

LEVY COUNTY, FL

Premier Agricultural Land Auction

1,299± ACRES

OFFERED DIVIDED IN 18 TRACTS,
IN COMBINATION, OR AS WHOLE



ONLINE BIDDING
ENDS JULY 22
NOON (EDT)

7HAUCTIONS.COM
800.742.9165

Seven  Hills
AUCTIONS

Selling in Association with
 SAUNDERS
LAND

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 352-538-7356

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 863-287-8340

Dear Prospective Bidders,

Seven Hills Auctions, in association with Saunders Land, is proud to present an exceptional 1,299± acre agricultural property in Levy County, Florida, offering serious farmers, agricultural producers, and rural lifestyle enthusiasts a rare opportunity to acquire premium farmland through public online auction. This expansive property features productive agricultural land with infrastructure including multiple center pivot irrigation systems, established wells, and a substantial workshop facility with living quarters, providing both operational functionality and residential convenience for owner-operators.

Designed to accommodate various investment strategies, this prime farmland is being divided into 18 individual tracts ranging from 8.8 to 254.9 acres, allowing bidders maximum flexibility to bid on individual tracts, any combination that suits their needs, or compete for the entire portfolio. This turnkey agricultural opportunity combines productive soils, proven irrigation infrastructure, and strategic Levy County location to create an ideal investment for those serious about Florida agriculture or rural living.

The information contained in this package has been prepared to assist you in your pre-auction due diligence. Please review this information carefully before bidding. We certainly appreciate your interest in this auction. It's our goal to make the auction process simple and easy for you. Should you have any questions, please do not hesitate to contact us at 800.742.9165. Our staff of auction professionals are ready to answer any questions you may have.

Good luck!

Sincerely,

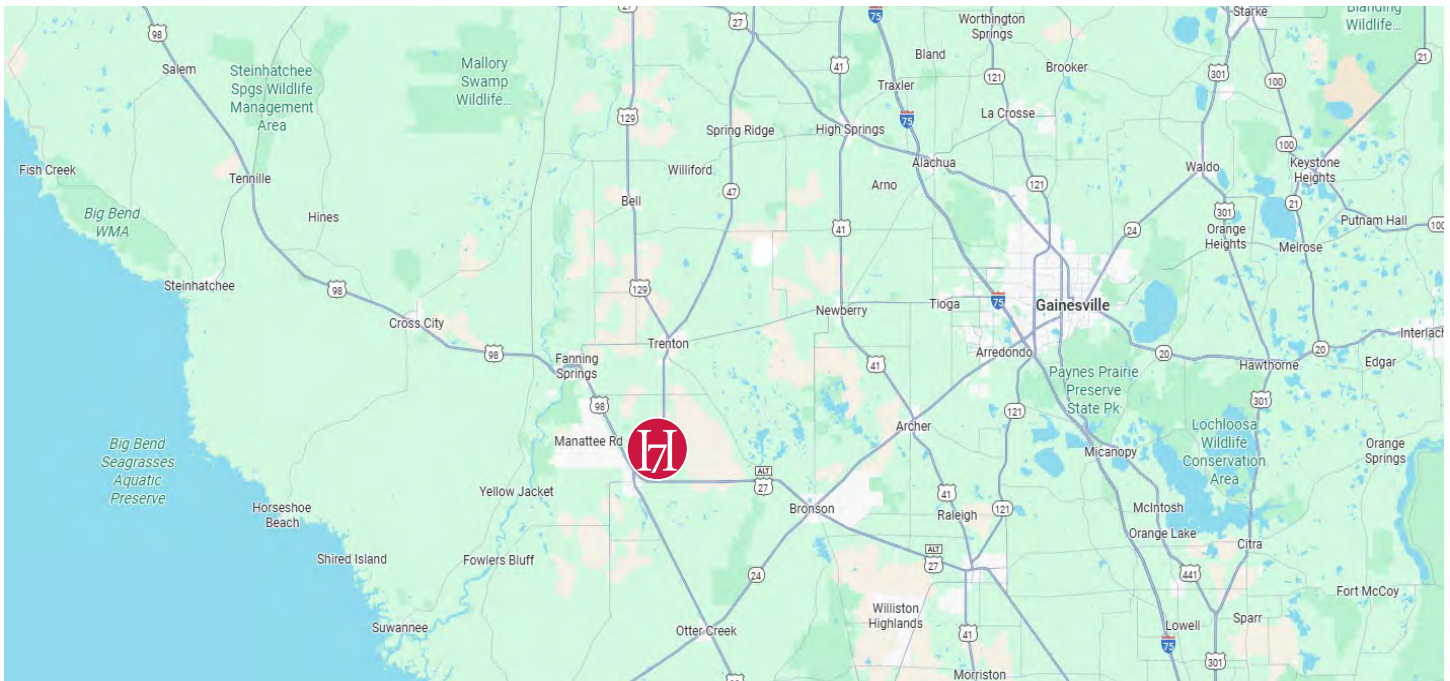
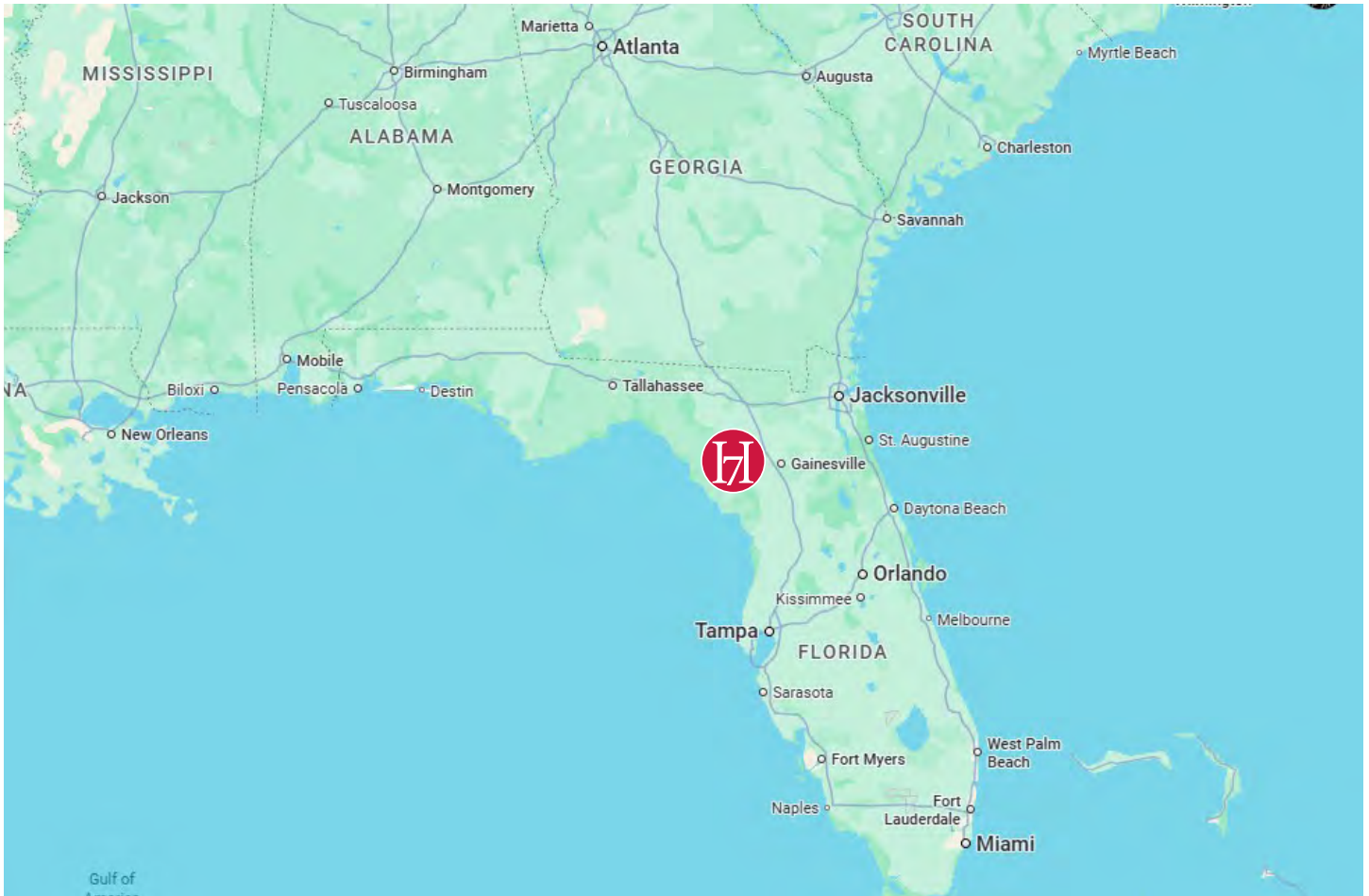
A handwritten signature in blue ink, appearing to read "Buddy Lee".

