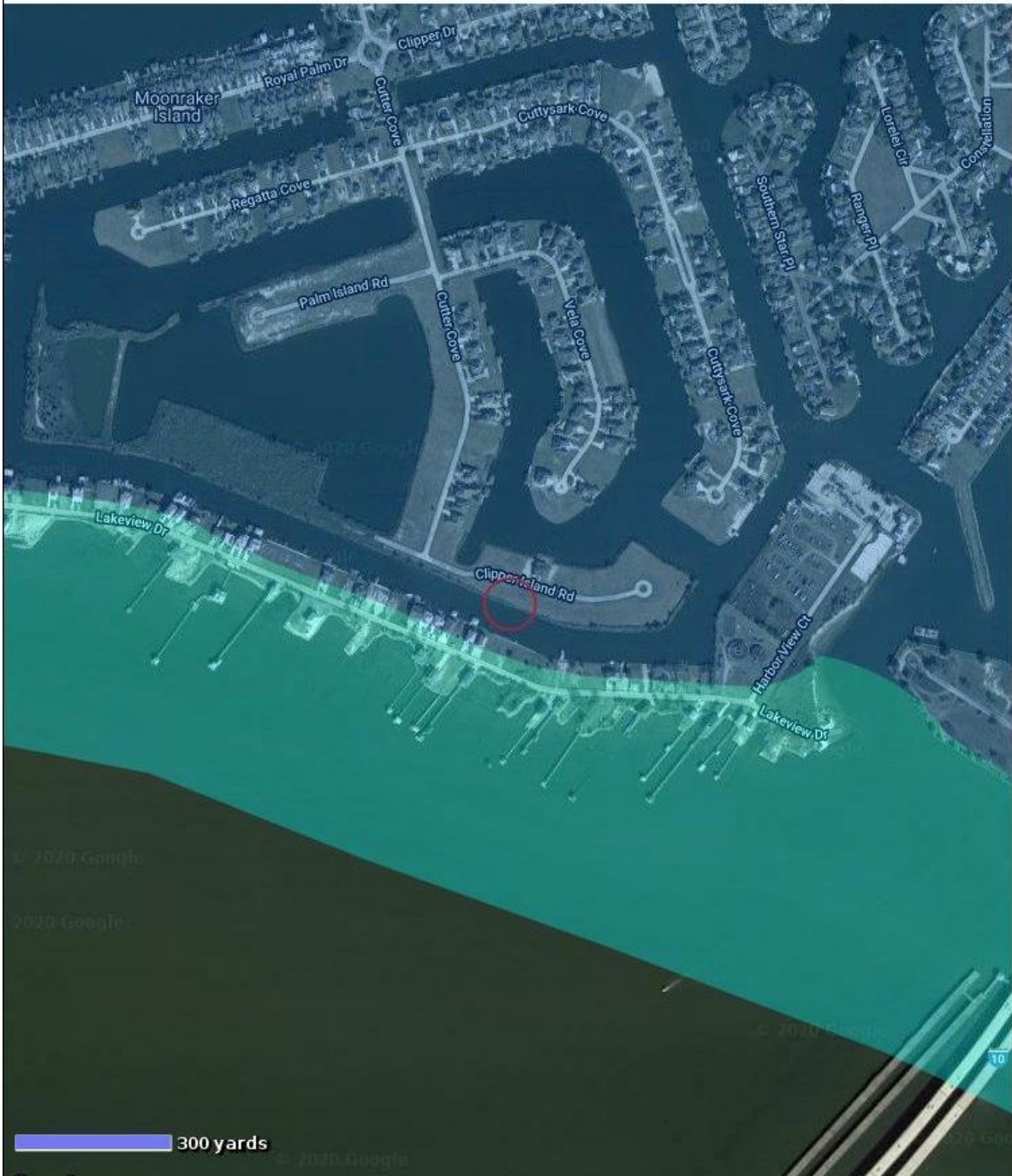


**Additional Water View**

# Flood Map, 1408 Clipper Island Road, Slidell, LA

**InterFlood** by a la mode

Prepared for: Sencore Properties  
 1408 Clipper Island Rd  
 Slidell, LA 70458-1461









