

ABSOLUTE AUCTION

PROPERTY INFORMATION PACKAGE

**Sold to the last
and highest bidder!
No Minimums!
No Reserves!**

**11AM Friday, May 1st
5.8± Acre Lakefront Property**



*Located on Son Keen Road,
Just South of S Frontage
Plant City, Florida 33566*

PROPERTY FEATURES:

Enjoy the privacy of 1,000+ feet of lake frontage

Situated in the city limits of Plant City

5.86± Acres total

Hillsborough County Folio # 090178-0000

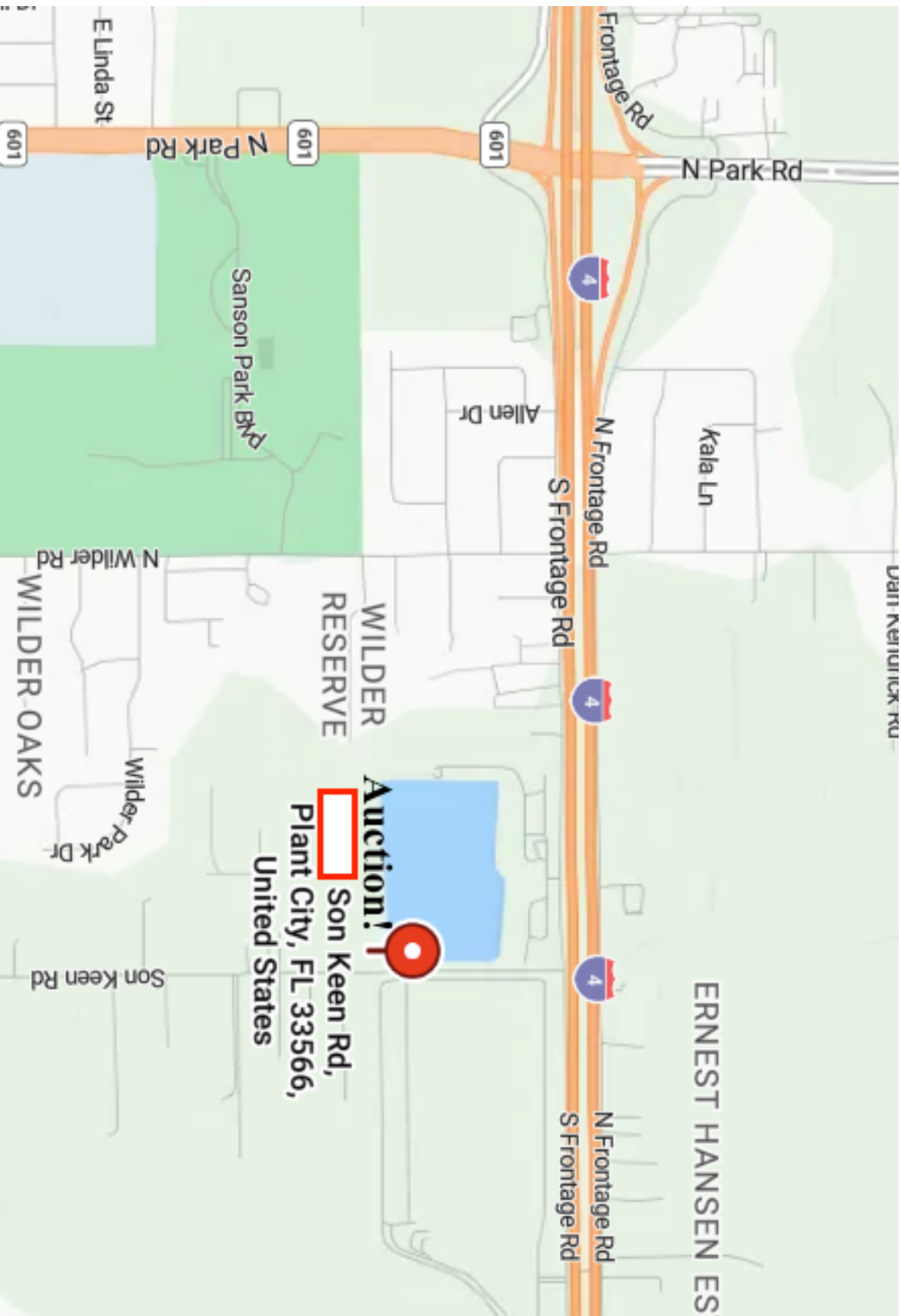
Preview this property one hour prior to auction!

Auction held on site!

Auction Terms: 10% deposit due day of sale. Remaining
balance due at closing on or before June 1, 2026.
10% Buyer's Premium.

