

BY ORDER OF FINANCIAL INSTITUTION

ABSOLUTE AUCTION

THURSDAY OCTOBER 27TH AT 4PM

GREAT OPPORTUNITY FOR BUILDERS,
DEVELOPERS, INVESTORS AND END USERS!

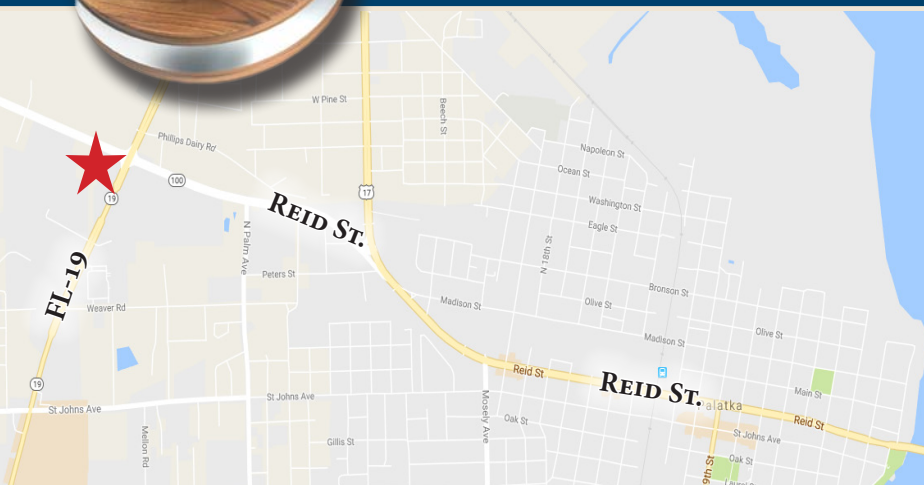
PROPERTY TYPES INCLUDE:

VACANT RESIDENTIAL, VACANT COMMERCIAL
IMPROVED COMMERCIAL, LIGHT INDUSTRIAL
IMPROVED AGRICULTURAL AND VACANT PUD

AUCTION BEING CONDUCTED AT

SLEEP INN & SUITES
CONFERENCE ROOM

3805 REID STREET, PALATKA, FLORIDA



DIRECTIONS:

From the intersection of I-95 Exit 311 head southwest on FL-207/Deerpark Blvd. for 19 miles. Turn right onto US 17 N and proceed 5.2 miles to the auction site at Sleep Inn & Suites at the corner of Reid Street and FL 19. Look for auction signs.

MOST SELLING TO THE HIGHEST BIDDER(S)...REGARDLESS OF PRICE!!



ELLIOT PAUL
& COMPANY AUCTIONS

(772) 219-8448

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Licensed Real Estate Broker & Auctioneers, Stuart, FL • AU1582AB1589

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ABSOLUTE AUCTION



697 STATE ROAD 20, HOLLISTER

- ☑ 2.17+/- Acres
- ☑ 2,400+/- Sq. Ft. Galvanized Commercial Building
- ☑ 230+/- Sq. Ft. Cooler Area
- ☑ Zoned: C-2 Commercial General Light
- ☑ Previously Used as Drive-thru Convenience
- ☑ 185 Ft. of Frontage on State Road 20

249 LIVE OAK LOOP, CRESCENT CITY

- ☑ .19+/- Acre Residential Lot in Live Oak Golf & Country Club Estate
- ☑ Water and Sewer
- ☑ Situated 23 Miles South of Palatka and Just Minutes from Lake George



4093 SILVER LAKE DRIVE, PALATKA

- ☑ 14.32+/- Acres
- ☑ 8,400+/- Sq. Ft. Storage Building with Office
- ☑ Zoned: Agriculture/Urban Rescue
- ☑ 297 Ft. of Frontage on Silver Lake Drive
- ☑ Beautiful Wooded Property with Some Fencing
- ☑ 1 Home Per Acre Potential



EAST ESSEX ROAD, HASTINGS

- ☑ Residential Development
- ☑ 8.8+/- Acres
- ☑ Currently Platted into 47 Single Family Lots
- ☑ Zoned: Residential High Density (8-12 Units/Acre)
- ☑ Infrastructure Not Completed



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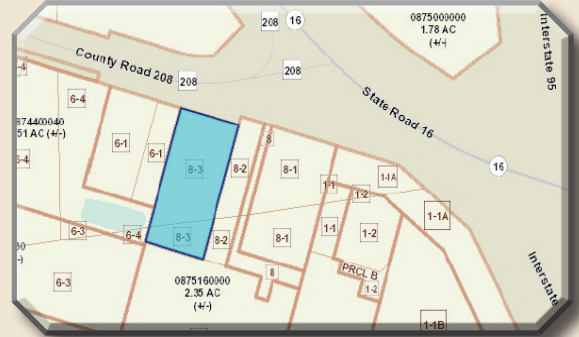
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3805 REID STREET, PALATKA, FLORIDA
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COUNTY ROAD 208, ST. AUGUSTINE

- ☑ .76+/- Acre Commercial Site
- ☑ Located Directly Off I-95
- ☑ Zoned: CHT Commercial Highway Tourist
- ☑ Land Use: MU Mixed Use
- ☑ One of the LAST Available Parcels Adjacent to the St. Augustine Outlet Mall with 100+ Retail Stores