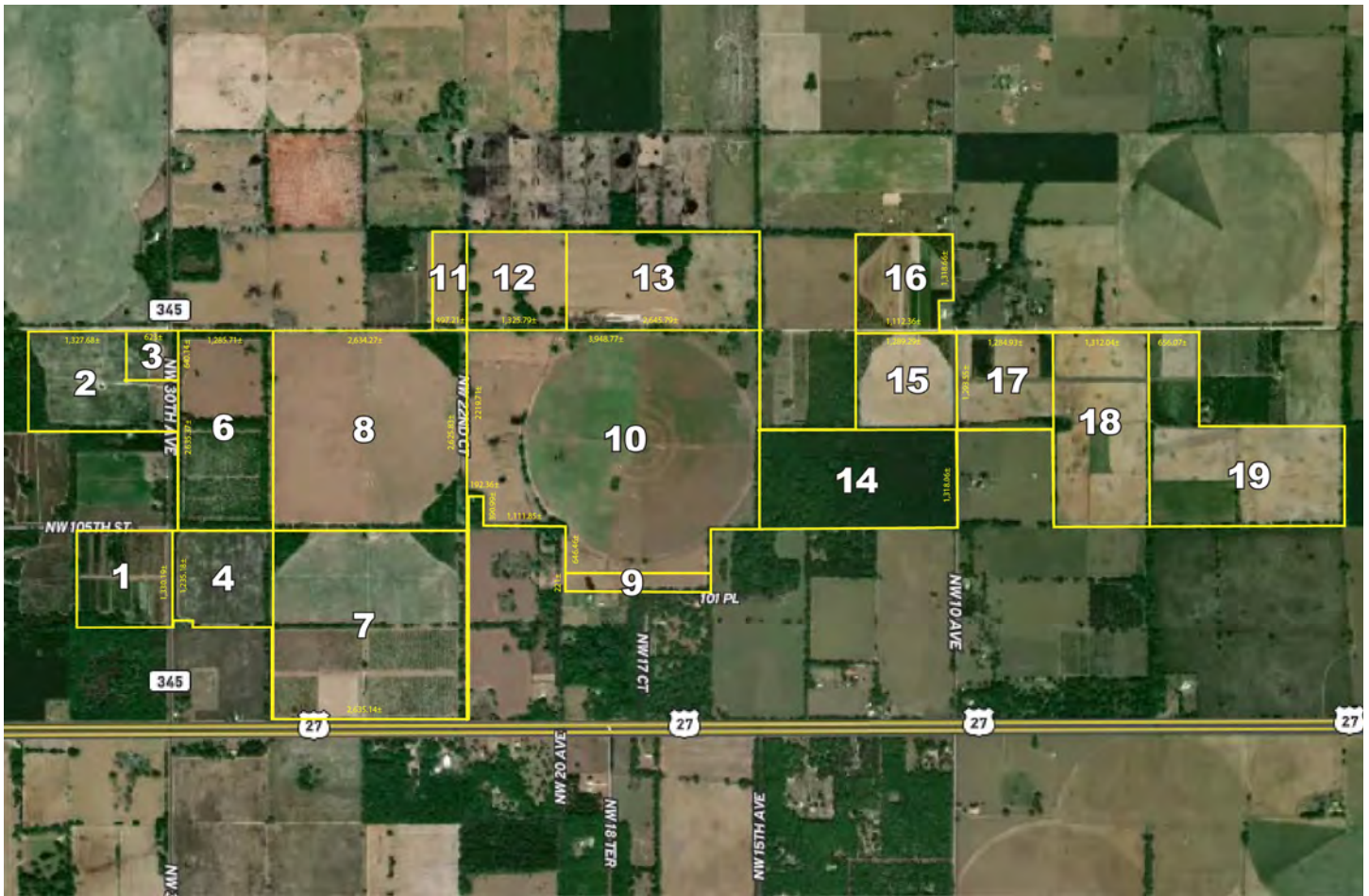
Buddy Lee, CAI
Founder / President

DISCLAIMER

All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

LOCATION MAP

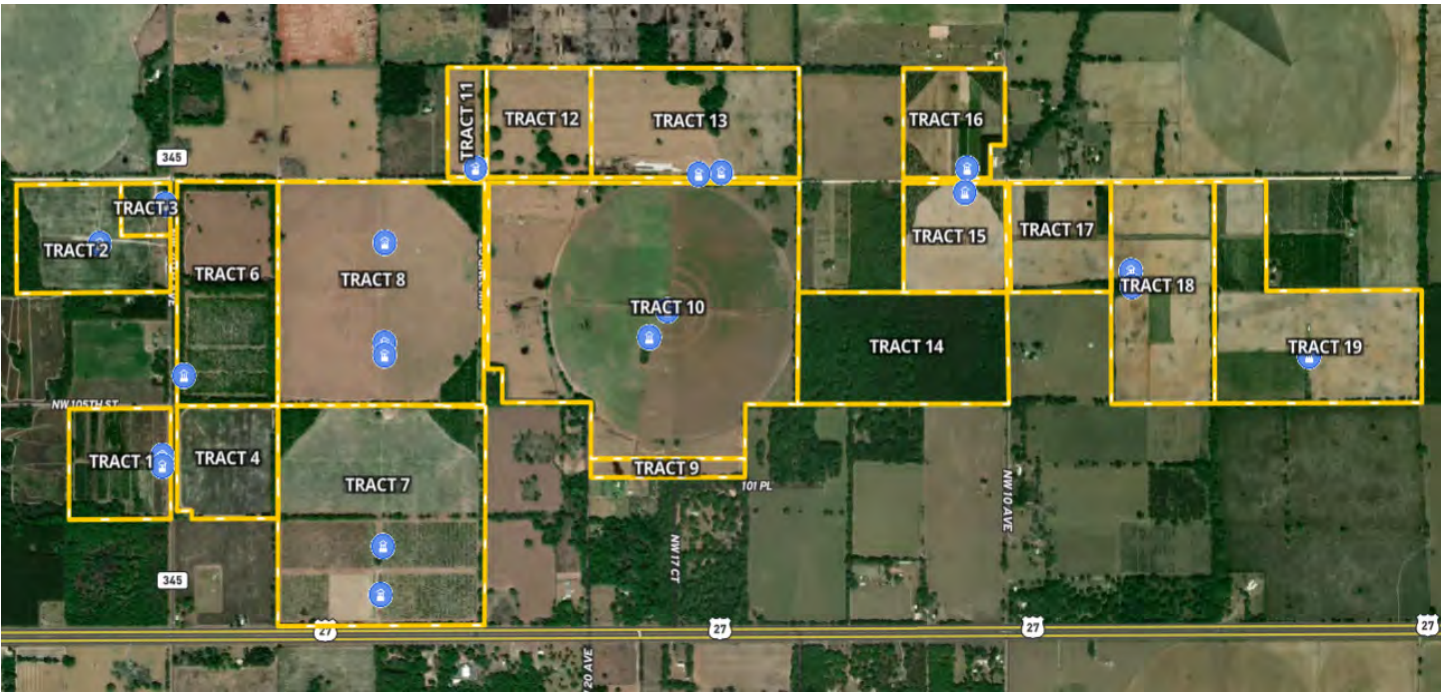




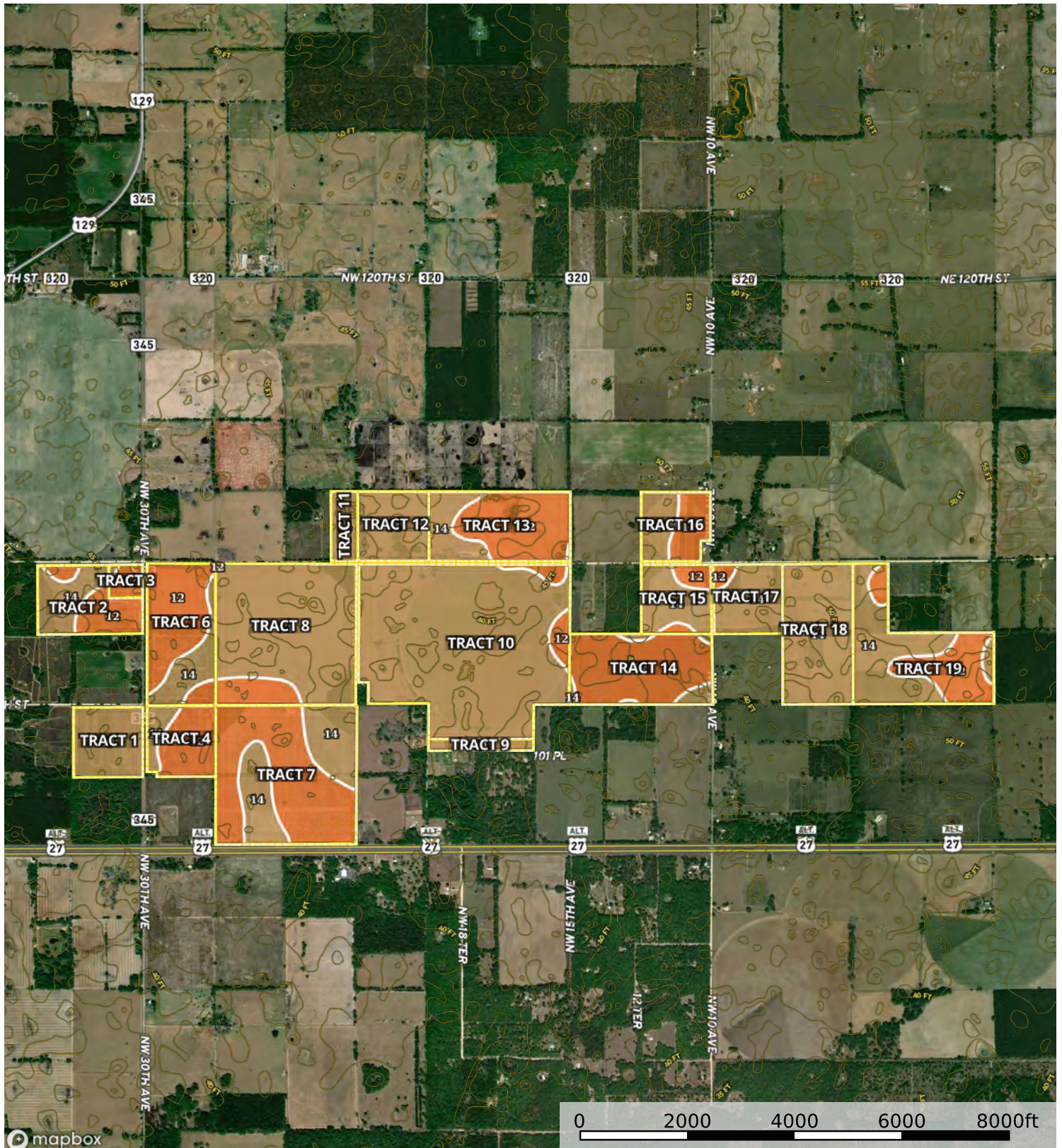
TRACT	ACREAGE	TRACT	ACREAGE
#1	38.87±	#11	14.84±
#2	48.51±	#12	39.82±
#3	8.82±	#13	79.52±
#4	38.7±	#14	80.11±
#6	77.6±	#15	38.42±
#7	157.47±	#16	36.93±
#8	158.52±	#17	37.95±
#9	9.55±	#18	78.91±
#10	254.97±	#19	99.45±

WELL LOCATIONS

Approximate location of wells are indicated with a blue circle.