**ACE**
Realty & Auction

[Acebid.com/realty](https://acebid.com/realty)
813-567-7198



Auction!
Son Keen Rd,
Plant City, FL 33566,
United States

ABSOLUTE AUCTION
11AM Friday, May 1st
5.8± Acre Lakefront Property
Plant City, Florida

Auction Held On Site!

PROPERTY FEATURES:

- Enjoy the privacy of 1,000+ feet of lake frontage
- Situated in the city limits of Plant City
- 5.86± Acres total

LOCATION: Son Keen Rd, Plant City, Florida
COUNTY: Hillsborough
FOLIO#: 090178-0000
TAXES (2025): \$1,026.60
UTILITIES: None, well and septic needed
ZONING: R-1, Plant City
FRONTAGE: 199.41'± on Son Keen Rd

AUCTION TERMS:

10% deposit due day of sale.
Remaining balance is due at closing on or before June 1, 2026.
10% buyer's premium.

All information contained in this package was obtained from sources believed to be correct but is not guaranteed. 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. All properties subject to prior sale. Ace Realty & Auction LLC reserves the right to (a) utilize reasonable means to determine that a person is eligible to bid and will follow the rules of this auction, and (b) deny bidding privileges to any person, to refuse acceptance of any bid presented at the auction, or to revoke any bid received at the auction, all is the sole discretion of Ace Realty & Auction LLC and without specifying a reason.

FREQUENTLY ASKED QUESTIONS

THIS IS MY FIRST AUCTION AND I'M NOT SURE HOW TO BID.

Step 1: Register to bid by filling out a bidder card at the registration table. By registering to bid, the bidder acknowledges that they have reviewed and understand the information in the property information package and the auction purchase agreement. The bidder also acknowledges that immediately following the auction, they are prepared to execute the Contract of Sale agreement and pay the appropriate deposit at that time in a form that has previously been deemed acceptable to the Auction Company.

Step 2: Determine how much you are willing to pay for a piece of property. Since your needs and desires are unique, your evaluation of the property will be different from anyone else's.

Step 3: As the auctioneer progresses in his call for bids, simply raise your hand when you want to bid. If you're not sure if you're in or out, raise your hand again and the auctioneer will keep you in. He will not let you bid against yourself. The auction will be conducted under the total control of the auctioneer.

Step 4: If you have any questions, motion for one of the auction team members. These ringmen are here to help you understand the process completely.

HOW DO I GET MORE INFORMATION ON THESE PROPERTIES? A Property Information Package (PIP) is available for each property. A PIP can be downloaded by going to Acebid.com or contacting our office.

WHAT ARE THE TERMS OF THE AUCTION? LIVE AUCTION TERMS: A 10% deposit (personal or business check) of the purchase price is required. The remaining balance will be due at closing. A 10% buyer's premium will be added to the bid price to create the contract purchase price. The high bidder will be required to sign the purchase agreement and give the 10% deposit immediately following the auction.

DO I NEED TO PRE-QUALIFY? No. Pre-qualification is not required to bid; however, we highly recommend starting the process before the auction, as the deposit made on auction day is not contingent upon financing.

WHAT DOES THE TERM "ABSOLUTE" MEAN?

In an absolute auction, the property will be sold to the last and highest bidder regardless of price.

WHAT IF I AM A BROKER?

