

Bidder's INFORMATION Package

Real Estate Auction of:
Lot 60, Hermina Street, Slidell, LA

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



Lot 60, Hermina Street, 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

ServCorp International, Inc.

Sencore Properties

July 23, 2020

To: Prospective Bidders
From: Penny Mutz
Subject: Auction of Real Property Conducted Online 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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Lot 60, Hermina St., Slidell, LA

GENERAL DESCRIPTION

The property is located off Donya Street located between Hwy 190 (Gause West) and Browns Village Road in Slidell.

Legal Description

Lot 60, Grand Subdivision, St. Tammany Parish, LA

Vacant land, no municipal address has been given.

Physical Characteristics

The topography of the greater Slidell area is generally flat, sloping toward the street. This lot is heavily wooded. There are no apparent drainage problems.

Streets and Access

The property is accessed from Gause West (Hwy 190) to North Harrison Rd., turn right on Jackson Rd, left onto Donya St., then left onto Hermina. Lot is on the left before Emile St.

Zoning

The current zoning is A-4, Single Family Residential.

Utilities

Public utilities available include electricity, telephone and water. There are no utilities on site.

Police and Fire Protection

These services are provided by St. Tammany Parish.

Homeowner Fees

There are no homeowner's fees.

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, Lot 60, Hermina St., Slidell, LA