PROPERTY SOIL REPORT



PROPERTY SOIL REPORT

All Polygons 1303.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	860.38	65.99	0	37	2s
12	Otela-Candler complex, 1 to 5 percent slopes	443.35	34.01	0	31	3s
TOTALS		1303.73(*)	100%	-	34.96	2.34

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 99.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	60.95	61.27	0	37	2s
12	Otela-Candler complex, 1 to 5 percent slopes	38.52	38.72	0	31	3s
TOTALS		99.47(*)	100%	-	34.67	2.39

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 78.64 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	78.64	100	0	37	2s
TOTALS		78.64(*)	100%	-	37.0	2

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 37.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	34.42	90.94	0	37	2s
12	Otela-Candler complex, 1 to 5 percent slopes	3.43	9.06	0	31	3s
TOTALS		37.85(*)	100%	-	36.46	2.09

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 38.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	29.6	76.96	0	37	2s
12	Otela-Candler complex, 1 to 5 percent slopes	8.86	23.04	0	31	3s
TOTALS		38.46(*)	100%	-	35.62	2.23

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 36.63 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Otela-Candler complex, 1 to 5 percent slopes	18.4	50.22	0	31	3s
14	Shadeville-Otela complex, 1 to 5 percent slopes	18.23	49.75	0	37	2s
TOTALS		36.63(*)	100%	-	33.98	2.5

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 80.56 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Otela-Candler complex, 1 to 5 percent slopes	71.93	89.29	0	31	3s
14	Shadeville-Otela complex, 1 to 5 percent slopes	8.63	10.71	0	37	2s
TOTALS		80.56(*)	100%	-	31.64	2.89

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 9.92 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	9.92	100	0	37	2s
TOTALS		9.92(*)	100%	-	37.0	2

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 262.34 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	249.77	95.21	0	37	2s
12	Otela-Candler complex, 1 to 5 percent slopes	12.57	4.79	0	31	3s
TOTALS		262.34(*)	100%	-	36.71	2.05

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 78.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Otela-Candler complex, 1 to 5 percent slopes	54.95	70.09	0	31	3s
14	Shadeville-Otela complex, 1 to 5 percent slopes	23.45	29.91	0	37	2s

PROPERTY SOIL REPORT

TOTALS		78.4(*))	100%	-	32.79	2.7
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(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 39.37 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	39.37	100	0	37	2s
TOTALS		39.37(*))	100%	-	37.0	2

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 14.75 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	14.75	100	0	37	2s
TOTALS		14.75(*))	100%	-	37.0	2

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 158.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	140.6 2	88.94	0	37	2s
12	Otela-Candler complex, 1 to 5 percent slopes	17.48	11.06	0	31	3s
TOTALS		158.1(*))	100%	-	36.34	2.11

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 156.77 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Otela-Candler complex, 1 to 5 percent slopes	101.5 1	64.75	0	31	3s
14	Shadeville-Otela complex, 1 to 5 percent slopes	55.26	35.25	0	37	2s
TOTALS		156.7 7(*))	100%	-	33.11	2.65

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 38.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Otela-Candler complex, 1 to 5 percent slopes	29.05	75.06	0	31	3s

PROPERTY SOIL REPORT

14	Shadeville-Otela complex, 1 to 5 percent slopes	9.65	24.94	0	37	2s
TOTALS		38.7(*)	100%	-	32.5	2.75

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 77.63 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Otela-Candler complex, 1 to 5 percent slopes	54.85	70.66	0	31	3s
14	Shadeville-Otela complex, 1 to 5 percent slopes	22.78	29.34	0	37	2s
TOTALS		77.63(*)	100%	-	32.76	2.71

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 8.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Otela-Candler complex, 1 to 5 percent slopes	8.11	91.74	0	31	3s
14	Shadeville-Otela complex, 1 to 5 percent slopes	0.74	8.37	0	37	2s
TOTALS		8.85(*)	100%	-	31.54	2.92

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 48.57 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	24.88	51.23	0	37	2s
12	Otela-Candler complex, 1 to 5 percent slopes	23.69	48.77	0	31	3s
TOTALS		48.57(*)	100%	-	34.07	2.49

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 38.72 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Shadeville-Otela complex, 1 to 5 percent slopes	38.72	100	0	37	2s
TOTALS		38.72(*)	100%	-	37.0	2

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

THIS SURVEY IS NOT FULL NOR COMPLETE WITHOUT ALL SHEETS
in collection of road

Survey Notes:

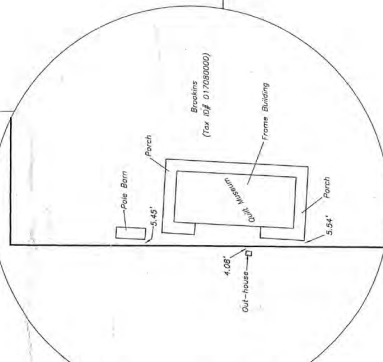
- 1) Subsurface utilities and/or improvements were not located as part of this survey.
- 2) The easements shown hereon are based on N 89°25'09" W for North of S 1/2 of SW 1/4 of Section 27 as shown hereon.
- 3) Improvements if any were not located as part of this survey.
- 4) There is no recorded right of way width for any County road 2994 & Levy County Road 1298. As per County maintenance records, the County has no recorded right of way for these roads.

- 1) Subsurface utilities and/or improvements were not located as part of this survey.
- 2) The bearings shown hereon are based on N 89°20'43" W for North of S 1/2 of SW 1/4 of Section 27 as shown hereon.
- 3) Improvements if any were not located as part of this survey.
- 4) There is no recorded right of way with for Levy County Road 204 & Levy County Road 128. As per County maintenance requirements the Right of Way for this survey were determined by lines of encroachment, fences, etc.

Pardue Land Surveying, LLC
315 North Main Street
Chiefland, FL 32626
(352)-493-0640
Licensed Business #8038

[illegible]

on Tax ID# 0164200000



○ 5/8" Rebar sec., LB. 8033
 ● 5/8" Rebar found, no identification
 ● 1/3" Iron Pipe found
 ⊕ Nail & Tab found, no identification
 □ 4"x4" Concrete Monument set, PSM 5683
 □ 4"x4" Concrete Monument found, no identification
 ⊖ Power Pole
 ⊕ Overhead Power

(D) - Dead

Survey Notations

(M) = Measured	1. Survey
(P) = Plot	2. Station
(R) = Record	3. In
P.B. = Plot Book	4. In
P.G. = Page	5. In
P.B. = Plot Book	6. In
O.R. = Official Records	7. In
ID = Identification	8. In
C.M. = Concrete Monument	9. In
R/W = Right-of-Way	10. In
P.O.B. = Point of Beginning	11. In
P.O.C. = Point of Commencement	12. In
D.O.T. = Department of Transportation	13. In
P.S. = Professional Surveyor	14. In
P.S.M. = Professional Surveyor and Mapper	15. In
L.B. = Licensed Business	16. In

Survey Notes:

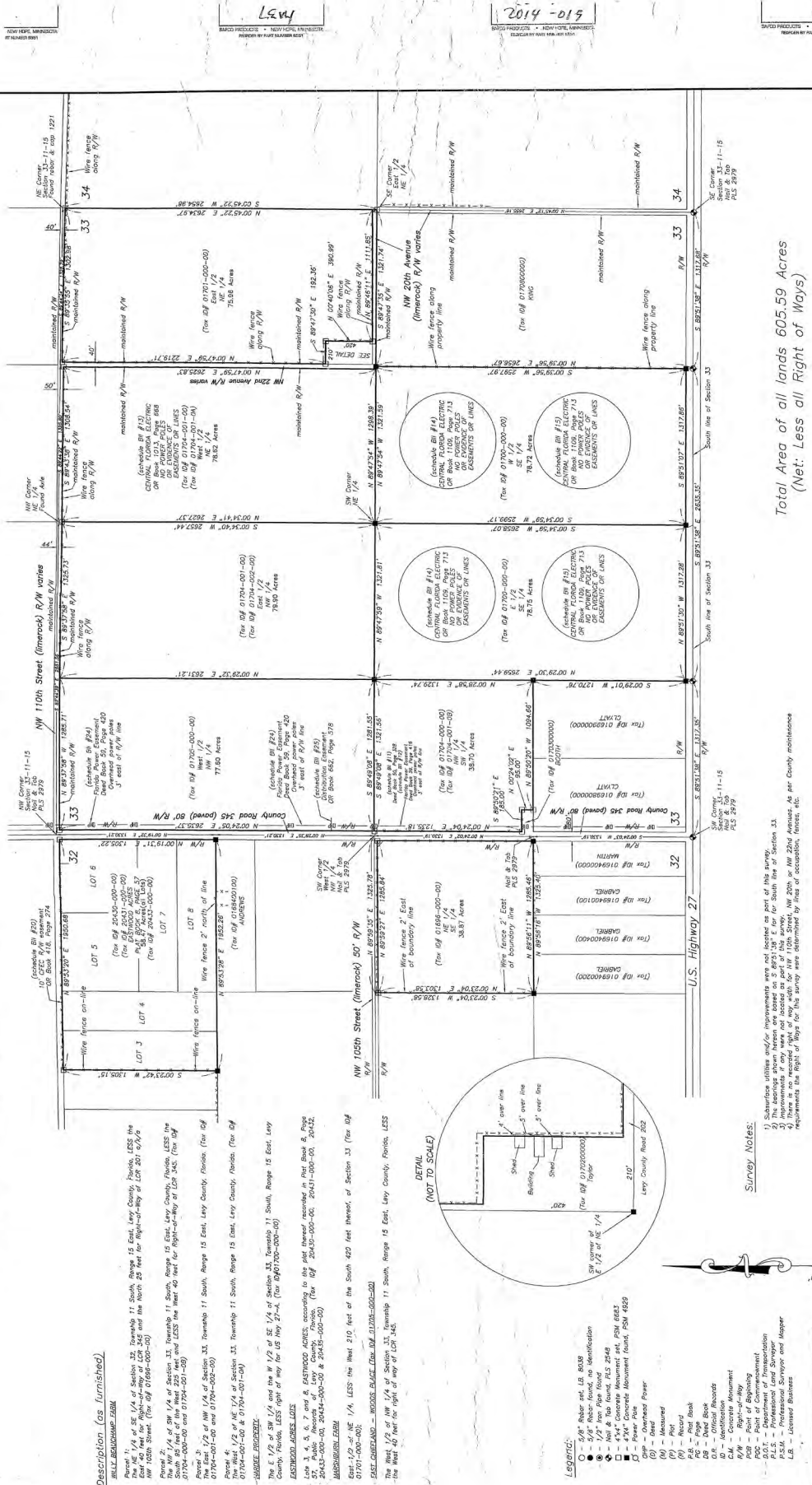
- 1) Subsurface utilities and/or improvements were not located as part of this survey.
- 2) The bearings shown hereon are based on N 89°20'43" W for North of S 1/2 of SW 1/4 of Section 27 as shown hereon.
- 3) Improvements if any were not located as part of this survey.
- 4) There is no recorded right of way with for Levy County Road 204 & Levy County Road 128. As per County maintenance requirements the Right of Way for this survey were determined by lines of encroachment, fences, etc.