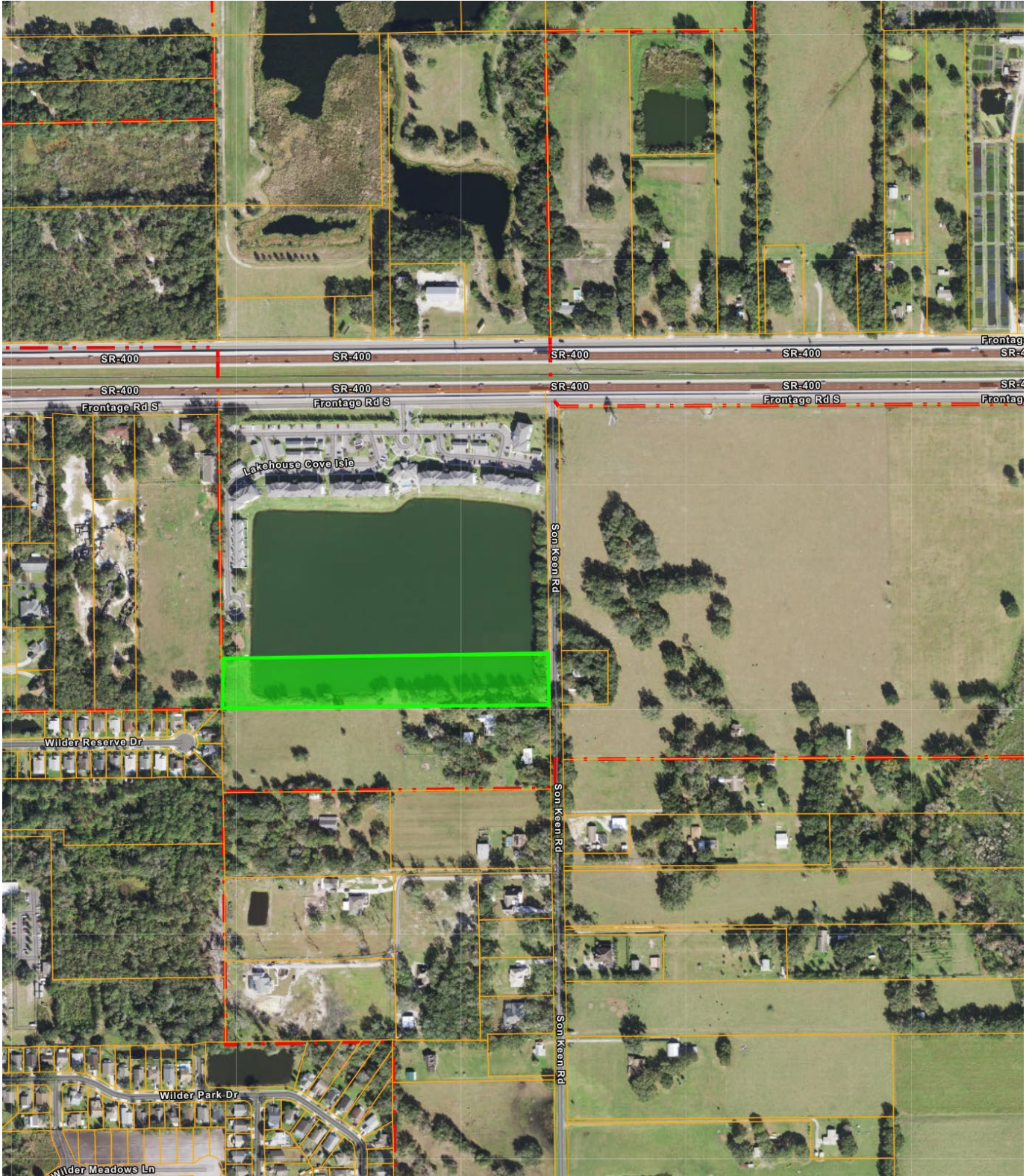
We offer a Broker Participation Fee to any licensed Real Estate Broker who properly registers a client. Registration forms must be completed at least 48 hours prior to the scheduled auction. Please contact us to request a Broker Participation Form.

The most important thing to do at an auction is to relax and have fun. If you have a question, ask it. We strive to insure that all of our customers are fully informed and educated. And remember,

You're only going to pay one bid more than someone else was willing to pay.



