

Industrial Manufacturing Facility: Mayo, FL

Property No.: 3705-A
Auction No.: 3082



Property Details

Property Type:	<i>Industrial Manufacturing Facility</i>
Seller Type:	<i>Individual</i>
Auction Type:	<i>Reserve</i>
Total Land Area:	<i>1.31 ± Acres</i>
Square Feet±:	<i>See Information Below</i>
Tax Identification Number:	<i>Part of 18-05-12-0056-0000-00090</i>
Address:	<i>123 SE Lynnwood Drive Mayo, Florida 32066</i>
Lat/Lon:	<i>30.052556, -83.158416</i>

Agent Details

Listing Agent Information:	<i>Don Cutchins Seven Hills Auctions 850.524.9929 don@7Hauctions.com</i>
Buyer Agent Commission:	<i>For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form</i>

Closing Details

Closing Agent:

*Dana Hill
Hill Law Associates, PLLC
230 Court Street SE, Live Oak, FL 32064
386.362.1900
dhill@hilllawassociates.com*

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Warranty Deed

Buyer's Premium:

10% Added to the High Bid Price

Description

Auction Notes:

Survey: If the properties (3705-A & 3705-B) are sold as a whole to single purchaser the property will be conveyed using the existing legal description. Should the property sell divided the Seller will provide a survey. The division line between the two tracts will be the fence line located between the home and warehouses. The acreage we have provided for each individual tract is estimated. The final acreage will be determined by survey and no price adjustments will be made should the acreage differ.

Water Agreement: Water is supplied to both properties by a well located on tract 3705-A. Should the property sell divided both purchasers will be required to enter a water agreement whereby the purchaser of 3705-A will provide water to tract 3705-B for a period of 12 months at \$30 per month. At such time of expiration both parties may elect to extend the water agreement.

10% Buyer's Premium

Property is easily accessible by semi trucks, commercially zoned as store/warehouse/construction, US Hwy 27 road frontage with signage, completely fenced, compact gravel yard space, security system in place, and broadband ADSL internet service in place at office and home. Main Building (4,720 sq ft total) was remodeled in 2015 includes showroom, 5 established offices with desk, 1 bathroom, 1 employee break room, and 4 storage rooms. Shop (8,100 sq ft total) 3,600 sq ft is completely enclosed with 6" concrete slab currently being used as a fabrication shop with a storage room, paint room, 3 phase power, and LED lighting. The other 4,500 sq ft is enclosed on three sides with 6" concrete floor and LED lighting. Storage barn (840 sq ft) closed on two sides with 4" concrete slab previously used for material storage. Storage barn (1800 sq ft) closed on two sides currently being used for equipment storage. This well located property includes the following:

- Office Building (60' x 32' and includes 5 offices and storage area)
- Storefront & Storage Area (40' x 70')
- Fabrication Building (40' x 60')
- Paint Shop with Exhaust (20' x 40')
- Storage Area (20' x 20')
- Fabrication Area (60' x 60' building on 6" Slab with additional 15' x 60' lean to)
- Pole Barn (30' x 60' – 5 Bay)
- Pole Barn (28' x 30')

Personal Property & Equipment

No personal property or equipment will be conveyed with the real estate. For more details on acquiring personal property and equipment located in this facility please visit <http://soldtiger.com/cgi-bin/mndetails.cgi?tigergrp395>

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165