D.O.T. — Department of Transportation
P.L.S. — Professional Land Surveyor
P.S.M. — Professional Surveyor and Mapper
L.B. — Licensed Business

Pardue Land Surveying, LLC
315 North Main Street
Chiefland, FL 32626
(352)-493-0640
Licensed Business #8038

SHEET 4 of 5

Sections 32 and 33, Township 11 South, Range 15 East, Levy County, Florida

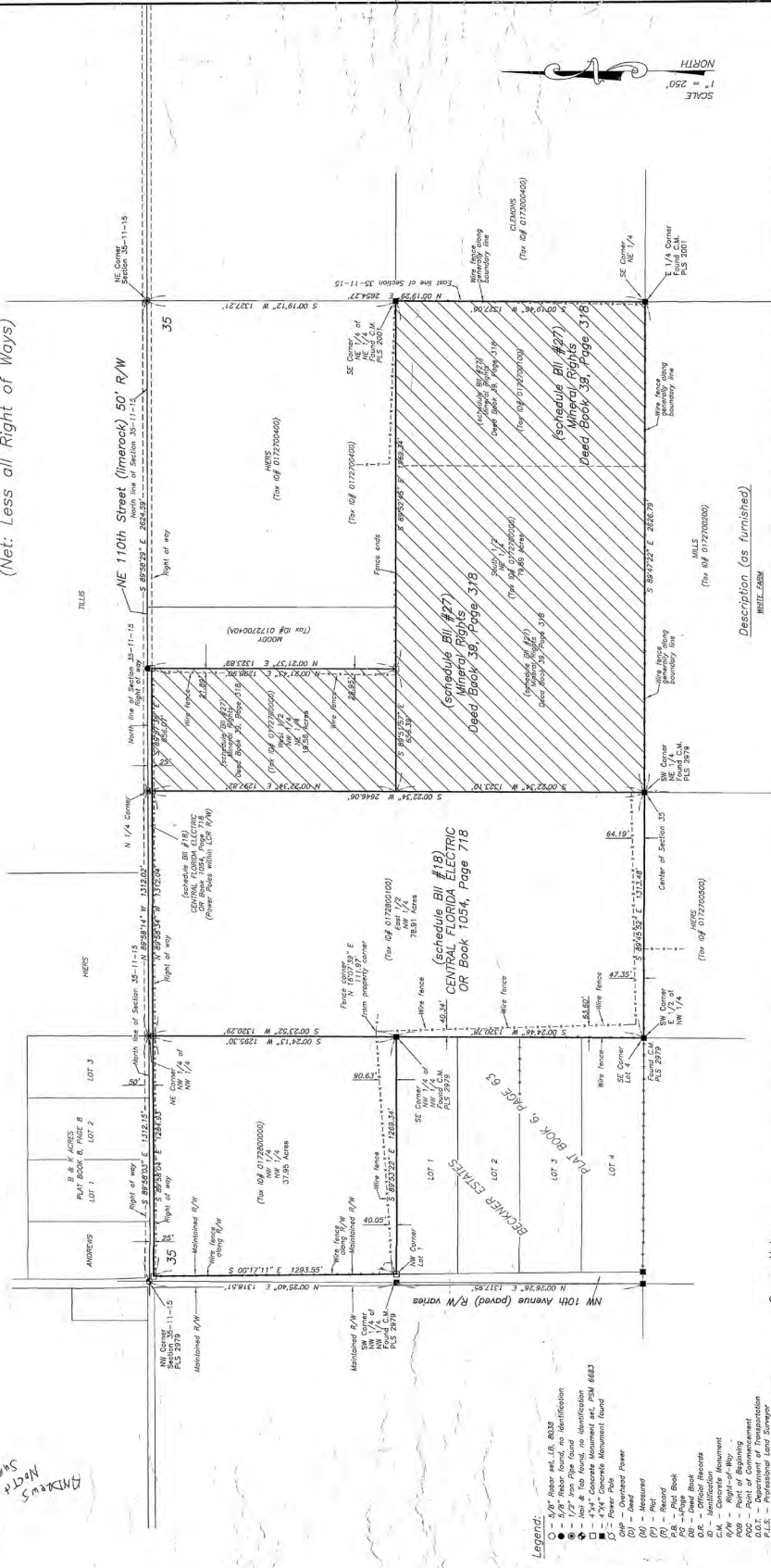


THIS SURVEY IS NOT FULL NOR COMPLETE WITHOUT ALL SHEETS

Total Area of all lands 605.59 Acres
(Net: Less all Right of Ways)

SHEET 3 of 5

Andrews North Survey



Survey Notes:

- P.S.M. - Professional Surveyor and Mapper
L.B. - Licensed Business

THIS SURVEY IS NOT FULL NOR COMPLETE WITHOUT ALL SHEETS

Pardue Land Surveying, LLC
315 North Main Street
Chiefland, FL 32626
(352)-493-0640
Licensed Business #8038

TRACT 1

PROPERTY DETAILS

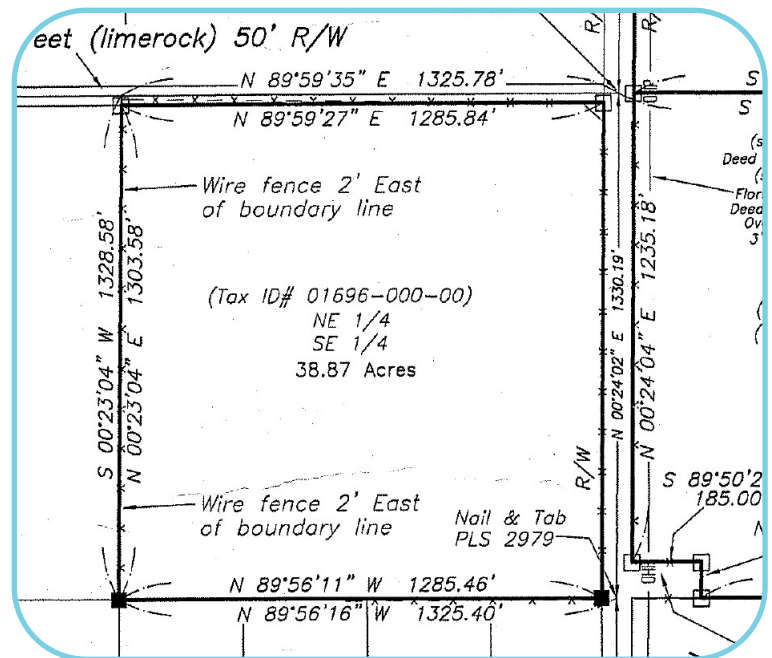
Total Land Area: 38.87 ± Acres

Address: SWC of NW 105th Street
& NW 30th Avenue
Chiefland, Florida 32626

County: Levy

Tax Identification: 01696-000-00

Lat/Lon: 29.48036, -82.82475



LEGAL DESCRIPTION

Parcel 1:

The NE 1/4 of SE 1/4 of Section 32, Township 11 South, Range 15 East, Levy County, Florida, LESS the East 40 feet for Right-of-Way of LCR 345 and the North 25 feet for Right-of-Way of LCR 201 a/k/a NW 105th Street. (Tax ID# 01696-000-00)



PROPERTY NOTES

This tract is a corner lot and includes two wells.

TRACT 2

PROPERTY DETAILS

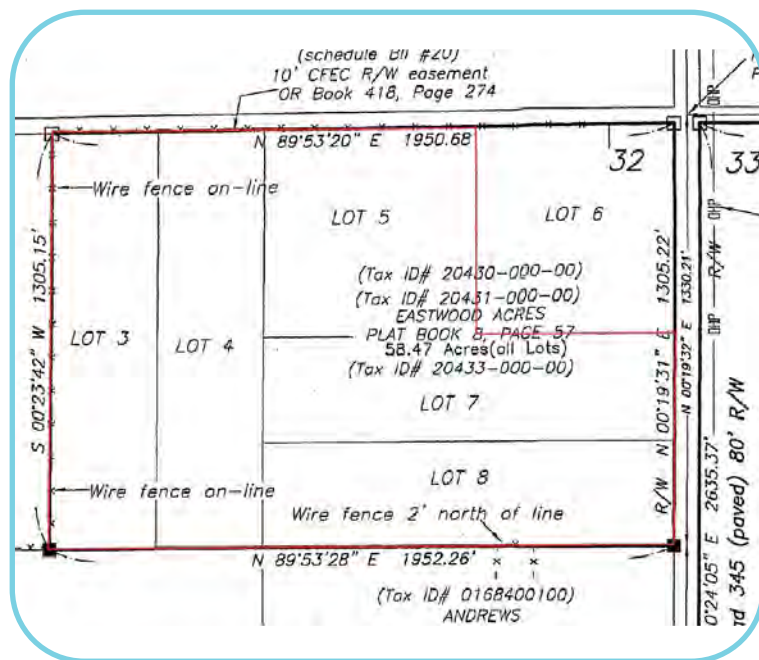
Total Land Area: 48.51 ± Acres

Address: SWC of NW 110th Street
& NW 30th Avenue
Chiefland, Florida 32626

County: Levy

Tax Identification: 20430-000-00, 20431-000-00,
20432-000-00, 20434-000-00,
20435-000-00

Lat/Lon: 29.48729, -82.82476



LEGAL DESCRIPTION

Lots 3, 4, 5, 7 and 8, EASTWOOD ACRES, according to the plat thereof recorded in Plat Book 8, Page 57, Public Records of Levy County, Florida. (Tax ID# 20430-000-00, 20431-000-00, 20432-000-00, 20434-000-00 & 20435-000-00)



PROPERTY NOTES

This tract is planted in perennial peanuts, includes a well and a four span center pivot. The center pivot needs a 40 hp electric motor replaced.

TRACT 3

PROPERTY DETAILS

Total Land Area: 8.82 ± Acres

Address: 3050 NW 110 Street
Chiefland, Florida 32626

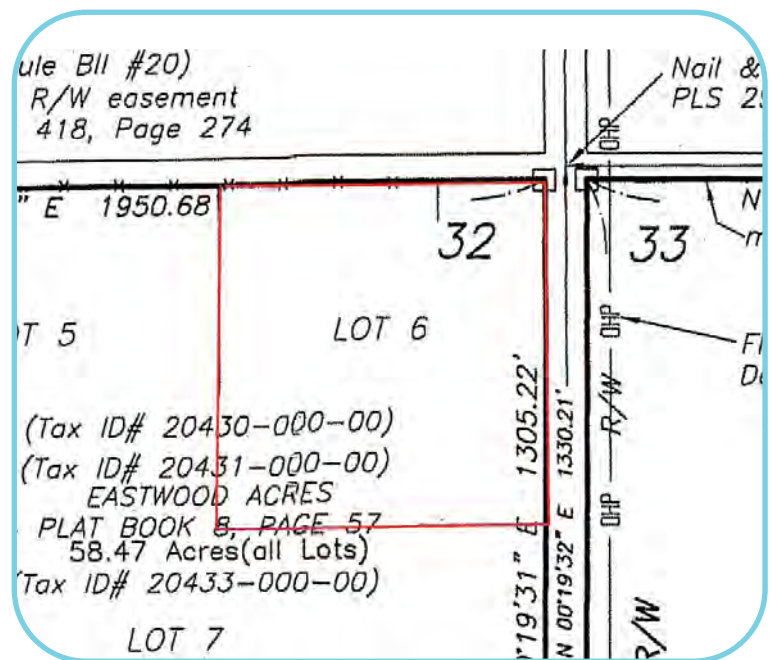
County: Levy

Tax Identification: 20433-000-00

Lat/Lon: 29.48876, -82.82372

Square Feet: 8,400 ±

Year Built: 2003



LEGAL DESCRIPTION

Lot 6, EASTWOOD ACRES, according to the plat thereof recorded in Plat Book 8, Page 57, Public Records of Levy County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.