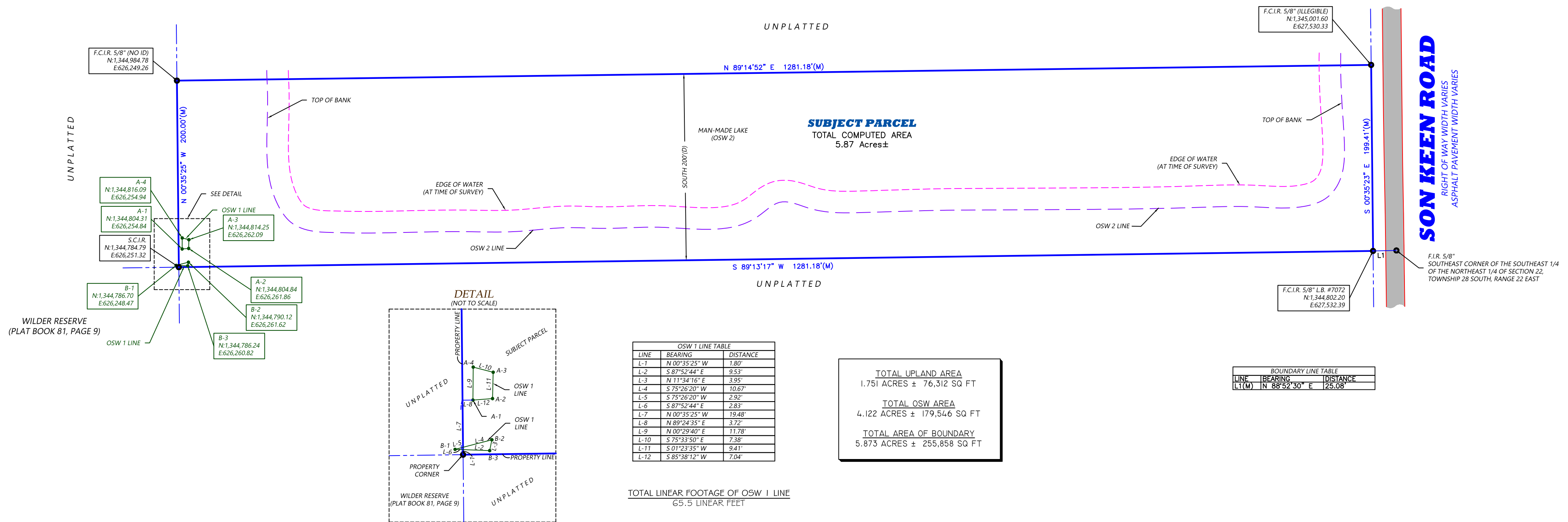
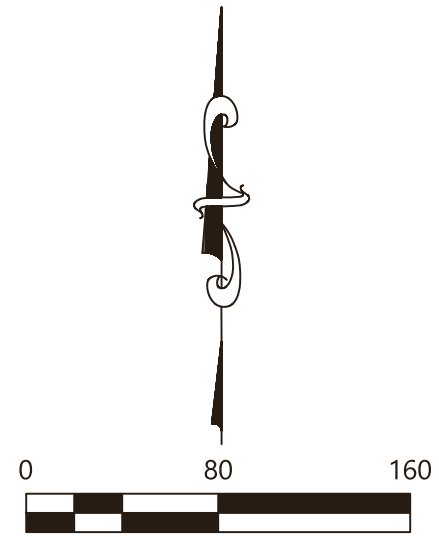
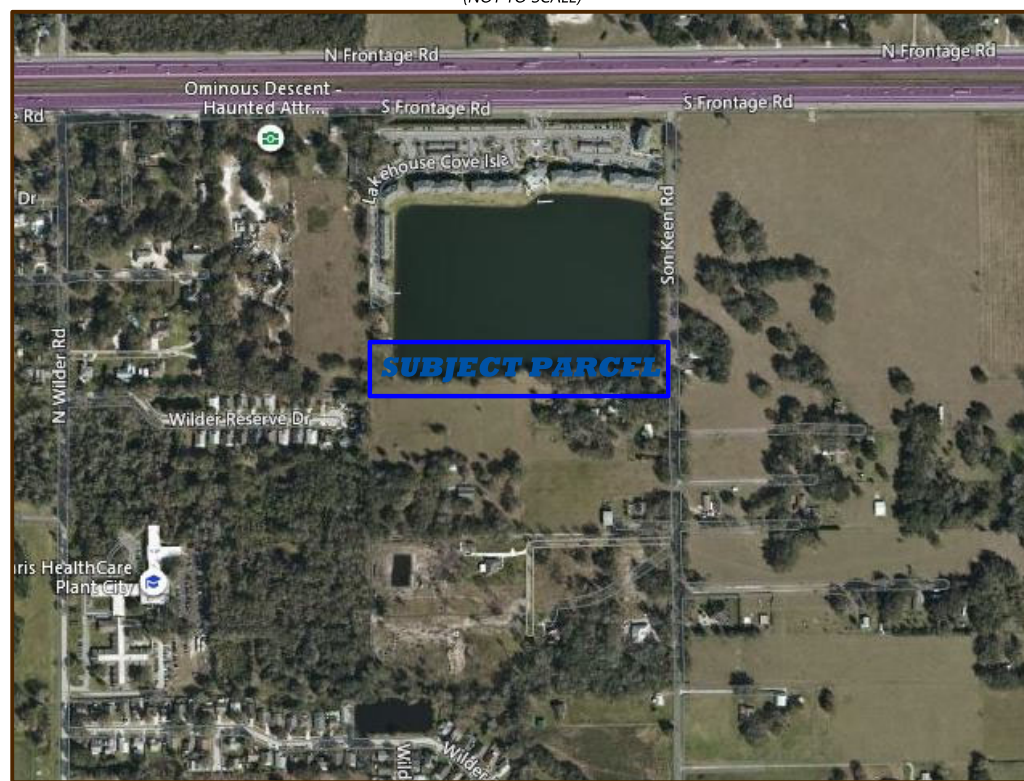
Location Map



LEGAL DESCRIPTION
(OFFICIAL RECORDS BOOK 21646, PAGE 338)

THE SOUTH 200 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS EXISTING RIGHT-OF-WAY FOR SON KEEN ROAD.