Google

Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

**MAP DATA**

FEMA Special Flood Hazard Area: **Yes**  
 Map Number: 2252050535D  
 Zone: AE  
 Map Date: April 02, 1991  
 FIPS: 22103

**MAP LEGEND**

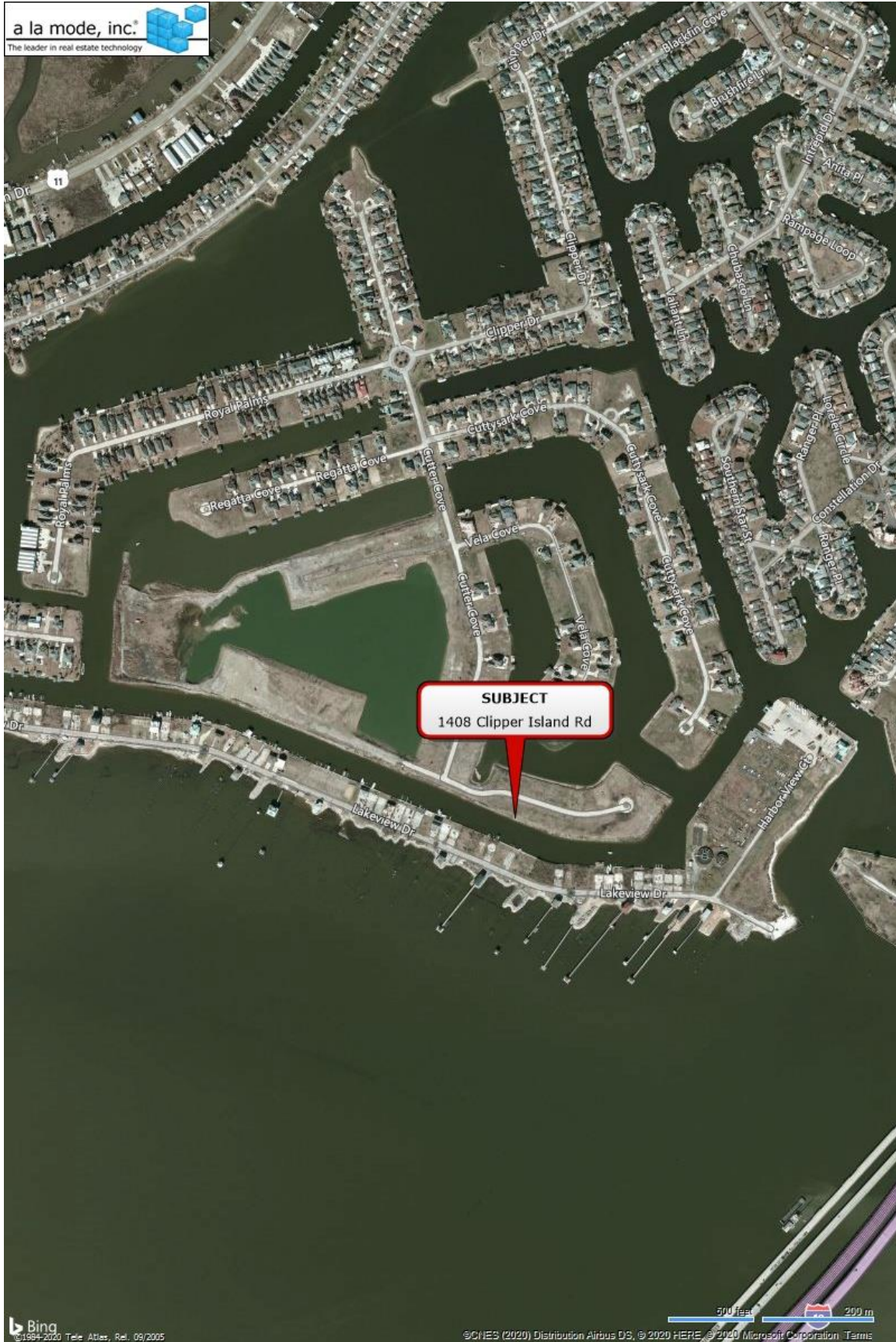
- |  |   |
|--|---|
|  Areas inundated by 500-year flooding |  Protected Areas |
|  Areas inundated by 100-year flooding |  Floodway        |
|  Velocity Hazard                      |  Subject Area    |

