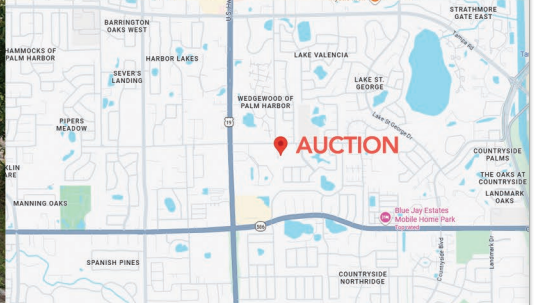


FOR SALE BY PUBLIC AUCTION

ABSOLUTELY ONE OF A KIND



WHEN

Saturday, Sep 26th
@ 12 Noon

WHERE

On Site:
6890 CR- 95
Palm Harbor, FL

OPEN HOUSE

Sun Sept 20th from 12 till 3PM
Day of the sale from 11 AM

Opening Bid: \$525,000

Private Compound - Home Business with Plenty of OUTSIDE Storage, Horses/Livestock, Generate Income

- 2 Separate Living Units on 3.3 Acres
- The Main 2,608 SF AC home is 4 Bed 4 Baths with 2 wood burning fireplaces and an old world covered porch
- A detached 2 Bed 2 Bath is 730 SF under AC with a kitchen (Recognized by Pinellas County)
- Multigenerational Living-Home Based Business-Rent
- Homes need some work and will require a cash buyer



COLDWELL BANKER
REALTY

Vincent H Gepp P.A.
727-481-7042

SURVEY ON BACK OF FLYER

Terms and conditions:

At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. Coldwell Banker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Coldwell Banker represents the seller only.

