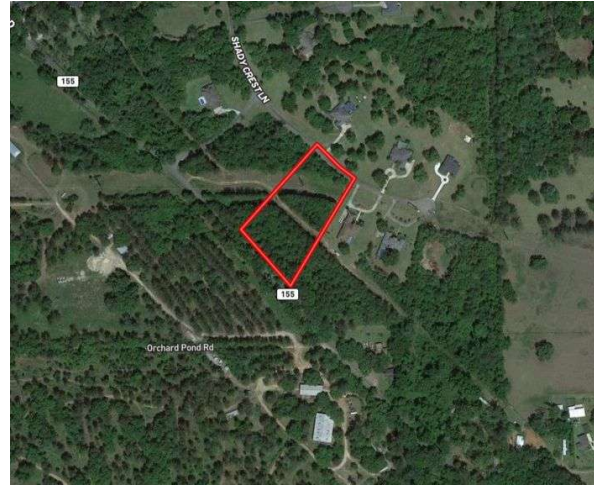


## Residential Lot - Gated Subdivision: Tallahassee, FL

Property No.: 5434A

Auction No.: 220525



### Property Details

|                            |   |
|----------------------------|---|
| Property Type:             | Residential Lot - Gated Subdivision   |
| Seller Type:               | Private Equity Group  |
| Auction Type:              | Reserve   |
| Total Land Area:           | 3.23 ± Acres  |
| Subdivision Name:          | Meridian Oaks   |
| Lot Numbers:               | 2   |
| Tax Identification Number: | 2401206120062   |
| County:                    | Leon  |
| Address:                   | Shady Crest Lane (Also Fronts on Meridian Rd)<br>Tallahassee, Florida 32312 |
| Lat/Lon:                   | 30.59655, -84.28801   |

### Agent Details

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

## Closing Details

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**Closing Agent:**

*1701 Hermitage Blvd, Suite 100, Tallahassee, FL 32308  
Manausa, Shaw & Minacci, PA  
850.597.7616*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Special Warranty Deed*

**Buyer's Premium:**

*10% Added to the High Bid Price*

## Description

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### ***Zoning Information***

The subject property is zoned UF - Urban Fringe

**Homeowner Association Dues \$550 Per Year**

For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165