PROPERTY NOTES

This tract is fenced and gated with an 8,400+/- SF red iron workshop, 5 roll-up doors, living quarters and a well.

TRACT 4

PROPERTY DETAILS

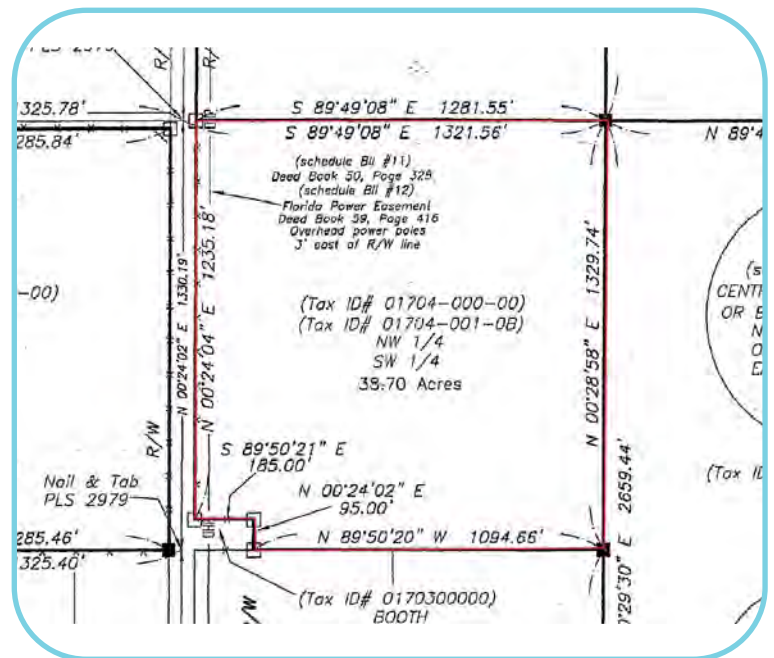
Total Land Area: 38.7 ± Acres

Address: E/S of NW 30th Avenue at
SWC of 105th Street
& NW 30th Avenue
Chiefland, Florida 32626

County: Levy

Tax Identification: 01704-001-0B, 01704-000-00

Lat/Lon: 29.48088, -82.82046



LEGAL DESCRIPTION

Parcel 2:
The NW 1/4 of SW 1/4 of Section 33, Township 11 South, Range 15 East, Levy County, Florida,
LESS the South 95 feet of the West 225 feet and LESS the West 40 feet for Right-of-Way of
LCR 345. (Tax ID# 01704-000-00 and 01704-001-0B)



PROPERTY NOTES

This tract is planted in perennial peanuts, includes a 3 span center pivot, this pivot receives water and power from the well on Tract 8. The new purchaser will be responsible for securing water to the pivot. We have been advised that the center pivots needs a new collector ring.

TRACT 6

PROPERTY DETAILS

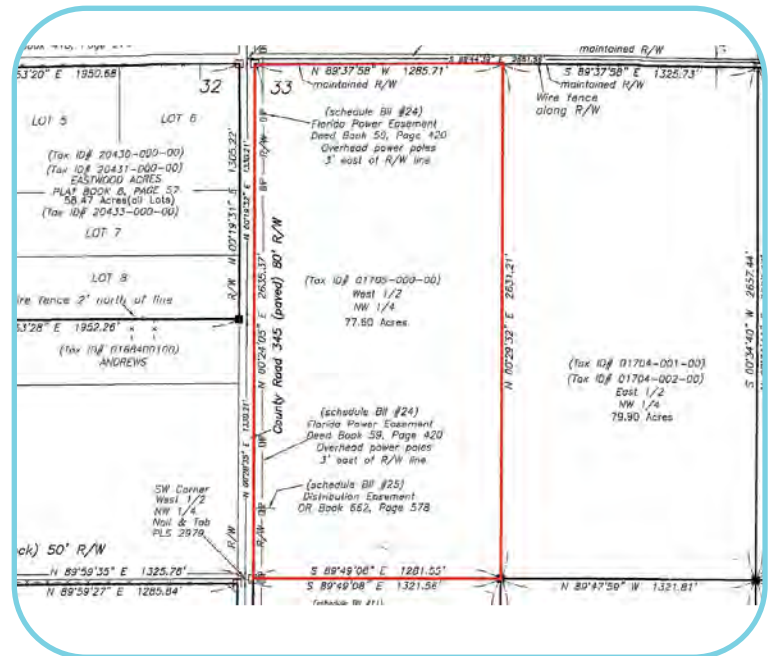
Total Land Area: 77.6 ± Acres

Address: SEC of NW 110th Street
& NW 30th Avenue
Chiefland, Florida 32626

County: Levy

Tax Identification: 01705-000-00

Lat/Lon: 29.48408, -82.82046



LEGAL DESCRIPTION

EAST CHIEFLAND - WOODS PLACE (Tax ID# 01705-000-00)

The West 1/2 of NW 1/4 of Section 33, Township 11 South, Range 15 East, Levy County, Florida, LESS the West 40 feet for right of way of LCR 345.



PROPERTY NOTES

This corner tract is fenced, includes a well, approximately half is wooded and half is open pasture land.

TRACT 7

PROPERTY DETAILS

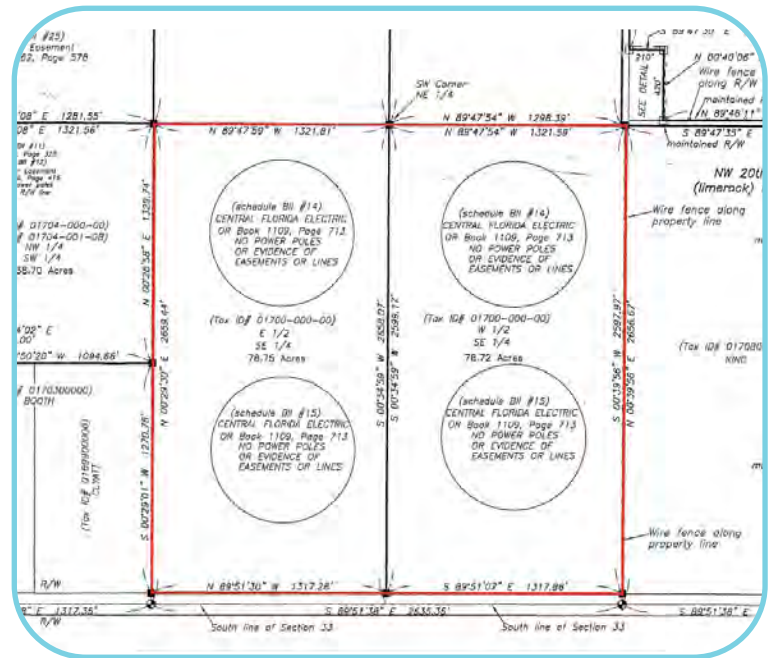
Total Land Area: 157.47 ± Acres

Address: N/S of US Highway 27
Chiefland, Florida 32626

County: Levy

Tax Identification: 01700-000-00

Lat/Lon: 29.47905, -82.81432



LEGAL DESCRIPTION

HARDEE PROPERTY

The E 1/2 of SW 1/4 and the W 1/2 of SE 1/4 of Section 33, Township 11 South, Range 15 East, Levy County, Florida, LESS right of way for US Hwy 27-A. (Tax ID#01700-000-00)



PROPERTY NOTES

This tract include extensive frontage along US Highway 27 and includes a cattle corral. The water to the cattle corral comes from Tract 8. The purchaser will be responsible for securing water or installing a new well.

PROPERTY DETAILS

LEGAL DESCRIPTION

Parcel 4:
The West 1/2 of NE 1/4 of Section 33, Township 11 South, Range 15 East, Levy County,
Florida. (Tax ID# 01704-001-00 & 01704-001-0A)



PROPERTY NOTES

This tract includes a 7 span Zimmatic Center Pivot and multiple wells. There is no lease in place; however, the farmer shall have the right to harvest the current crop.

TRACT 9

PROPERTY DETAILS

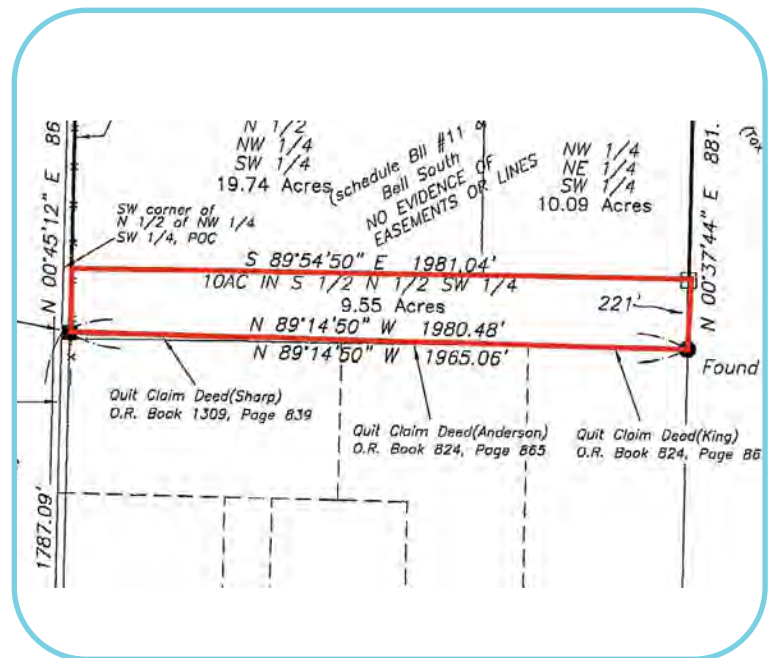
Total Land Area: 9.55 ± Acres

Address: E/S of NW 20th Avenue
Chiefland, Florida 32626

County: Levy

Tax Identification: 01718-001-00

Lat/Lon: 29.4802, -82.80291



LEGAL DESCRIPTION

Commence at the SW corner of N 1/2 of NW 1/4 of SW 1/4 and from this Point of Beginning run East 1980 feet; thence run South 221 feet; thence run West 1980 feet to the West line of Section 34; thence run North along Section line, 221 feet to the Point of Beginning, containing 10 acres more or less and being a portion of South 1/2 of North 1/2 of SW 1/4 in Section 34 (Tax ID# 01718-000-00[part]);



PROPERTY NOTES

This tract would make an excellent homesite or hobby farm.