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# Location Map, 1408 Clipper Island Road, Slidell, LA





# Zoning Map

## Eden Isles, Clipper Estates, Oak Harbor, Slidell, LA



# BUYER'S TERMS AND CONDITIONS FOR REAL ESTATE

1. **AUCTION LOCATION:** The auction will be held online through **ProxiBid.com/Servcorp** beginning at 10:00 am on August 20, 2020 as a Online Only Timed Auction. The home office for coordinating information is located at 101 Magnolia St., Slidell, LA.
2. **INSPECTION:** The Subject is vacant land, viewing by drive by. Buyers are encouraged to view the real estate previous to auction day. Directions to the property are contained herein.
3. **TERMS: 10% DOWN PAYMENT** on auction day ~ Buyers must register with ProxiBid with Valid Credit Card to be approved to bid. A 10% Buyer's Premium will be added to the final bid to determine the Contract Price. A non-refundable deposit of 10% of Contract Price must be made on auction day with Agreement to Purchase to follow within 24 hours. Deposit may be made by bank wire, overnight of certified funds or hand delivery to 101 Magnolia St., Slidell, LA. Closing must take place within 30 days of the auction or forfeit the deposit.
4. These deposit funds will become a part of the down payment and will be credited to the buyer at closing. ~CLOSING to be held within (30) thirty-days. This deposit is non-refundable.
5. **"AS IS, WHERE IS"** – Buyer shall have ten (10) days before the auction to conduct termite, lead based paint and any other tests required by Buyer or Lender (at Buyer's expense). All information contained herein was taken from sources believed to be correct, but is not guaranteed.
6. **BROKER PARTICIPATION** for pre-registered clients that are registered by Wednesday, August 19 by 5PM CDT in writing. Call for Broker Participation Registration Package. No oral registration will be accepted. No commission will be paid to a Broker/Agent who is acting as a principal.
7. **AGENCY DISCLOSURE:** **Sencore Properties/ServCorp Int. Inc.** is acting as Broker/Auctioneer for the seller only.
8. Auction **SUBJECT TO LEGAL DESCRIPTION** of record.
9. **FINANCING** must be arranged before the auction date and will not be a contingency of the bid at auction.
10. **THE HIGH BID FOR THE REAL ESTATE** will be accepted on Auction Day "Subject to Owner Confirmation."
11. **ANNOUNCEMENTS** made by the Auctioneer at the time of the auction will take precedence over any printed material. Conduct of the auction and increments of bidding are at the sole discretion of the Auctioneer. Other terms may also apply.
12. **Disclaimer:** All information regarding the description of this property is derived from sources deemed reliable but not warranted. Information is believed to be correct to the best of Broker/Auctioneer' knowledge but is subject to inspection and certification by all parties relying on it. Sellers, their representatives and Broker/Auctioneer shall not be liable for inaccuracies, errors, or omissions.

**Please plan to inspect the property and to become familiar with the property before bidding.**

**See additional Terms and Conditions as may be announced by auction day at**

[www.servcorp.com](http://www.servcorp.com) or [www.proxibid.com/servcorp](http://www.proxibid.com/servcorp)



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