

# Absolute Auction!

1344±sf 3br/3ba CBS Home on .38± acre Corner Lot  
Vehicles, Boats, and Contents of Home Selling Separately

**Auction on Site: 10:00am Saturday June 19<sup>th</sup>**  
***Real Estate to Sell at 11:00am***



***Preview: One Hour Prior to Auction***

Location: 4056 Cedar Avenue SE, Highland City, FL 33846

County: Polk County

Polk County Parcel Number (PIN) : 24-29-14-283000-070930

Power/Water Lakeland, Electric / Polk County

2020 Taxes: \$587.36

Real Estate Terms: 10% Due with Contact at Conclusion of Auction,  
Balance Due in Full at Closing, On or Before 30 Days,  
10% Buyer's Premium.

All information contained in this packet was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property and records. All announcements from the auction block take precedence over any printed or advertised material.

Real Estate Terms of Sale:

Selling ABSOLUTE to the last & highest bidder regardless of price.

Selling as-is, where-is without any liens or encumbrances other than those ordinary matters of record (road rights-of-way, utility easements, etc.).

Taxes Pro-Rated to date of closing.

Contract due at conclusion of auction with a 10% Escrow deposit to be held by Putnam, Creighton, and Airth, PA., Lakeland, FL

Closing by Abel Putnam, Attorney with Putnam, Creighton, and Airth, Lakeland, FL

Seller to provide deed and owner's policy of title insurance.

Both parties responsible for reasonable attorney's fees & costs.

Closing on or before 30 days.

10% Buyers Premium.

**Property Offered By:**

**Oglesby and Company, Inc.**

**Lakeland, FL**

**Oglesby.org**

**(863) 533-7900**