TRACT 10

PROPERTY DETAILS

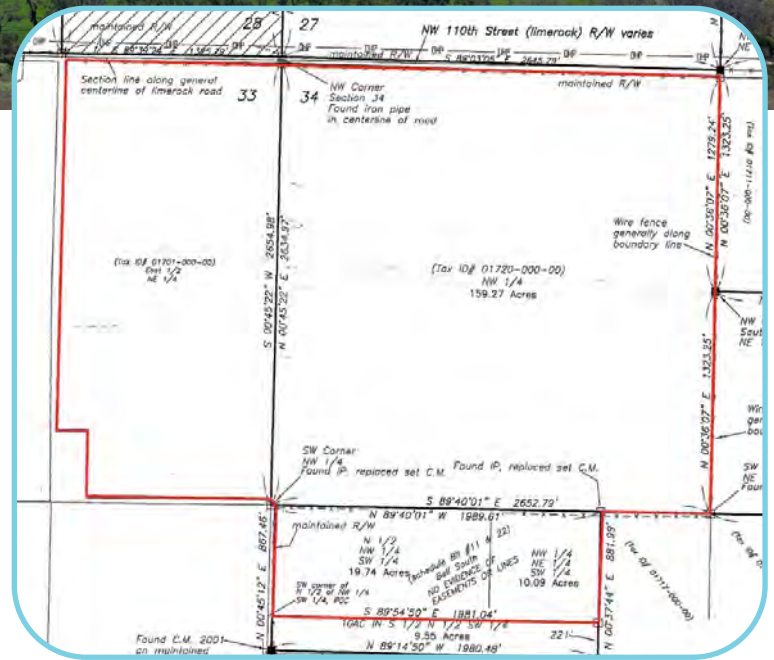
Total Land Area: 254.97± Acres

Address: SEC of NW 110th Street
& NW 22nd Court
Chiefland, Florida 32626

County: Levy

Tax Identification: 01701-000-00, 01720-000-00,
01718-000-00

Lat/Lon: 29.48414, -82.80187



LEGAL DESCRIPTION

East 1/2 of NE 1/4, LESS the West 210 feet of the South 420 feet thereof, of Section 33 (Tax ID# 01701-000-00);

NW 1/4 of Section 34 (Tax ID# 01720-000-00);

North 1/2 of NW 1/4 of SW 1/4 and NW 1/4 of NE 1/4 of SW 1/4 of Section 34 (Tax ID# 01718-000-00[part]); and

Commence at the SW corner of N 1/2 of NW 1/4 of SW 1/4 and from this Point of Beginning run East 1980 feet; thence run South 221 feet; thence run West 1980 feet to the West line of Section 34; thence run North along Section line, 221 feet to the Point of Beginning, containing 10 acres more or less and being a portion of South 1/2 of North 1/2 of SW 1/4 in Section 34 (Tax ID# 01718-000-00[part]);

LESS that parcel conveyed to James C. Anderson and Amy M. Anderson, husband and wife, by Quit Claim Deed dated 02/28/2003, filed 03/06/2003 and recorded in O.R. Book 824, Page 865, Public Records of Levy County, Florida; and

LESS that parcel conveyed to Douglas W. King and Marilee King, husband and wife, by Quit Claim Deed dated 02/28/2003, filed 03/06/2003 and recorded in O.R. Book 824, Page 867, Public Records of Levy County, Florida; and

LESS that parcel conveyed to Billie Ray Sharp, II by Quit Claim Deed dated 11/27/2013, filed 11/27/2013 and recorded in O.R. Book 1309, Page 839, Public Records of Levy County, Florida.

all of the above described property being in Township 11 South, Range 15 East, Levy County, Florida.



PROPERTY NOTES

This tract includes a 9 span center pivot and multiple wells. The lease runs through the harvest of the current peanut crop. The current farmer will have the right to maintain and harvest the crop. The purchaser will be required to sign an AGRICULTURAL LEASE ACKNOWLEDGMENT AND AGREEMENT to allow the farmer to work and harvest the crop.

TRACT 11

PROPERTY DETAILS

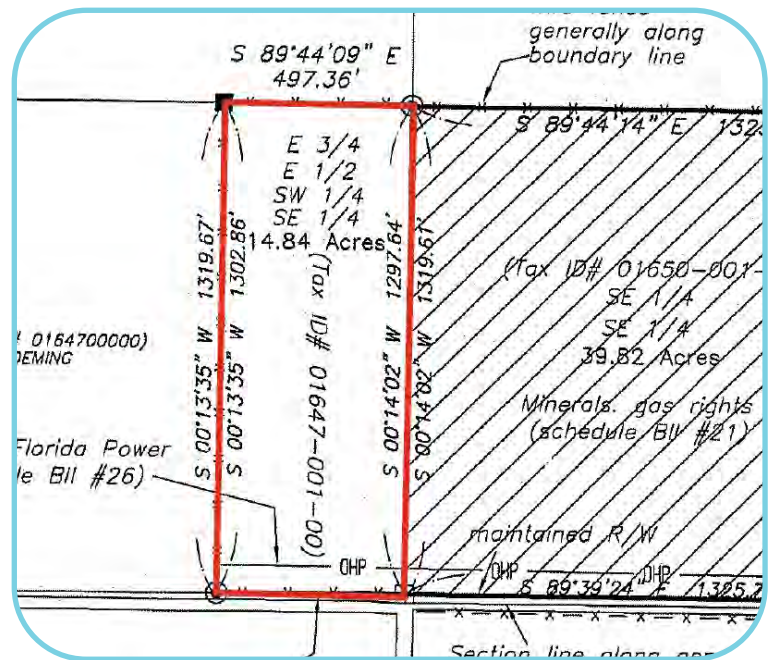
Total Land Area: 14.84 ± Acres

Address: N/S of NW 110th Street at
the NWC of NW 110th Street
& NW 22nd Court
Chiefland, Florida 32626

County: Levy

Tax Identification: 01647-001-00

Lat/Lon: 29.49229, -82.81091



LEGAL DESCRIPTION

EAST CHIEFLAND - IRON 15 (Tax ID# 01647-001-00)

The East 3/4 of E 1/2 of SW 1/4 of SE 1/4 of Section 28, Township 11 South, Range 15 East, Levy County, Florida.



PROPERTY NOTES

This tract includes a well.

TRACT 12

PROPERTY DETAILS

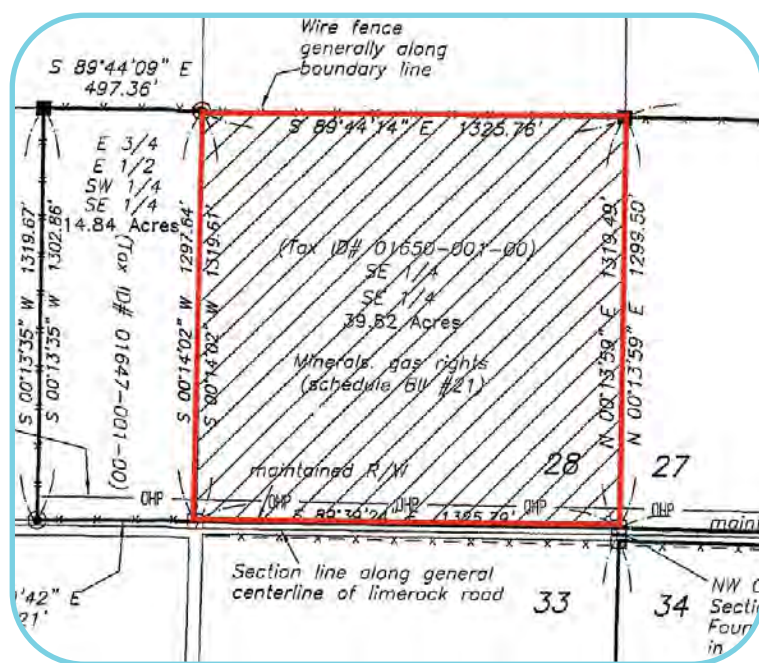
Total Land Area: 39.82 ± Acres

Address: N/S of NW 110th Street at
the NEC of NW 110th Street
& NW 22nd Court
Chiefland, Florida 32626

County: Levy

Tax Identification: 01650-001-00

Lat/Lon: 29.49228, -82.80805



LEGAL DESCRIPTION

SE 1/4 of SE 1/4 of Section 28 (Tax ID# 01650-001-00);



PROPERTY NOTES

This tract is being sold subject to a 1/3 undivided interest reservation of gas, oil and minerals. A copy of the reservation can be found on the following page.

STATE OF FLORIDA
COUNTY OF LEVY

Personally came before me Glenn Zellner, who being to me well known and known to me to be the individual described in and who executed the above and foregoing instrument and acknowledged before me that he signed, sealed and delivered the same at the time and place, in the manner, and for the uses and purposes as therein set forth and contained.

WITNESS my hand and official seal on this 10 day of Oct., A.D. 1947.

NOTARIAL SEAL AFFIXED

FILED FOR RECORD OCTOBER 15, 1947

JACK L. MEEKS, CLERK CIRCUIT COURT

BY *Francis Dale* D.C.

J.C. Adkins, Sr.
Notary Public, State of Florida
at Large
My Commission expires: October 6,
1950
Bonded by American Surety Co. of N.Y.

DEED

THIS INDENTURE, made this 12th day of September, 1947, between Delma Hiers and wife, Velma Hiers, Virginia M. Quincey and husband, J.W. Quincey, and W.A. Beauchamp, and wife, Thelma Beauchamp of the County of Levy and State of Florida, parties of the first part, and FRANK B. MARSHBURN, whose permanent address is Bronson, Levy County, Florida, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said party of the second part and his heirs and assigns forever, all their right, title, interest, claim and demand of parties of the first part as heirs at law of John M. Hiers, and all the right, title, interest, claim and demand of parties of the first part acquired in any other manner in and to the following parcel, piece and tract of land lying and being in the County of Levy and State of Florida, more particularly described as follows:

SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, Township 11 South, Range 15 East

.55¢ Federal and .40¢ State Documentary Stamps attached and cancelled.