VICINITY MAP
(NOT TO SCALE)

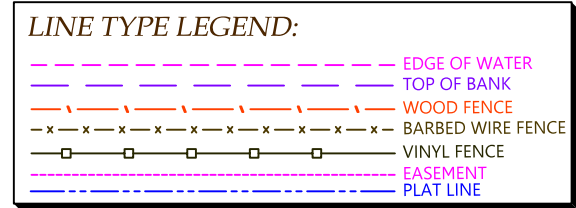


SURVEYORS NOTES:

- NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
- SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
- BEARINGS SHOWN HEREON ASSUMED IN LINE SUBJECT LOT BEING N 89°14'52" E.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VERIFIED ELECTRONIC DIGITAL SIGNATURE AND SEAL AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
- PURPOSE OF SURVEY: PURCHASE, SELL, MORTGAGE.
- THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
- NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES, NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT FROM MICHAEL D. CROW & ASSOCIATES, INC. OR THE CERTIFYING LAND SURVEYOR.
- THE SIGNING SURVEYOR OR MICHAEL D. CROW & ASSOCIATES, INC. CANNOT BE RESPONSIBLE FOR ANY ADDITIONS, DELETIONS OR ALTERATIONS TO THE SUBJECT PROPERTY, TO THE IMPROVEMENTS THEREON, OR TO THE SURVEY MONUMENTS THAT MAY OCCUR AFTER HE/SHE LEAVES THE SITE. THIS SURVEY MAP OR REPORT IS THE PROPERTY OF MICHAEL D. CROW & ASSOCIATES, INC. AND ANY ADDITIONS, DELETIONS OR ALTERATIONS BY ANY OTHER THAN THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THE RE-USE OF THIS SURVEY BY ANY THIRD PARTY FOR PURPOSE OTHER THAN WHICH IT WAS INTENDED IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF VERIFICATION OF THE ORIGINAL SIGNING SURVEYOR. ANY RE-USER WILL BE AT SOLE RISK AND WITHOUT ANY LIABILITY TO THE SIGNING SURVEYOR OR THEIR REPRESENTING FIRM.
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LEGEND:

F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.I.P.	FOUND CAPPED IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.	FOUND IRON ROD	W.F.	WOOD FENCE
F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE
F.C.M.	FOUND CONCRETE MONUMENT	B.W.F.	BARBED WIRE FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2"	V.F.	VINYL FENCE
PSM#5761		COR.	CORNER
SMN&D	SET MAG NAIL & DISK	F.F.	FINISHED FLOOR
P.S.M.#5761		I.E.	INVERT ELEVATION
L.B.	LICENSED BUSINESS	EL.	ELEVATION
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	T.O.B.	TOP OF BANK
FPKN&D	FOUND PK NAIL & DISK	T.O.S.	TOE OF SLOPE
F.R.R.S.	FOUND RAILROAD SPIKE	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
D.	DEED	E.P.	EDGE OF PAVEMENT
P.	PLAT	C.E.	COVERED ENTRY
F.	FIELD	P.O.B.	POINT OF BEGINNING
C.	CALCULATED	P.O.C.	POINT OF COMMENCEMENT
CONC.	CONCRETE	W.U.P.	WOOD UTILITY POLE
OSW	OTHER SURFACE WATERS	E.M.P.	ELECTRIC METER POLE
C.B.	CONCRETE BLOCK	W.L.P.	WOOD LIGHT POLE
		T.B.M.	TEMPORARY BENCH MARK



DWG. NO: 201109-EPC2	LAST DATE OF FIELDWORK: 11/19/2020	DRAWN BY: JB	DATE PREPARED: 11/25/2020	FIELD CREW: BM, DV	REVISIONS:	FOLIO #090178-0000
SHEET # 1 OF 1 SHEET	FLOOD ZONE DESIGNATION THIS PARCEL APPEARS TO BE LOCATED IN FLOOD ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, FLORIDA. COMMUNITY PANEL: # 12057C 0290 H, DATED: 8/28/08.	 Michael D. CROW & ASSOCIATES INC. CERTIFICATE OF AUTHORIZATION # 7936 2004 THONOTOSASSA RD., STE #102 PLANT CITY, FL 33563 PHONE: (813) 754-0505 * EMAIL: CROWSURVEYING@GMAIL.COM		SPECIAL PURPOSE WETLAND DELINEATION SURVEY FOR THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY, FLORIDA JAMES WENDELL WELSH SON KEEN ROAD, PLANT CITY, FL FOLIO #090178-0000 SECTION 22, TOWNSHIP 28 SOUTH, RANGE 22 EAST		OWNER: JAMES WELSH SON KEEN ROAD PLANT CITY, FL
MICHAEL D. CROW, P.S.M., #5761 FLORIDA PROFESSIONAL SURVEYOR & MAPPER						

LEGAL DESCRIPTION
 (OFFICIAL RECORDS BOOK 21646, PAGE 338)

THE SOUTH 200 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS EXISTING RIGHT-OF-WAY FOR SON KEEN ROAD.

BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL GEODETIC SURVEY BENCHMARK, ID: VB 267, DESCRIBED AS A BENCHMARK DISK IN CULVERT HEADWALL, NORTHWEST QUADRANT OF SON KEEN, & U.S. 92. ELEVATION: 144.59' (NAVD 1988)

TBM #1:
 STATION IS A NAIL LOCATED 128.4'± SOUTH AND 87.4'± EAST OF THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 146.94' (NAVD 1988)

TBM #2:
 STATION IS A NAIL LOCATED 5.9'± NORTH AND 295.4'± WEST OF THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 151.36' (NAVD 1988)

NOTES:

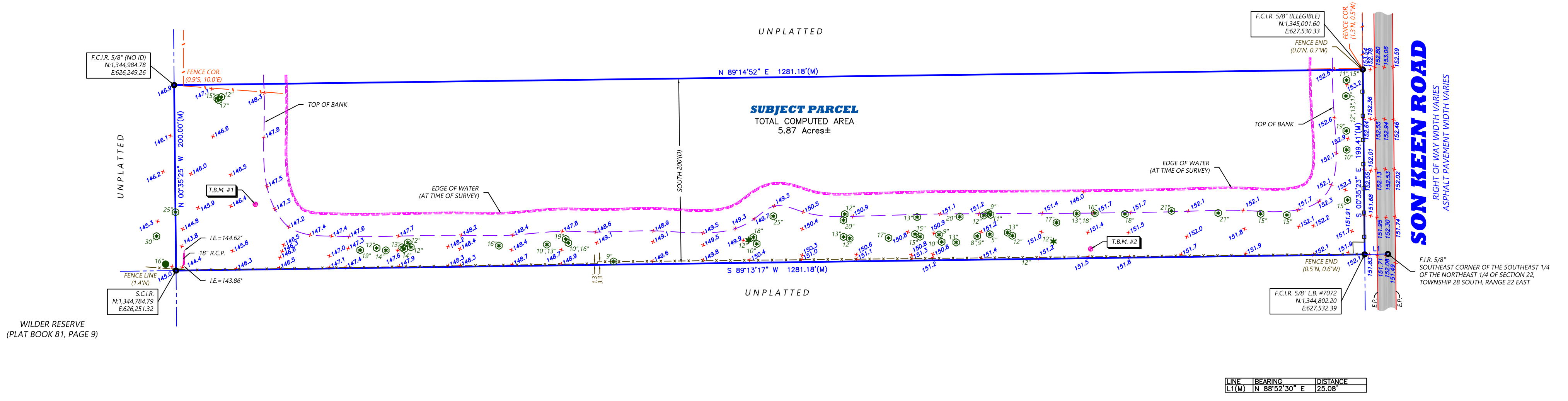
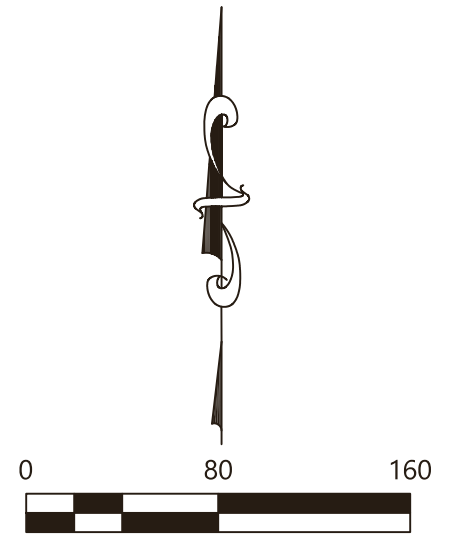
- ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
- THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

TREE LEGEND:

- ⊙ OAK TREES
- PINE TREES
- * PALM TREES

NOTES:

- THE TREES SHOWN HEREON WERE LOCATED UTILIZING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY AND THE SIGNING SURVEYOR RESERVES THE RIGHT TO VERIFY THE LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF BUILDINGS, PARKING AND OTHER PERMANENT FEATURES, IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO INFORM THIS COMPANY AND/OR SIGNING SURVEYOR OF ANY TREES CRITICAL TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO THE COMPLETION OF THE DESIGN.
- SIZES REPRESENT APPROXIMATE DIAMETER AT BREAST HEIGHT.
- TREES LESS THAN 5" DIAMETER AT BREAST HEIGHT ARE NOT SHOWN HEREON.
- WHERE MULTIPLE TREE SIZES ARE GIVEN, A MULTI-TRUNK TREE IS INDICATED.
- TREE SYMBOLS ARE NOT TO SCALE.
- TREE SIZE AND SPECIES SHOULD BE VERIFIED BY A REGISTERED LANDSCAPE ARCHITECT (R.L.A.), ARBORIST OR A PERSON OF SIMILAR PROFESSION (TREE EXPERT).