Subject Lot



Street Scene



Beautiful Trees

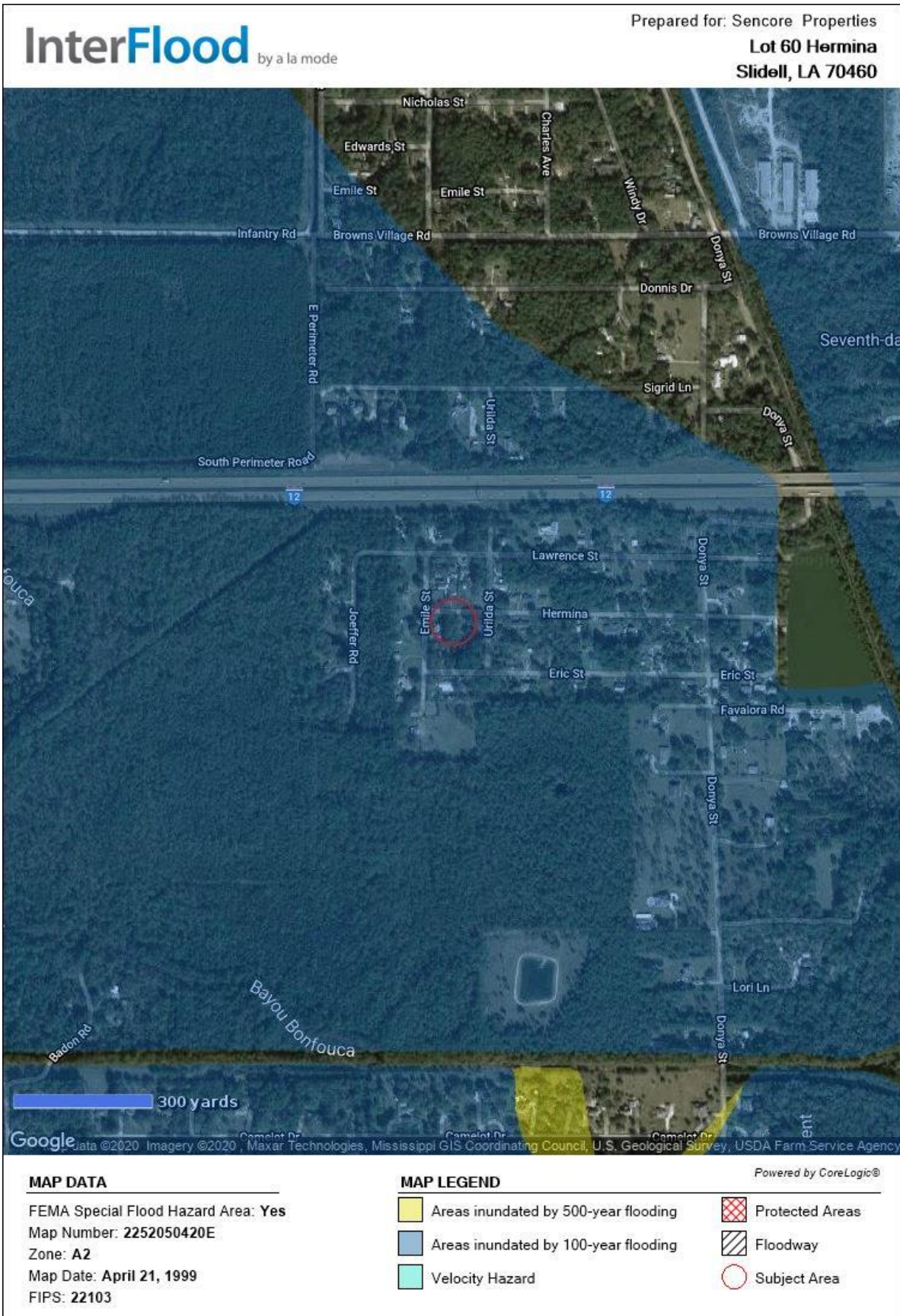


Street Scene from Corner of Emile

