

real estate
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FLORIDA & GEORGIA PROPERTIES



BIDDING ENDS

WEDNESDAY, MAY 25, NOON EDT

*SELLING BY DIRECT ORDER OF PRIVATE EQUITY GROUPS AND
OTHER HIGHLY MOTIVATED SELLERS*

Seven  Hills
AUCTIONS

800.742.9165
7Hauctions.com



A Message From Seven Hills Auctions

Thank you for choosing Seven Hills Auctions! In this brochure and on our website, 7Hauctions.com, you will find an array of properties to choose from. Whether you are a first-time buyer or a seasoned investor, we think you'll find that Seven Hills Auctions has something for everyone.

Most importantly we want you to feel comfortable during this entire buying process. Our team of professionals are here for you during every step and are ready to assist you with any questions or concerns you may have. Please do not hesitate to give us a call at 800.742.9165.

These properties are being sold by private equity groups and other sellers across the southeast. These sellers are highly motivated and ready to sell. Our best advice is do not bid unless you are ready to close and own the property!

It is important to remember that although the sellers provide insurable title with no back taxes or liens, these properties are sold "as-is". It is our recommendation that you and/or your representatives inspect the property prior to bidding. Open house/inspection times are scheduled for many of the properties. Please check the website for exact dates and times. For those properties that do not show an open house time, please contact the listing agent to schedule an appointment.

Our goal is to make your buying experience simple and easy. Please do not hesitate to call us at 800.742.9165 or send us an email to info@7hauctions.com with any questions, comments or concerns. We will be glad to assist you.

Good Luck!

5431



Single Family Residence: Tallahassee, FL

3019 Windsor Way
Tallahassee, Florida 32312
Leon County

1.37 ± Acres

Tax ID: 1118202450000
SQFT: 2,496± Built in 1965, 3 Bed / 2 Bath

Agent
Blayton Duncan
Seven Hills Auctions
229.454.0186
blayton@7hauctions.com

Latitude
30.48879

Longitude
-84.27217

5432



Single Family Residence: Tallahassee, FL

8204 Hunters Ridge
Tallahassee, Florida 32312
Leon County

0.44 ± Acres

Killearn Lakes Unit 2, Lot(s) 2, Block AJ
Tax ID: 140350 AJ0020
SQFT: 1,655± Built in 2003, 4 Bed / 2 Bath

Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

Latitude
30.58829

Longitude
-84.24293

5433



Single Family Residence: Tallahassee, FL

8208 Hunters Ridge
Tallahassee, Florida 32312
Leon County

0.77 ± Acres

Killearn Lakes Unit 2, Lot(s) 3, Block AJ
Tax ID: 140350 AJ0030
SQFT: 1,538± Built in 1993, 3 Bed / 2 Bath

Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

Latitude
30.58792

Longitude
-84.24261

5434A



Residential Lot - Gated Subdivision: Tallahassee, FL

Shady Crest Lane (Also Fronts on Meridian Rd)
Tallahassee, Florida 32312
Leon County

3.23 ± Acres

Meridian Oaks, Lot(s) 2
Tax ID: 2401206120062

Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

Latitude
30.59655

Longitude
-84.28801

5434B



Residential Lot - Gated Subdivision: Tallahassee, FL

Raspberry Way
Tallahassee, Florida 32312
Leon County

5.59 ± Acres

Meridian Oaks, Lot(s) 4
Tax ID: 2401206120044

Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

Latitude
30.59889

Longitude
-84.28769

5435



187 AC Shooting Range, Lodge, Barn and Land: Havana, FL

26070 Blue Star Hwy
Havana, Florida 32333
Gadsden County

187.613 ± Acres

Tax ID: 3-23-2N-3W-0000-00341-0300
SQFT: 1,134± Home, Numerous Outbuildings

Agent
Bryan Cureton
TLG Commercial Real Estate
850.545.3687
bryan@tlgproperty.com

Latitude
30.54805

Longitude
-84.50949

5437



Single Family Residence with Land: Tallahassee, FL

333 Ausley Rd
Tallahassee, Florida 32304
Leon County

1.62 ± Acres

Tax ID: 2134204020000
SQFT: 1,580± Built in 1960, 4 Bed / 2 Bath

Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

Latitude
30.43355

Longitude
-84.31928

5439



Single Family Residence: Tallahassee, FL

806 S Lipona Rd
Tallahassee, Florida 32304
Leon County

0.25 ± Acres

Caroline Courts, Lot(s) 14
Tax ID: 410330 A0140
SQFT: 864± Built in 1960, 3 Bed / 1 Bath

Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

Latitude
30.43384

Longitude
-84.31509

5440



Single Family Residence: Tallahassee, FL

808 S Lipona Rd
Tallahassee, Florida 32304
Leon County

0.24 ± Acres

Caroline Courts, Lot(s) 15
Tax ID: 410330 A0150
SQFT: 864± Built in 1961, 3 Bed / 1 Bath

Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

Latitude
30.43363

Longitude
-84.31509

5441-5449

5441



Single Family Residence: Tallahassee, FL

1903 Jackson Bluff Rd
Tallahassee, Florida 32304
Leon County
Caroline Courts, Lot(s) 13
Tax ID: 410330 A0130
SQFT: 900± Built in 1960, 3 Bed / 1 Bath
Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

0.22 ± Acres

Latitude
30.43424

Longitude
-84.31495

5442



Single Family Residence: Tallahassee, FL

1907 Jackson Bluff Rd
Tallahassee, Florida 32304
Leon County
Caroline Courts, Lot(s) 12
Tax ID: 410330 A0120
SQFT: 864± Built in 1960, 3 Bed / 1 Bath
Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

0.19 ± Acres

Latitude
30.43428

Longitude
-84.31526

5443A



Single Family Residence: Crawfordville, FL

1951 Woodville Highway
Crawfordville, Florida 32327
Wakulla County
Tax ID: 27-3S-01E-000-05482-000
SQFT: 1,998± Built in 1955, 4 Bed / 1 Bath
Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

1 ± Acres

Latitude
30.19176

Longitude
-84.21584

5443B



Comm. Bldg, Home, 3 Res. Rental Units: Crawfordville, FL

1971 Woodville Highway
Crawfordville, Florida 32327
Wakulla County
Tax ID: 27-3S-01E-000-05480-000
SQFT: 1,324± (Store); 1,212± (Home 1); 786± (Unit 1); 420± (Unit 1 & 2 Each) Built in 1955
Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

1.6 ± Acres

Latitude
30.19082

Longitude
-84.21563

5445



Land with Single Family Residence: Crawfordville, FL

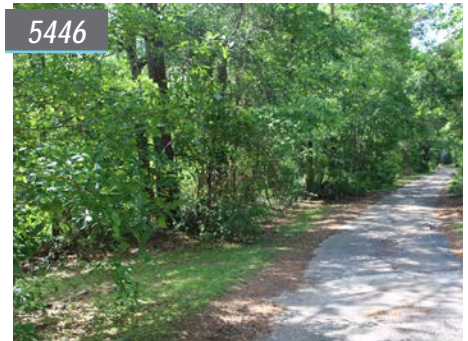
55 Kennel Lane
Crawfordville, Florida 32327
Wakulla County
Hartsfeild, Lot(s) 75
Tax ID: 00-00-075-000-10241-000
SQFT: 3,157± (Home is not habitable)
Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

6.85 ± Acres

Latitude
30.19699

Longitude
-84.37302

5446



Vacant Land: Tallahassee, FL

1625 Clifford Hill Rd
Tallahassee, Florida 32308
Leon County
Clifford Hills Place, Lot(s) C
Tax ID: 112251 C1540
Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

1 ± Acres

Latitude
30.4726

Longitude
-84.21926

5447



Vacant Land: Tallahassee, FL

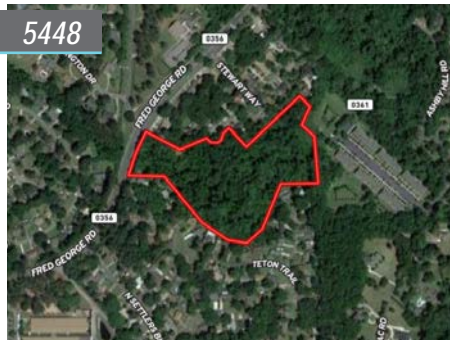
N/E of Fred George Rd
Tallahassee, Florida 32303
Leon County
Originally Part of Pecan Endowment Company Subdivision,
Lot(s) Part of 331
Tax ID: 2109513311202
Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