LINE	BEARING	DISTANCE
11	N 88°52'30" E	25.08'

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P.S.M.	PROFESSIONAL SURVEYOR	T.O.B.	TOP OF BANK
	AND MAPPER	T.O.S.	TOE OF SLOPE
FPKN&D	FOUND PK NAIL & DISK	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
F.R.R.S.	FOUND RAILROAD SPIKE	E.P.	EDGE OF PAVEMENT
D.	DEED	CE.	COVERED ENTRY
P.	PLAT	P.O.B.	POINT OF BEGINNING
F.	FIELD	P.O.C.	POINT OF COMMENCEMENT
C.	CALCULATED	W.U.P.	WOOD UTILITY POLE
CONC.	CONCRETE	E.M.P.	ELECTRIC METER POLE
A/C	AIR CONDITIONER	W.L.P.	WOOD LIGHT POLE
C.B.	CONCRETE BLOCK	T.B.M.	TEMPORARY BENCH MARK

LINE TYPE LEGEND:

- EDGE OF WATER
- - - TOP OF BANK
- - - WOOD FENCE
- x - x - BARBED WIRE FENCE
- - - VINYL FENCE
- - - EASEMENT
- - - PLAT LINE

DWG. NO: 201109-BTT	LAST DATE OF FIELDWORK: 11/19/2020	DRAWN BY: JB	DATE PREPARED: 11/25/2020	FIELD CREW: BM, DV	FOLIO #090178-0000	REVISIONS:		
SHEET # 1 OF 1 SHEET	FLOOD ZONE DESIGNATION THIS PARCEL APPEARS TO BE LOCATED IN FLOOD ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, FLORIDA. COMMUNITY PANEL: # 12057C 0290 H, DATED: 8/28/08.		Michael D. CROW & ASSOCIATES INC. CERTIFICATE OF AUTHORIZATION # 7936 2004 THONOTOSASSA RD., STE #102 PLANT CITY, FL 33563 PHONE: (813) 754-0505 * EMAIL: CROWSURVEYING@GMAIL.COM			BOUNDARY, TOPOGRAPHIC & TREE LOCATION SURVEY FOR JAMES WELSH		CERTIFIED TO: JAMES WELSH
MICHAEL D. CROW, P.S.M., #5761 FLORIDA PROFESSIONAL SURVEYOR & MAPPER								



111 S. Palmer Street
 Plant City, Florida 33563
 (813) 567 7198

Contract For Sale and Purchase

Hillsborough , Florida , May 1 , 2026
 COUNTY STATE MONTH/DATE YEAR

Buyer: Address: City: State: Zip: Phone: (H) (B)	Seller: Address: City: State: Zip: Phone: (H) (B)
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Buyer hereby offers to purchase the following described property based upon the following terms:

The South 200 feet of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 28 South, Range 22 East, Hillsborough County, Florida, LESS existing right-of-way for Son Keen Road.

TOTAL PURCHASE PRICE of said property is	\$ _____	Balance payable as follows: <u>Balance due in cash at closing</u>
Shall be paid as follows, to-wit: Earnest Money Deposit		
Held by: Joseph J. Nolan P.A. 111 S. Palmer Street Plant City, Florida 33563 813-473-8120	\$ _____	
Balance Due at Closing but subject to proration and adjustments. See Next Column (B)	\$ _____	

- Title Insurance:** At the closing of this transaction, the Seller shall have issued through Joseph J. Nolan P.A., a commitment for title insurance agreeing to insure title to said property and upon closing, the Seller shall purchase and have delivered to the Buyer, a title insurance policy on the real property covered hereunder in the amount of the full purchase price, after all necessary instruments are filed of record.
- Closing Date:** In the event the title shall be proven to be uninsurable, the Seller shall have a period of ninety (90) days within which to cure defects in title, and this sale shall be closed within ten (10) days after notice of such curing to the Buyer or his attorney. Upon Seller's failure to correct uninsurability within the time limit, the earnest money deposit shall be returned to the Buyer upon demand, and all rights and liabilities arising hereunder shall terminate. Subject to the aforesaid curative period, this sale shall be closed on or before: June 1, 2026. If any necessary closing documentation is not available on the closing date, then Seller may, at his sole option, extend the closing date up to thirty (30) days.
- Conveyance:** Seller agrees to convey title to the aforesaid property to the Buyer by Warranty Deed, free and clear of all encumbrances or liens except easements, restrictions, reservations of record and any applicable Governmental Rules, laws or regulations.
- Costs:** The required documentary stamps shall be placed on the deed by Buyer. The Buyer will pay a reasonable closing fee to the closing agent. The Buyer shall properly execute any required notes and mortgages and place the required stamps thereon and pay intangible tax, recording costs, document preparation and any other costs commonly associated with a mortgage. Unless otherwise specified herein, the form of the mortgage will be in a form typically used by lenders in the area for this type of property.
- Acceptance:** This instrument shall become effective as a contract when signed by the Agent, Buyer, and Seller. If not signed by all parties on or before _____ any monies deposited shall be refunded and this instrument shall be void. However, this offer shall remain binding upon the Buyer through the date stated in this paragraph 5. A legible facsimile copy or scanned email of this contract and any signatures hereon shall be considered for all purposes as an original.
- Binding Contract:** This contract is intended as a legally binding contract and the parties shall be bound by all terms stated herein and on the reverse side hereof and addendum (attached hereto) (none attached X). If not understood, seek competent advice prior to signing.
- Special Agreement(s):** _____

By affixing your signatures below, the parties agree to each of the forgoing provisions and that ACE Realty & Auction LLC is acting as agent for the Seller.

