

AUCTION OF 88 LOTS!

WEDNESDAY, APRIL 4TH @ 11:00 AM



CRYSTAL LAKES, 5010 CRYSTAL LAKES DR, FT MYERS, FL

OPEN HOUSE SUNDAY, APRIL 1ST FROM 12 - 1, AND 1 HOUR PRIOR TO AUCTION

WILL BE SOLD @ \$5,000/LOT BID OR MORE - MAY SELL FOR LESS !

FEATURES:

- 1) GATED UPSCALE MANUFACTURED HOME COMMUNITY
- 2) 8,000 SQUARE FOOT CLUBHOUSE WITH EXERCISE ROOM
- 3) HEATED POOL AND JACUZZI AND CABANA
- 4) SHUFFLEBOARD, TENNIS, BOCCE COURTS, 15 ACRE LAKE FOR FISHING
- 5) ALL LOTS WILL SELL AT ONE PRICE TO ONE BIDDER
- 6) LARGE LOTS WITH TYPICAL SIZE OF 45' X 100'
- 7) CITY WATER AND SEWER IN - NO ASSESSMENTS
- 8) CLOSE TO I-75 AND EVERYTHING ELSE - BEACHES, SHOPPING, CHURCHES, AIRPORTS
- 9) ASSOCIATION FEES A VERY MODEST \$80/MONTH

DIRECTIONS:

I-75 TO EXIT 139 LUCKETT RD, EAST - LEFT ON COUNTRY LAKES DR, 1 MILE TO ENTRANCE ON LEFT.

OWNER FINANCING AVAILABLE:

THE OWNER WILL FINANCE WITH 35% DOWN, 3% INTEREST, 20 YEAR AMORTIZATION, 5 YEAR BALLOON.

TERMS OF SALE:

High bidder must deposit \$25,000 cash or cashiers check at auction. Additional deposit due by 4/6/12 to bring deposit up to 10% of bid price. Balance is due at closing on or before May 4, 2012. Property sold AS-IS WHERE-IS. Seller will convey title by warranty deed, clear of all liens and encumbrances. Seller will guarantee clear title. Buyer will pay doc stamps, title insurance, & 2012 real estate taxes and 2012 homeowners assessments and dues. It is bidder's responsibility to determine property condition and all relevant factors. A bid by any person is proof the bidder understands the conditions of sale and is bound by them. All announcements by the auctioneer on the day of sale take precedence over written material. **Auction held on site. 10% Buyer's Premium.**

ANY QUESTIONS?

If you have **any** questions about inspections, about financing, about anything !! call us and we'll get you an answer. We **want** you to feel comfortable making a bid; we **don't want** you to miss a good deal for fear of asking a question.

The statements and figures presented herein, while not guaranteed, are secured from sources we believe reliable. .



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