1.49 ± Acres

Latitude
30.50138

Longitude
-84.33106

5448



Vacant Land: Tallahassee, FL

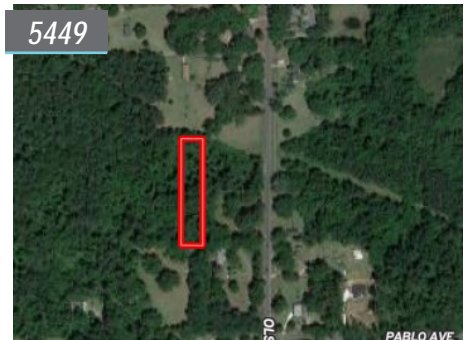
N/E of Fred George Rd (S of Old Bainbridge)
Tallahassee, Florida 32303
Leon County
Originally Part of Pecan Endowment Company Subdivision,
Tax ID: 2109510001025
Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

11.98 ± Acres

Latitude
30.49645

Longitude
-84.33728

5449



Vacant Land: Tallahassee, FL

S/S Olson Rd
Tallahassee, Florida 32308
Leon County
Tax ID: 1116200860000
Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

1.04 ± Acres

Latitude
30.490963

Longitude
-84.231011

5450-5451

5450



3 Unit - Mobile Home Park: Tifton, GA

533 Lower Brookfield Rd
Tifton, Georgia 31794
Tift County

2 ± Acres

Tax ID: 0084120 & 0084121

Agent
Brett Taylor
Seven Hills Auctions
229.873.7101
brett@7hauctions.com

Latitude
31.41545

Longitude
-83.42864

5451



Single Family Residence: Thomasville, GA

527 E Webster St
Thomasville, Georgia 31792
Thomas County

0.12 ± Acres

Crestview Subdivision, Lot(s) 1
Tax ID: 003022012 A
SQFT: 840± Built in 1946, 2 Beds / 1 Bath

