



ABSOLUTE AUCTION



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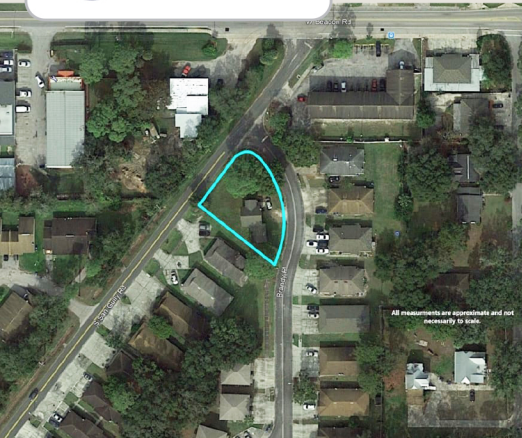
Investment Rental Property Lakeland, FL

Auction: 11:00 A.M. Thurs., December 10th



ABSOLUTE AUCTION

On Site & Online Bidding • To Settle the Estate of Edgar R McAnally



Investment Rental Property Auction: 11:00 A.M. Thurs., Dec. 10th 2104 South San Gully Road, Lakeland, FL 33803

Details: 3-bedroom, 1 bath house, 1,142± total Sq Ft on 7,714± sq ft lot, currently leased-Do Not Disturb Tenant. It is conveniently located between South Florida Avenue and Harden Boulevard with easy access to Dixieland, Cleveland Heights, Lakeside Village, and more.

Preview: 1 Hour Prior To The Auction

Auction Location: On Site & Online

auction@higgenbotham.com

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Real Estate Terms: 10% Of The Total Contract Price 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. **Online/ App Bidding:** \$1,000 Credit Card Authorization to Bid. Earnest Money Deposit Of 10% Of The Total Contract Price Due Within 24 Hours Of Auction, Via Wire Transfer. Remaining Balance Due At Closing On Or Before 30 Days. 10% Buyer Premium. **Telephone Bidding:** Phone Bidding Available, Pre-Registration Required At Least 48 Hours In Advance. **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. 201210 M.E. Higgenbotham, CAI, CES, AARE FL Lic. #AU305 AB158.

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