RESERVING to grantors, their heirs and assigns forever, a one-third interest (undivided) in and to the gas, oil and minerals, including iron ore, on said lands.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title and interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging, or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever,

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free from all encumbrances and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered
in our presence:

Mary E. Stripling

Dave Hudson

As to Delma Hiers, Velma Hiers, W.A. Beauchamp and Thelma Beauchamp

Delma Hiers (LS)
Velma Hiers (LS)

TRACT 13

PROPERTY DETAILS

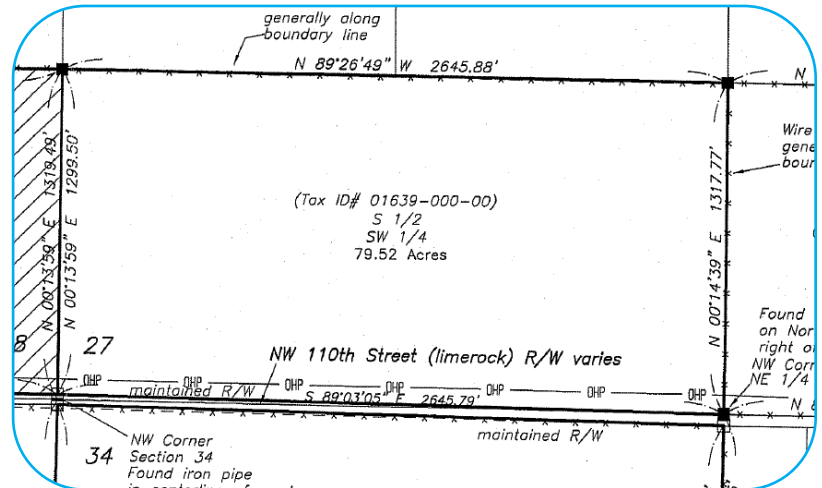
Total Land Area: 79.52 ± Acres

Address: N/S of NW 110th Street
Chiefland, Florida 32626

County: Levy

Tax Identification: 01639-000-00

Lat/Lon: 29.49164, -82.80182



LEGAL DESCRIPTION

South 1/2 of SW 1/4 of Section 27 (Tax ID# 01639-000-00);



PROPERTY NOTES

This tract does have an electric well.

TRACT 14

PROPERTY DETAILS

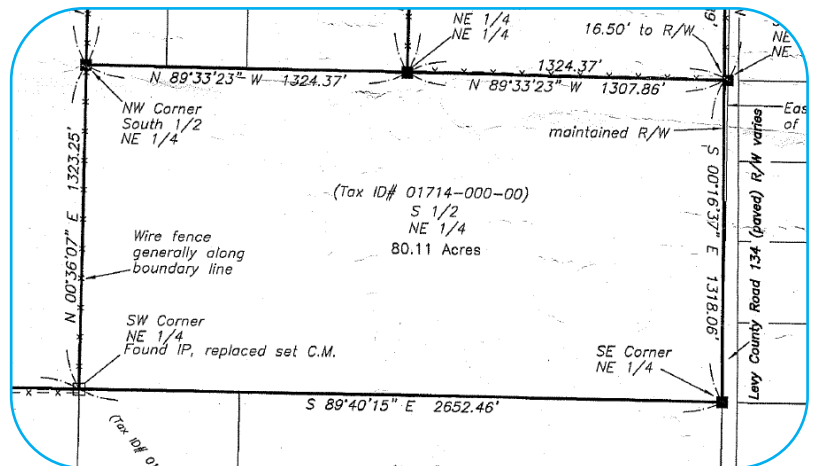
Total Land Area: 80.11 ± Acres

Address: 10550 NW 10th Avenue
Chiefland, Florida 32626

County: Levy

Tax Identification: 01714-000-00

Lat/Lon: 29.48411, -82.79354



LEGAL DESCRIPTION

The SE 1/4 of NE 1/4 AND the SW 1/4 of NE 1/4 of Section 34, Township 11 South, Range 15 East, Levy County, Florida. (Tax ID# 01714-000-00)



PROPERTY NOTES

This is the only fully wooded tract in the auction and is ideal for recreational use.

TRACT 15

PROPERTY DETAILS

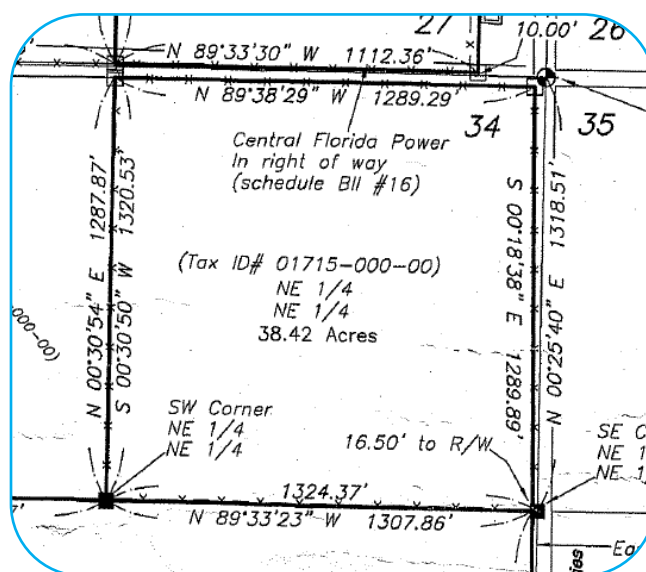
Total Land Area: 38.42 ± Acres

Address: SWC of NW 110th Street
& NW 10th Avenue
Chiefland, Florida 32626

County: Levy

Tax Identification: 01715-000-00

Lat/Lon: 29.48857, -82.79148



LEGAL DESCRIPTION

Parcel 1:
The NE 1/4 of NE 1/4 of Section 34, Township 11 South, Range 15 East, Levy County, Florida.
(Tax ID#01715-000-00)



PROPERTY NOTES

This tract has a 4 span center pivot and well. The well on Tract 15 and the well on Tract 16 are connected.

TRACT 16

PROPERTY DETAILS

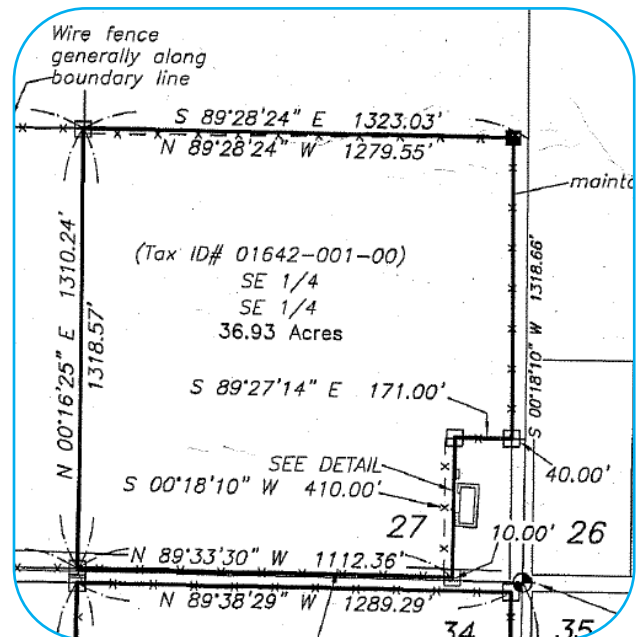
Total Land Area: 36.93 ± Acres

Address: NWC of NW 110th Street
& NW 10th Avenue
Chiefland, Florida 32626

County: Levy

Tax Identification: 01642-001-00

Lat/Lon: 29.49193, -82.7915



LEGAL DESCRIPTION

Parcel 2:
The SE 1/4 of SE 1/4 of Section 27, Township 11 South, Range 15 East, Levy County, Florida,
LESS the South 420 feet of the East 210 feet. (Tax ID# 01642-001-00)



PROPERTY NOTES

The well on Tract 16 and the well on Tract 15 are connected.

TRACT 17

PROPERTY DETAILS

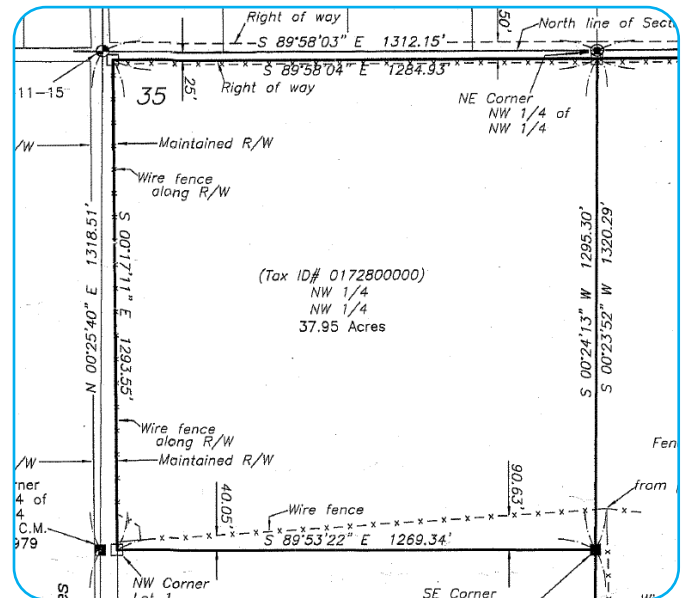
Total Land Area: 37.95 ± Acres

Address: SEC of NW 110th Street
& NW 10th Avenue
Chiefland, Florida 32626

County: Levy

Tax Identification: 01728-000-00

Lat/Lon: 29.48769, -82.78726



LEGAL DESCRIPTION

Parcel 1:

The NW 1/4 of NW 1/4 of Section 35, Township 11 South, Range 15 East, Levy County, Florida, LESS the North 25 feet conveyed to Levy County for road right of way. (Tax ID#01728-000-00)



PROPERTY NOTES

Great corner tract with excellent access.

TRACT 18

PROPERTY DETAILS

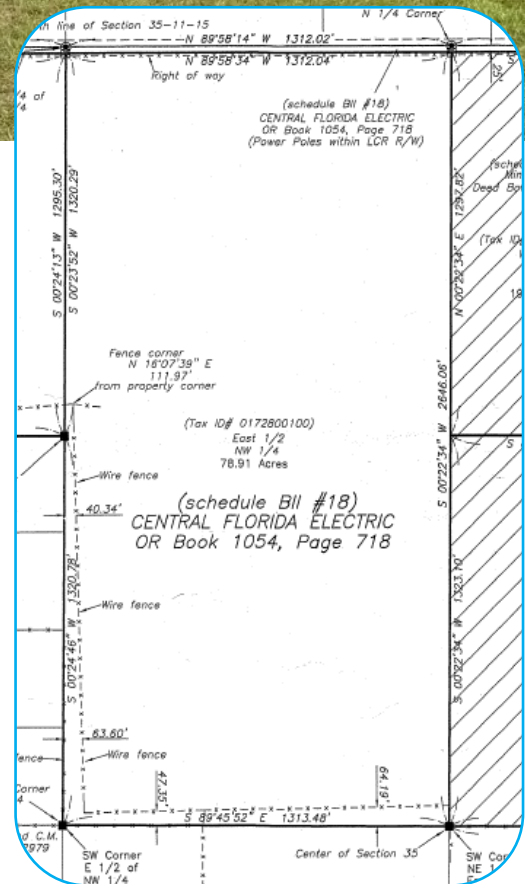
Total Land Area: 78.91 ± Acres

Address: S/S of NW 110th Street
Chiefland, Florida 32626

County: Levy

Tax Identification: 01728-001-00

Lat/Lon: 29.48548, -82.78318



LEGAL DESCRIPTION

Parcel 2:

The E 1/2 of NW 1/4 of Section 35, Township 11 South, Range 15 East, Levy County, Florida, LESS the North 25 feet conveyed to Levy County for road right of way. (Tax ID# 01728-001-00)



PROPERTY NOTES

Excellent agricultural tract with a well.