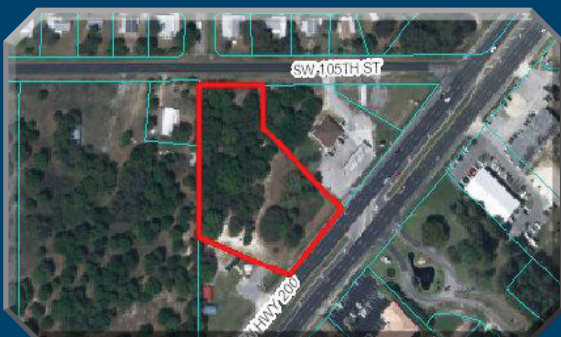


331 N HIGHWAY 17, PALATKA

- ☑ 9.23+/- Acres
- ☑ Zoned: M-1 Light Industrial
- ☑ 460 Ft. Frontage on Highway 17
- ☑ Situated on Heavily Traveled Highway 17
- ☑ GREAT Industrial Site Near Paper Mill

1020 S STATE ROAD 19, PALATKA

- ☑ 1.69+/- Acres
- ☑ Zoned: C-2 Intensive Commercial
- ☑ Situated on a Signalized Corner
- ☑ 440 Ft. Frontage on SR 19
- ☑ GREAT Location Next to Wal Mart Super Center



8969 SW HIGHWAY 200, OCALA

- ☑ 2.35+/- Acres with Busy Highway Frontage
- ☑ Zoned: B-4 Regional Business
- ☑ Future Land Use: COM Commercial
- ☑ Highway 200 is a Six Lane Highway and is the Primary north/south Roadway thru Ocala
- ☑ 31,000+ Average Daily Traffic Count

DDER(s)...REGARDLESS OF PRICE!!



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759 S. Federal Highway Suite 211
Stuart, FL 34994

FIRST CLASS
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ABSOLUTE AUCTION

MULTI-PROPERTY AUCTION

BY ORDER OF
FINANCIAL INSTITUTION

AUCTION BEING CONDUCTED AT:

SLEEP INN & SUITES

3805 REID ST, PALATKA, FLORIDA

THURSDAY OCTOBER 27TH AT 4PM

TERMS AND CONDITIONS

1. **BIDDER REGISTRATION:** The auction is open to the public and your attendance is welcomed. To register for the auction, you must display a cashier's check (made payable to yourself) in the amount of \$ (see *Bidder Information Package*) in order to bid. Upon being declared the top bidder, the cashier's check will be applied as a partial deposit and the deposit must be increased to ten percent (10%) of the total contract price of the property due immediately upon signing the contract in the form of a personal check. Please come prepared to participate in the auction.
2. **PROPERTY INSPECTIONS:** All bidders are encouraged to personally inspect the real estate being offered. The property will be sold in "AS-IS" condition. The buyer will be responsible for all closing costs including, but not limited to documentary stamps, title insurance and all other closing costs. Real estate taxes for 2016 shall be the responsibility of the buyer(s). No representation is made with respect to suitability for any intended purpose or use. Please inspect the property and records prior to making any bids.
3. **CONTRACT DEPOSIT, PAYMENT:** Bids may not be retracted once accepted by the auctioneer. All deposits shall be paid on the day of sale. The successful bidder agrees to sign the purchase contract immediately following the auction. The purchase contract is available for inspection and review. The terms are **not negotiable** upon being declared the winning bidder.
4. **FORM OF AUCTION:** Please be advised that the auctioneer shall offer most properties to the highest bidder(s) regardless of price and the remaining to be sold subject to sellers confirmation.
5. **BROKER PARTICIPATION INVITED:** Any licensed real estate broker is eligible to earn commission equal to twenty percent (20%) of the net commission provided their clients have been registered with the office of the auctioneer.
 - a) The prospect must be registered in writing with Elliot Paul & Co. and counter signed by the broker/salesperson. The registration must be received 24 hours prior to the auction by email or Facsimile at (772) 219-8206.
 - b) The broker/salesperson MUST attend the auction with their prospect and register at the auction site.
 - c) Broker/salesperson acting as principals are excluded from receiving commission.
 - d) Broker/salesperson must be procuring cause.
 - e) Commission will be paid at the successful closing.
6. **CONDUCT OF AUCTION:** The method and order of sale shall be at the sole discretion of the auctioneer. The auctioneer may change or modify the Terms and Conditions of this auction by announcement at the podium. Any such announcement shall take precedence over printed material or oral statements made. Bids will be accepted ONLY from bidders who have duly registered in accordance with the Terms and Conditions of sale. Bidders arriving at the auction site without the required deposit will not be permitted to participate in the auction. The auctioneer's decision relative to bidding increments, order of sale and any disputes between bidders will be final. The auctioneer shall have the right to cancel or withdraw the property at its sole discretion.
7. **BUYERS PREMIUM:** A ten percent (10%) buyer's premium will be added to the high bid made and taken and included in the contract price.
8. **CLOSING:** The purchase contract provides for payment of the balance of the total purchase price to be made no later than thirty (30) days from the auction date. TIME IS OF THE ESSENCE.
9. **REAL ESTATE AGENCY DISCLOSURE:** As required by Florida Statute 475, which regulates the sale of real estate in Florida, Elliot Paul & Company Auctions represents the seller in this transaction.
10. **MISCELLANEOUS:** Please be advised that this auction will be audio recorded to provide a permanent record of this auction event.
11. **AUCTION BROCHURE:** All information contained in the auction brochure, newspaper advertising, bidder information or supplied either in writing or verbally by staff members was derived from sources believed to be reliable, but not guaranteed. Buyers shall rely on their own information, judgment and inspection of the property and records.
12. **PREVIEWS:** Bidders are encouraged to inspect the properties. Contact auction office for details.
13. **BIDDER INFORMATION:** Due diligence and additional information is available to bidders upon request. Please contact the auction company.



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