

# LIVE PUBLIC AUCTION

PRICE SUBJECT TO LENDER APPROVAL

## By Order of Developer: Sixteen 1 to 1¼ Acre Home Sites

In the Town of Southwest Ranches, Broward County, Florida

AUCTION DATE:

**APRIL 12th.**

TIME:

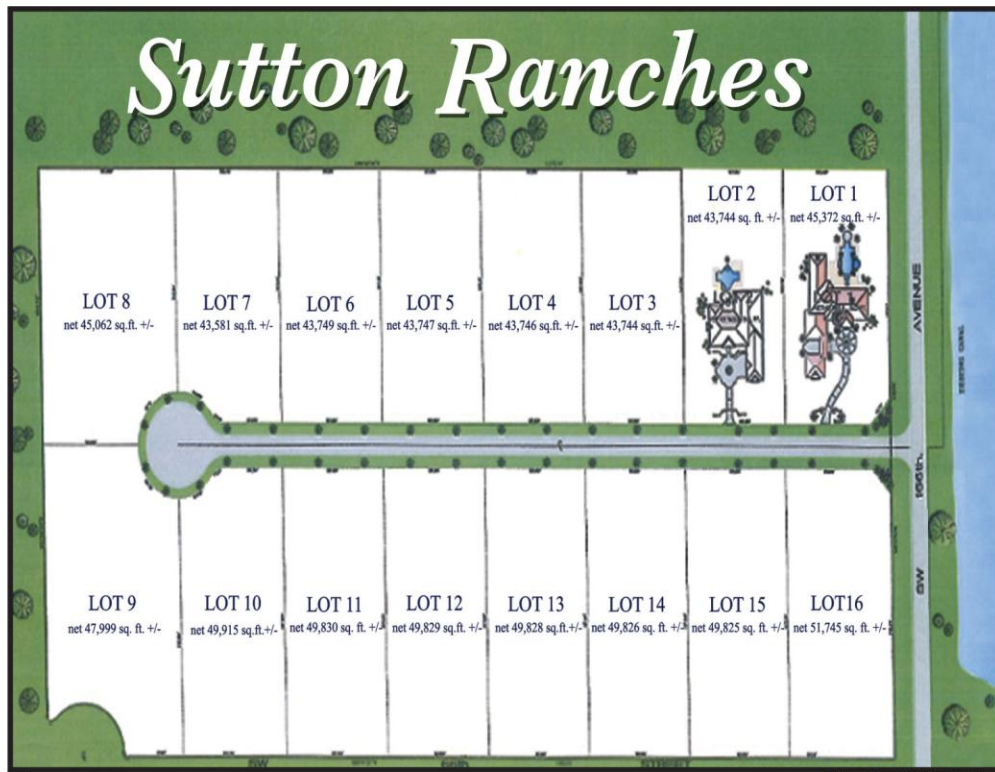
**12 NOON**

DIRECTIONS:

Griffin Road to SW 166 Ave,  
head south to approx.  
64th Street.

*Excellent Opportunity* for developer to acquire one of the few 1 acre home sites from a motivated seller.

**Platted 1 Acre lots:** Property totals 20.49 Acres and is Plat Approved and Recorded for 16 home sites varying in size from 1.09 to 1.51 Acres.



Contact:  
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**ACCELERATED**  
COMMERCIAL REALTY, INC.



**AUCTION COMPANY**  
**OF AMERICA**  
America's #1 Auction Team®



# LIVE PUBLIC AUCTION Price Subject to Lender Approval

## ESSENTIAL AUCTION INFORMATION

**ADDRESS:**  
**SW 166th Avenue & SW 64th Street, Southwest Ranches, Florida**  
**Folio # 5140 05 30 0010**

**AUCTION DATE:**  
**Auction will be held at 12 Noon on April 12th.**

**REAL ESTATE ONLY PREVIEWS:**  
 By Appointment; and One Hour prior to Auction.

**REAL ESTATE DEPOSIT REQUIREMENTS:**  
 A CASHIER'S CHECK ONLY DEPOSIT OF \$100,000 MADE PAYABLE TO LEWIS BRISBOIS BISGAARD & SMITH ESCROW ACCOUNT WILL BE REQUIRED ON THE DAY OF AUCTION TO REGISTER AND BID ON THE PROPERTY.  
 An additional deposit in the form of a personal check to bring the total deposit to equal 10% of the Total Contract Price must be made on the Day of Auction.  
**NO EXCEPTIONS PLEASE.**

**REAL ESTATE CLOSING:**  
 Balance of the purchase price is due at closing which shall be on or before 30 days after owner approval.

**BROKER PARTICIPATION:**  
 Log on to [www.AuctionCompanyofAmerica.com](http://www.AuctionCompanyofAmerica.com) for Broker Registration Information or Call Toll Free at 305.328.9524 ext. 1 to request a form.

**REAL ESTATE CONDITIONS:**  
 A 10% Buyer's Premium will be added to the final bid and included in the contract price. The property will be sold in "AS-IS" condition. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment and inspection of the property and records. All announcements made from the Auction block will take precedence over any previously printed material or any other statements made. The Auctioneer represents the Seller in this Real Estate transaction. Seller shall provide a copy of prior Title Insurance Policy or a Title Insurance Commitment. Seller will deliver property at closing 'free and clear of liens and encumbrances'. Buyer will pay all closing costs.