TRACT 19

PROPERTY DETAILS

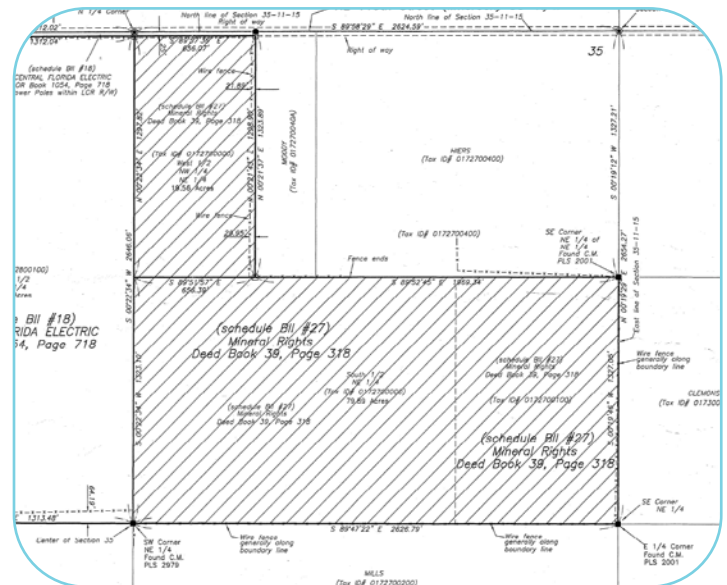
Total Land Area: 99.45 ± Acres

Address: S/S of NW 110th Street
Chiefland, Florida 32626

County: Levy

Tax Identification: 01727-000-00, 01727-010-00

Lat/Lon: 29.48415, -82.77837



LEGAL DESCRIPTION

EAST CHIEFLAND - HEIRS FARM (Tax ID# 01727-000-00 & 01727-010-00)

The West 1/2 of NW 1/4 of NE 1/4, LESS the North 25 feet for road right of way of LCR 128 (NW 110th Street) and South 1/2 of NE 1/4 of Section 35, Township 11 South, Range 15 East, Levy County, Florida.



PROPERTY NOTES

This tract has two 3-span pivots and a well. There is a reservation of a 1/2 interest for oil, gas and minerals. A copy of the deed can be found on the following page.

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MINERAL RIGHT AND ROYALTY TRANSFER
(To Individual Interest)

STATE OF FLORIDA
COUNTY OF LEVY

KNOW ALL MEN BY THESE PRESENTS:

That We, J.W. Turner and wife Marion B. Turner of Levy County, State of Florida, hereinafter called grantor (whether one or more and referred to in the singular number and masculine gender,) for and in consideration of the sum of Ten and No/100 Dollars \$10.00 and other good and valuable considerations, paid by R.W. Slemaker, Tulsa, Oklahoma, hereinafter called grantee the receipt of which is hereby acknowledged, has granted, sold and conveyed and by these presents does grant, sell and convey unto said grantee an undivided One half (1/2) interest in and to all of the oil, gas and other minerals of every kind and character in, on or under the certain tract or parcel of land situated in the County of Levy, State of Florida, and described as follows:

In Township 10 South, Range 15 East,
Section 36, NE 1/4 less One acre for Church;
In Township 11 South, Range 15 East,
Section 7, SW 1/4 of NW 1/4;
Section 36, NE 1/4
In Township 12 South, Range 15 East,
Section 1, SE 1/4 of NW 1/4; SW 1/4; Section 2, S 1/4; Section 4, W 1/4 of SW 1/4; Section 8, N 1/4 of NE 1/4;
Section 11, S 1/4 of NE 1/4; N 1/4 of SE 1/4; SE 1/4 of SW 1/4; Section 12 S 1/4 of SW 1/4; NE 1/4 of NE 1/4;
Section 14, NE 1/4 of NE 1/4;
In Township 11 South, Range 14 East,
Section 22, E 1/4 of SW 1/4;
In Township 12 South Range 13 East,
Section 24, NE 1/4; S 1/4 of SE 1/4; S 1/4 of SW 1/4;
In Township 12 South, Range 14 East,
Section 1, NE 1/4 of NE 1/4 less 2 acres in NW Corner deeded to J.W. Smith, and also less railroad right-of-way and section house, and also less State road #81 right-of-way;
Section 12, NE 1/4 less ACL Railroad right-of-way and State Road #81 Right-of-way
In Township 12 South, Range 16 East,
Section 6, S 1/4 of NW 1/4; W 1/4 of SW 1/4; SE 1/4 of SW 1/4; Section 7, N 1/4 of NW 1/4; SW 1/4 of NW 1/4;
In Township 12 South, Range 15 East,
Section 9, SE 1/4 SW 1/4; S 1/4 of NW 1/4; S 1/4 of NE 1/4; Section 10, SE 1/4; SW 1/4; NW 1/4; Section 3, S 1/4;
Section 16, N 1/4 of N 1/4;
In Township 11 South, Range 14 East,
Section 15, SE 1/4 of NE 1/4; Total acreage described in the above Townships and Section aggregate 4037 acres, more or less.

\$1.65 Federal and 1.20 State Documentary Stamps attached and cancelled.

Grantor to receive all of the Rentals due on Oil & Gas Lease to Gulf Refining Company in 1944. Any future rentals due on the above acreage Grantee to receive one half interest in same.

Signed for identifications,

J.W. Turner
Marion B. Turner

TO HAVE AND TO HOLD the said undivided interest in all of the said Oil, gas and other minerals in, on and under said land, together with all and singular the rights and appurtenances thereto in any wise belonging, with the right of ingress and egress, and possession at all times for the purpose of mining, drilling and operating for said minerals and the maintenance of facilities and means necessary or convenient for producing, treating and transporting such minerals and for housing and boarding employees, unto said grantee, his heirs, successors and assigns, forever; and grantor herein for himself and his heirs, executors and administrators hereby agrees to warrant and forever defend all and singular the said interest in said minerals, unto the said grantee, his heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee shall have the right at any time (but is not required) to redeem for Grantor by payment, any mortgages, taxes or other liens on the above described lands, in the event of default of payment by Grantor, and be subrogated to the rights of the holder thereof.

This conveyance is made subject to any valid and subsisting oil, gas or other mineral lease or leases on said land, including also any mineral lease, if any, heretofore made or being contemporaneously made from grantor to grantee; but, for the same consideration hereinabove mentioned, grantor has sold, transferred, assigned and conveyed and by these presents does sell, transfer, assign and convey unto grantee, his heirs, successors and assigns, the same undivided interest (as the undivided interest hereinabove conveyed in the oil, gas and other minerals in said land) in all the rights, rentals, royalties and other benefits accruing or to accrue under said leases from the above described land; to have and to hold unto grantee, his heirs, successors and assigns.

IN WITNESS WHEREOF, this instrument is signed, sealed and delivered on this 12th day of January, 1944.

Witnesses:

Marguerite Anderson
Chester Barnett

J.W. Turner (Seal)
Marion B. Turner (Seal)

STATE OF FLORIDA
COUNTY OF LEVY

ACKNOWLEDGMENT

I, Marguerite Anderson, a Notary Public in and for said County and State, do hereby certify that J.W. Turner and Marion B. Turner, his wife, to me known and known to me to be the person described in and who executed the foregoing instrument, personally appeared before me this day and severally acknowledged that they executed the same; and the said Marion B. Turner on a private examination before me she being separate and apart from her said husband, did acknowledge that she made herself a party to said instrument for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

In Witness Whereof I have hereunto set my hand and affixed my official seal this 12th day of January, A.D. 1944.

NOTARIAL SEAL AFFIXED
FILED FOR RECORD FEBRUARY 1, 1944
JACK L. MEERS CLERK CIRCUIT COURT
BY *James Dale*

Marguerite Anderson
Notary Public My Commission expires 7/22/47

D.C.

The closings will be conducted by Thomas M. Egan, Thomas M. Egan, Attorney at Law, 2107 SE 3rd Avenue, Ocala, FL 34471, 352-629-7110, tom@egan.pro. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase. All properties will be conveyed by existing legal descriptions. Below is an estimated fee sheet of closing cost.

Calculating Title Premiums

Policy Amount	Cost Per \$1,000.00
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Up to \$100,000.00	\$5.75
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Over \$100,000.00 up to \$1,000,000.00	\$5.00
--	--------

Over \$1,000,000.00 up to \$5,000,000.00	\$2.50
--	--------

Over \$5,000,000.00 up to \$10,000,000.00	\$2.25
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Over \$10,000,000.00	\$2.00
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Doc Stamps on Deed	\$.70 per \$100.00
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Recording Deed	\$10.00 first page, \$8.50 each additional page
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Title Search	\$225.00 each parcel
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Municipal Lien Search	\$160.00 each parcel (estimated)
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Title Exam	\$300.00
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Settlement Fee	\$350.00
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The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

Due Diligence: All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Inspection: Each Bidder is encouraged to inspect the property prior to Bidding. Visit 7Hauctions for scheduled inspection times or contact the listing agent for an appointment.

Buyer's Premium: The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price or \$250.00 whichever is greater. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must execute the Purchase and Sale Agreement and remit an earnest deposit within 24 hours. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

Closing: All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase. All properties will be conveyed by existing legal descriptions.

Broker Participation: Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction, whichever comes first. UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A bidder is only allowed to be registered by one broker.

Non-Compliance: If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 2 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of \$5,000 per lot or tract. By placing a bid, you hereby specifically authorize Seven Hills Auctions to charge the credit card on file in the event of such Non-Compliance. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale. This Non-Compliance Fee is charged by the Auctioneer and is not liquidated damages for benefit of the Seller. The Seller reserves the right to seek legal action against the bidder. Do not bid unless you can fully close the transaction at your bid price plus applicable bidder and closing fees.

Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as nonexclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

Extended Bidding: This online auction includes an EXTENDED BIDDING feature. For this specific auction, if a bid is placed within the last five (5) minutes of the auction the ending time of the auction will be extended for five (5) additional minutes. For example, if the countdown clock reads four (4) minutes and a bid is placed the countdown clock will reset to nine (9) minutes. The bidding will remain open until the countdown clock has expired.

Bid Increments: The bidding increments for all properties will be as follows:

Amount Up To	Bid Increments
\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

Technical Problems: The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

Additional Terms: All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be revealed in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconsistencies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

Seven Hills AUCTIONS

7HAUCTIONS.COM
800.742.9165

JULY 2025

Seven Hills Auctions, LLC

William C. Lee III, Broker In Charge

Auction License: TN: 7182, GA: AU-C003134, GA :AU-003505,
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