



ABSOLUTE AUCTION



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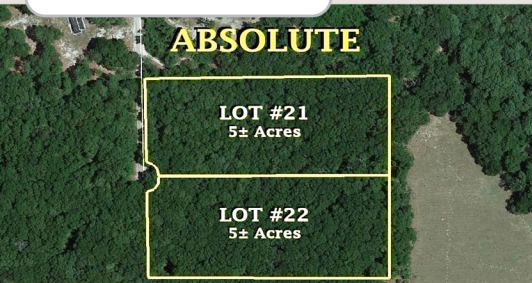
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**Investor Home in Lakeland, FL
& Two Residential Lots in Branford, FL
Selling at Absolute Auction!**



REAL ESTATE AUCTIONS

3 RESIDENTIAL PROPERTIES SELLING ABSOLUTE!



Investor Home in Lakeland, FL Live On-Site Auction: Jan. 14th at 11 A.M.

725 Hennessee Street, Lakeland, FL 33805: As a perfect investment, bring your handyman skills as the home is in need of repair. This is a 1 bedroom, 1 bath, 845± SF house, built in 1958 on 0.41± acres. Drive By Or Call For An Appointment to Preview!

Two Residential Lots in Branford, FL Online Auction: Jan. 16th to 23rd at 3 P.M.

NE Kalmia Lane, Branford, FL 32008: Two contiguous residential lots selling separately, each containing 5± acres. This property is located only 1 mile from the Suwannee River, which has a public boat ramp on the dirt road. Plenty of wildlife and lots of peace and tranquility. Drive By At Your Convenience to Preview!

Real Estate Terms (Hennessee Property): 10% Due Day Of Sale. Balance Due At Closing On Or Before 30 Days. 10% Buyers Premium. *Pre-auction offers are accepted. Subject to pre-auction sale, change or withdrawal without notice. **Telephone Bidding:** Phone Bidding Available, Pre-Registration Required At Least 48 Hours In Advance. **Online/App Bidding (Branford Lots):** \$1,000 Credit Card Authorization to Bid. Funds Will Be Released Following The Close Of The Auction. Earnest Money Deposit Of 10% Of The Total Purchase Price Due Within 24 Hours Of Auction (Per Prop). 11% Buyer Premium. **Disclosure:** Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurement, & other figures described in this brochure are approximate and therefore not necessarily to scale. All properties sold AS IS, WHERE IS. Not responsible for accidents or injuries. All properties subject to sale prior to auction. 20202101 M.E. Higgenbotham, CAI, CES, AARE FL Lic. #AU305 AB158.

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