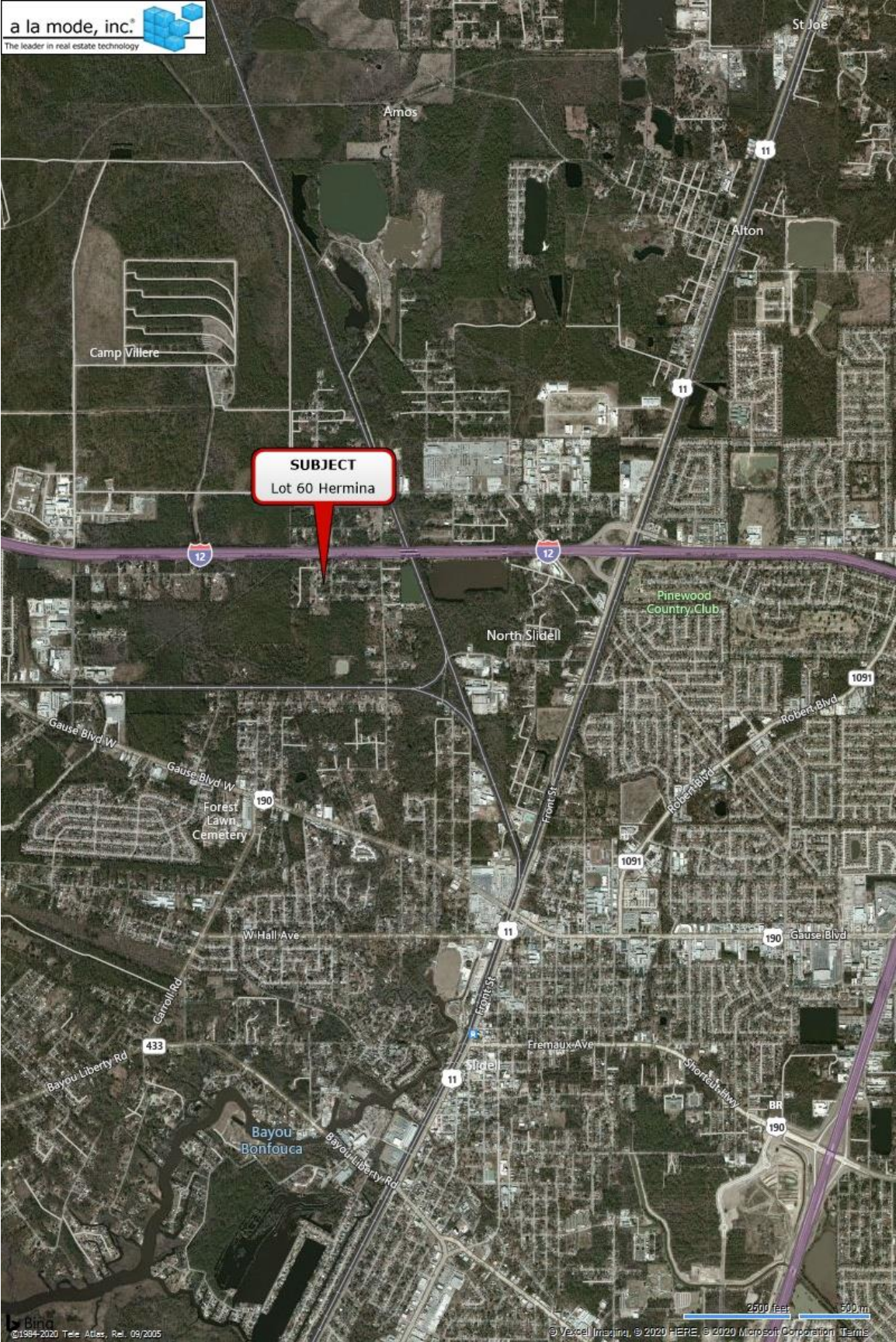


Additional Lot View

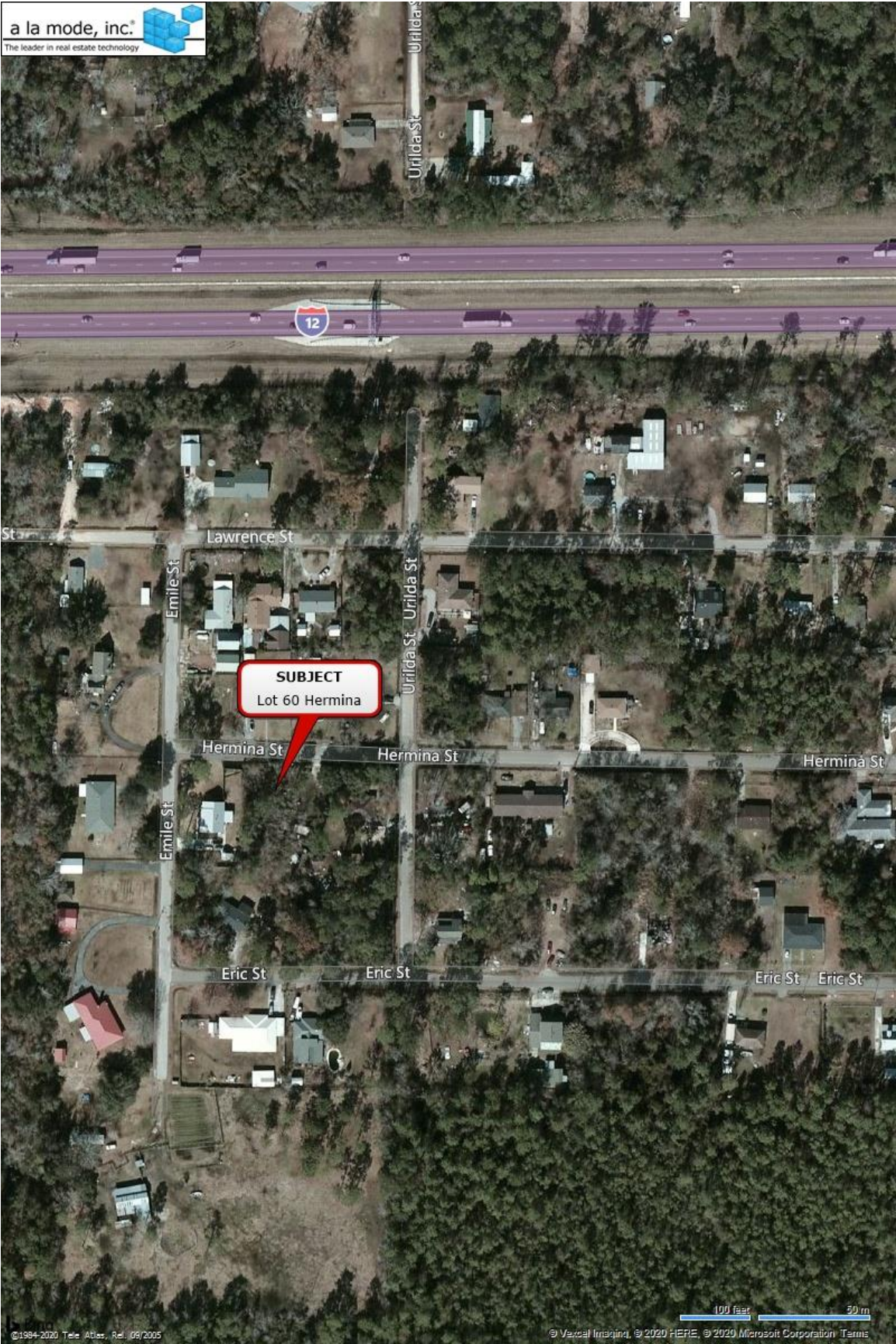
Flood Map, Lot 60, Hermina St., Slidell, LA



