



AUCTION



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135± Acres in Sebring, FL
Thursday, March 12th at 6 PM

Prime Development Tract

135± Acres • 2701 Sebring Parkway/S Highlands Ave, Sebring, FL 33870



Real Estate Terms: 10% Due Day Of Sale. Balance Due At Closing On Or Before 45 Days. 10% Buyers Premium. *Pre-auction offers are accepted. Subject to pre-auction sale, change or withdrawal without notice.

Online/App Bidding: \$2,500 Credit Card Authorization to Bid. (Funds released at the conclusion of the Auction). Earnest Money Deposit Of 10% Of The Total Purchase Price Due Within 24 Hours Of Auction. Remaining Balance Due At Closing On Or Before 30 Days. 11% Buyer's Premium. Successful bidders not executing and returning their contract immediately following the auction and wiring the earnest money deposit in the time frame stated, will be considered in default. Purchaser is responsible for all wire transfers; instructions will be sent.

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135± Acres Development Land Sebring, FL

Auction: Thursday, March 12th at 6 PM

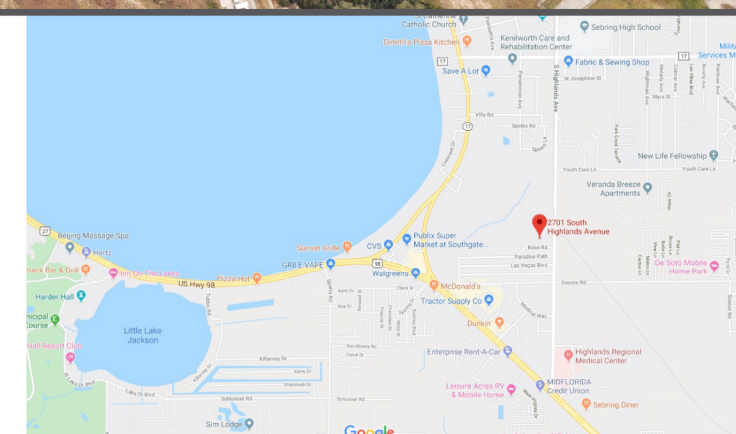


Property Location: 2701 Sebring Parkway/S Highlands Ave, Sebring, FL 33870

Directions: Take US Hwy 275/US 98S in Sebring. In 5.1 miles south of Schumacher Rd, turn East/left onto Desoto Rd. In .5 miles turn left on S. Highlands Ave. Property is on the left. Look for the auction signs!

Preview: Tuesday, March 3rd from 11 AM – 2 PM

Auction Location: Pavilion on Little Lake Jackson, 1775 US 27 South, Sebring, FL 33870 & Online





135± Acres Development Land

**Will Sell Above \$2 Million
Dollar Opening Bid!**

Live & Online Auction: Thursday, March 12th at 6 PM

Preview: Tuesday, March 3rd from 11 AM – 2 PM



Location, Location, Location!

The best located large acreage tract in the area! Perfect for residential & commercial development inside the city limits. Sufficient utilities to accommodate almost any development!

135± acre prime development tract in the City of Sebring, FL. Water, sewer, gas and electric available with access to Sebring Parkway. Close to elementary, middle and high schools. Close to shopping and hospitals. 55 ft elevation change with rolling hills and beautiful oak trees. Two ponds, oak hammocks, beautiful woodlands. Agricultural exemption for extremely reduced tax rolls.

- **To be sold above a \$2 million dollar opening bid!**
- **Location, location, location! Perfect location for residential and commercial development inside the city limits.**
- **Sufficient utilities to accommodate almost any development!**
- **The best located large acreage tract in the area!**

Why Highlands County?

This property is located in the Sebring City limits, directly across the road from 9,212± acre Lake Jackson. CSX railway borders a portion of the property.

Sebring, the county seat of Highlands County, is home of the Sebring International Raceway, 12 hours of Sebring and Highlands Hammock State Park. The city is served by the Sebring Regional Airport, a 2,000-acre, rail served industrial park. More than 86% of Florida's population is located within a two-hour radius of Highlands County. It's situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. Our location is nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach and a 2-hour radius to 8 Sea Ports and 10 airports. Sebring occupies the southern end of the Lake Wales Ridge, a 100-mile long range of sand hills, scrub and freshwater lakes. With average temperatures of 83° you can enjoy all the outdoor activities of the area!

Highlands county boasts a workforce of over 100,000 within a 1-hour radius, a competitive business climate, home of Avon Park Airforce Range, below average tax rates, exclusive tax incentives, a growing industry base, quality healthcare & education and home to South Florida State College with a total of 8 colleges within a 1-hour radius.

Find more info about Sebring at the following links:

<https://www.highlandsedc.com/Advantages/Why-Highlands-County>
<https://www.youtube.com/watch?v=ZeW9sv4F5Cl#action=share>
<https://visitsebring.com/>

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