Agent
Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com

Latitude
30.8488

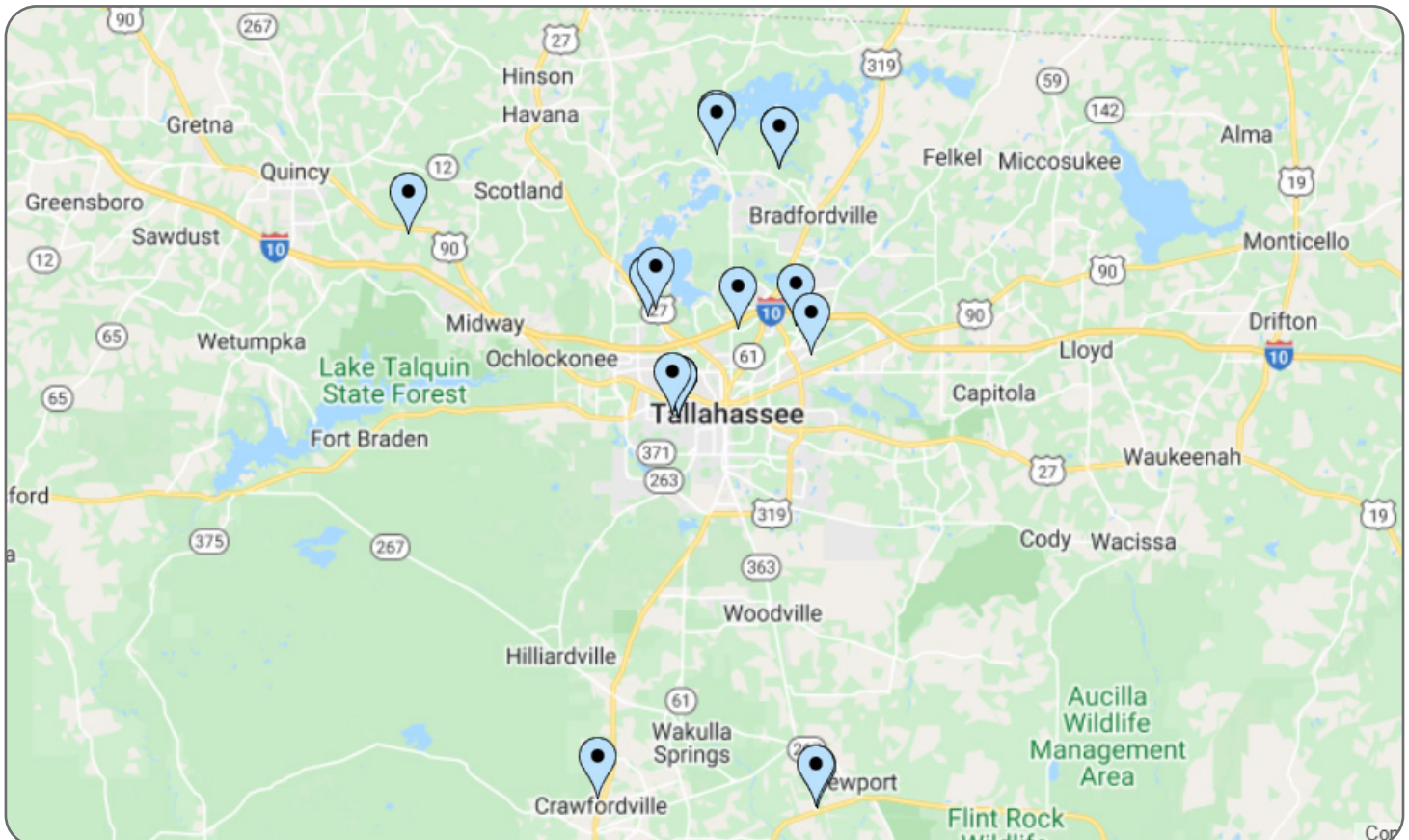
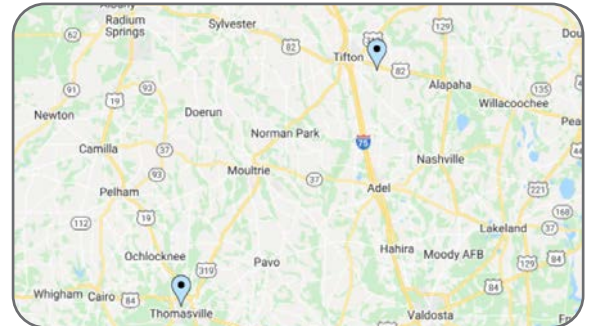
Longitude
-83.9791

Your property could
have been listed
here!



Give us a call to
learn how you can
include properties
in our next auction!

Visit 7Hauctions.com
for an interactive map.



THINKING ABOUT SELLING YOUR PROPERTY? LET US SHOW YOU THE WAY



CREATIVE SOLUTIONS

Creativity comes with listening ears, an open mind and sound knowledge.

At 7H Auctions, our goal is to fully understand what each seller is trying to accomplish and create a plan that fully maximizes the potential of each property.



STRATEGIC MARKETING

7H Auctions marketing starts with analyzing all dynamics that affect the assets. We then identify the correct selling psychology and implement an effective plan to capture the markets attention.



IMPECCABLE SERVICE

Our mission is to deliver impeccable service while earning your respect. We believe our sellers and buyers deserve the very best experience.



***NO OBLIGATION PROPOSAL,
FREE PROPERTY EVALUATION!***

GET THE PROCESS STARTED NOW!

800.742.9165

INFO@7HAUCTIONS.COM

License Information

Seven Hills Auctions, LLC: GA/FL Broker: William C. Lee III (GA-77326, FL-CQ1057830) Auction License: GA: AUC003134, TN: 7182, FL: AB3765, AL: C-253, A-5495

Notes

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Terms and Conditions

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. When shown, contact the listing agent for scheduled inspection times or for an appointment. Where no listing agent is identified, contact the auctioneer for information on how to obtain access to a property. If a property is identified as "Occupied" contact the auctioneer or listing agent to see if times are available for inspection and do not disturb the tenant.

Buyer's Premium: The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. 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 within 48 hours execute the Purchase and Sale Agreement and remit an earnest deposit. 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 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.

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 5 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of up to \$5,000. 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.

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: All online auctions include an EXTENDED BIDDING feature. If a bid is placed on any property within the last three (3) minutes of the auction the ending time of the auction for ALL properties will be extended for three (3) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for three (3) minutes.

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. 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.

800.742.9165

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MEMBERS

May 25, 2022