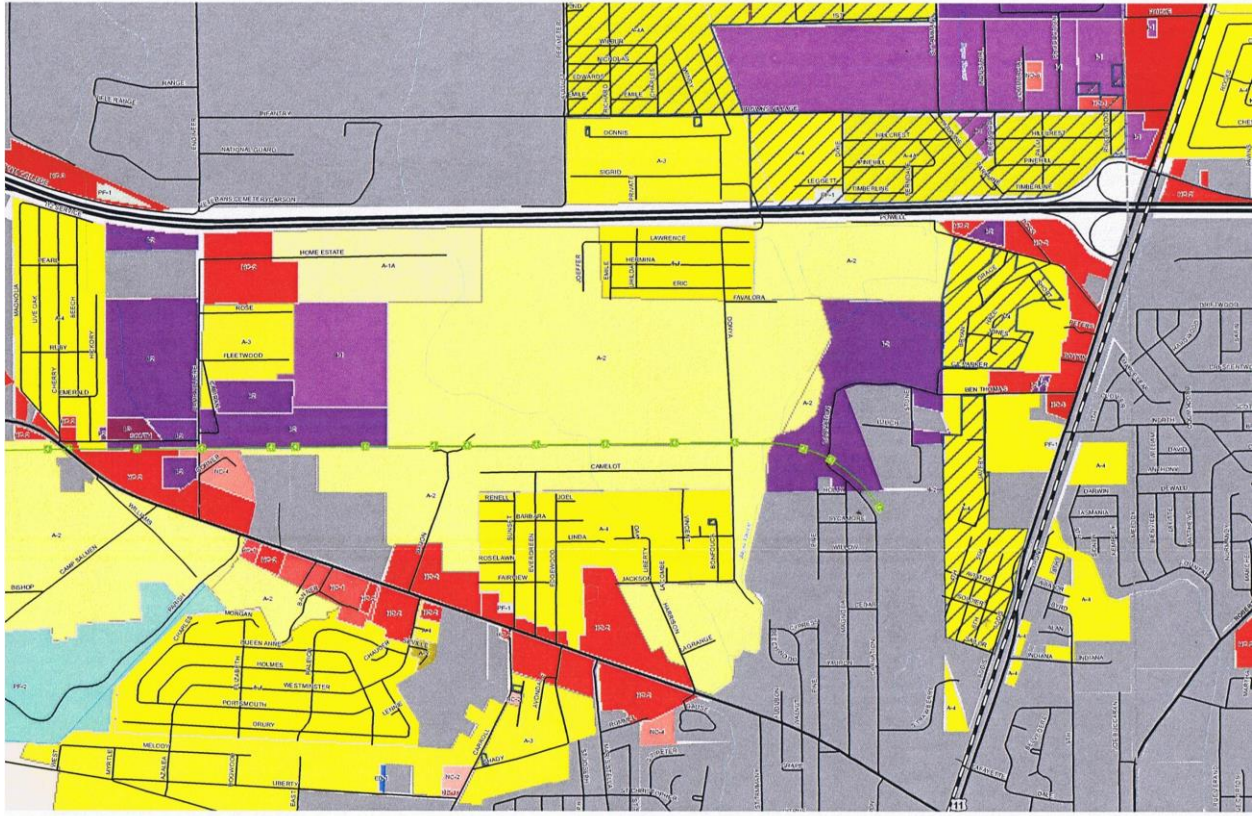
Location Map, Lot 60, Hermina St., Slidell, LA



Location Map, Lot 60, Hermina St., Slidell, LA



Zoning Map Lot 60, Hermina St., 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 on 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 a Valid Credit Card to be approved to bid. A 15% 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 through ProxiBid. 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.servcorpII.com



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