Accepted this _____ day of _____, 20_____.

Buyer(s)

Seller(s)

Printed Name: _____

Printed Name: _____

Printed Name: _____

Printed Name: _____

- 8) **Proration; Credits:** Taxes, assessments, rent, interest, insurance and other expenses and revenue of Property shall be prorated through day before closing. Cash at closing shall be increased or decreased as may be required by prorations. Advance rent and security deposits will be credited to Buyer and escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and the prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior year's tax. If there are completed improvements on the Real Property by January 1st of year of closing, which improvements were not in existence on January 1st of the prior year, then taxes shall be prorated based upon the prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request will be made to the County Property Appraiser (aka Tax Assessor) for an informal assessment taking into consideration available exemptions. Any tax proration based on an estimate shall, at request of either Buyer or Seller, be subsequently readjusted upon receipt of tax bill on condition that a statement to that effect is in the closing statement.
- 9) **Full Agreement:** No agreements unless incorporated in this contract shall be binding upon the Agent, Buyer, or Seller.
- 10) **Inspection:** Upon the signing of this contract, the Buyer states they have personally inspected this property, or it has been inspected by their personal representative with Power of Attorney to act in their behalf. The Buyer specifically warrants that they have performed all necessary due diligence in the inspection of this subject property including, if desired, wood destroying organisms, environmental assessments, governmental regulation inquiry and/or the condition of any improvements as this shall be deemed the sole responsibility of the Buyer. Buyer affirms that they have not relied upon any statement or representation by broker or Seller as any inducement to purchase the subject property.
- 11) **Assignment:** This contract may be assigned, however, the original contracting party shall remain liable for any and all obligations herein through the closing of this transaction.
- 12) **Default:** If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract, or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach.
- 13) **Commission:** The Seller agrees to pay said Agent the amounts stated in seller/broker employment agreement at the time of closing this transaction, unless amended herein. If the Buyer fails to perform this contract within the time herein specified, time being of the essence of this agreement, the deposit made by the Buyer shall be forfeited, and the amount of such deposit shall be divided equally between the Agent and the Seller provided, however, that the amount received or retained by the Agent shall not exceed the full amount of said commission, any excess to be paid the Seller. If the transaction shall not be closed because of refusal of the Seller to perform, then the Seller shall pay the commission to the Agent on demand. Failure or refusal of wife or husband of Seller or Buyer to execute a deed or mortgage required hereunder shall be deemed default on the part of such Seller or Buyer.
- 14) **Plain Meaning:** The Words "Agent", "Buyer", and "Seller", herein employed shall include their heirs, administrators, executors and successors, and said words, and any pronouns relative thereto, shall include the masculine, feminine and neuter gender, and the singular and plural number, wherever the context so admits or requires.
- 15) **Risk of Loss:** If the improvements are damaged by fire or other casualty before the closing hereunder and can be restored to substantially the same condition as now within a period of ninety (90) days thereafter, the Seller shall so restore the improvements and the closing date hereinabove set shall be extended accordingly, but if such restoration cannot be completed within that time, this contract shall be declared canceled.
- 16) **Litigation:** In any litigation brought to enforce any of the terms of this Agreement, the successful party shall be entitled to recover, in addition to other damages, his attorney's fees and court costs incurred in said litigation.
- 17) **Auctioneer Remarks:** The parties hereto acknowledge that this purchase is being made at public auction and the parties are thereby bound by all terms and conditions stated in the auctioneer's opening remarks.
- 18) **Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings. Additional information regarding radon and radon testing may be obtained from your county public health unit.
- 19) **"AS IS" Clause:** The undersigned Buyer does hereby acknowledge that the subject property is purchased absolutely "AS IS - WHERE IS, WITH ALL FAULTS " with no warranty whatsoever as to the condition of the same.
- 20) **IRC§1031 Exchange:** The parties hereto agree to fully cooperate with the other to facilitate a like-kind exchange pursuant to the provisions of Section 1031 of the Internal Revenue Code.
- 21) **No Financing Contingency:** The Buyer understands and acknowledges that this contract IS NOT contingent upon the Buyer obtaining financing.