

PRIME NORTH PORT RESIDENTIAL LOTS

SARASOTA COUNTY
FLORIDA



TIMED ONLINE AUCTION

BIDDING BEGINS: MONDAY, AUGUST 30TH • 10AM

BIDDING ENDS: TUESDAY, AUGUST 31ST • 2PM



PROPERTY INFORMATION

10 individual residential lots in highly desirable North Port, FL ranging from 10,000 sq. ft. to 12,000 sq. ft. +/- in size. Download the **Information Booklet** from MurrayWiseAssociates.com for more details on each individual lot.

AUCTION TERMS & CONDITIONS

PROCEDURE: The lots are being offered as 10 individual tracts and they are available for online bid only at www.MurrayWiseAssociates.com beginning on Monday, August 30th, 2021 at 10:00AM EDT. Bidding will be on a whole dollars basis.

REGISTRATION: To register to bid online visit www.MurrayWiseAssociates.com. Once the online application is filled out it will be automatically sent to Murray Wise Associates for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

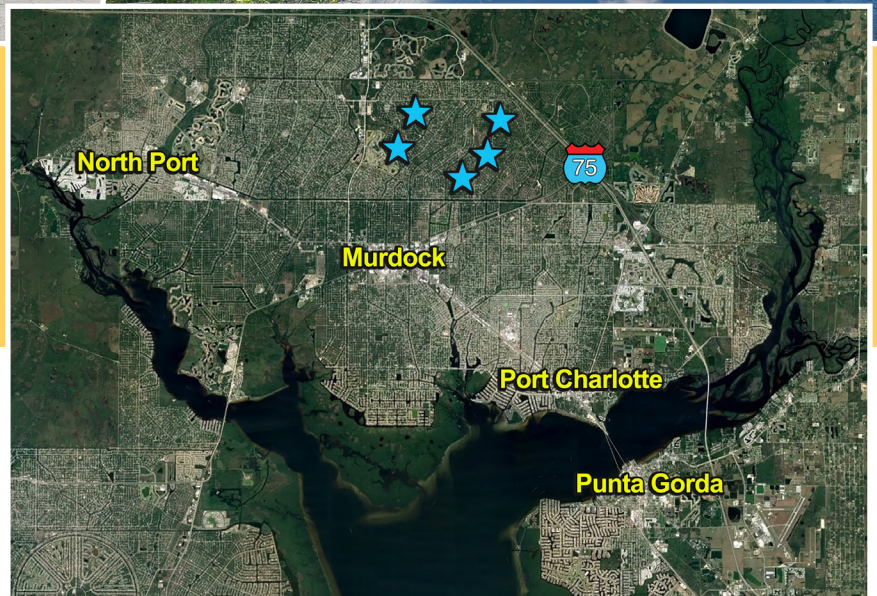
ACCEPTANCE OF BID PRICES: Bidding ends Tuesday, August 31st, 2021 at 2:00PM EDT with a "soft close", meaning that a high bid placed on the tract within the final 3 minutes of bidding will extend bidding for an additional 3 minutes on the tract. The final bid and Purchase Agreement are subject to acceptance or rejection by the Seller. Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer for approval or rejection by the Seller. Upon the close of the auction the winning bidder will either sign the Contract to Purchase in DocuSign, or be forwarded via email or fax a Contract to Purchase. A signed copy of the contract must be returned and received by Murray Wise Associates LLC on or before 3:00PM EDT, Wednesday September 1st, 2021 (faxed to (217) 352-9381 or scanned and emailed to liz@mwallc.com).

BUYER PREMIUM: A 10% buyer premium will be added to the high bid to equal the final contract price for each tract/lot. For example, if the high bid is \$30,000, buyer premium will be \$3,000 (\$30,000 * 10%) and the purchase agreement will be drafted to show a final purchase price of \$33,000.

BROKER PARTICIPATION: Any broker properly licensed in the State of Florida who properly registers the successful high bidder will be paid a two percent (2%) commission at settlement by the Seller. Registration must be on a Murray Wise Associates Broker Participation Application form and contain the name, address and signature of the broker/agent and prospect, as well as the broker's license number and Federal Tax ID number. The form must be received and acknowledged by Murray Wise Associates by 5:00 PM EDT on Wednesday, August 25, 2021. Only the first broker to register the high bidder will be paid a commission. Brokers/agents acting as principals, on behalf of licensed real estate brokers/agents, on behalf of family members, on behalf of entities in which they hold ownership interest or who represent prospects who have had prior contact with seller or auction company are not eligible. Only one registered bidder per broker/agent.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder. The down payment may be paid in the form of wire transfer, personal check, business check or cashier's check. Should the winning bidder not be approved by the Seller, the down payment shall be returned to Bidder as soon as practicable. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

CLOSING: The closing shall take place on or before October 5th, 2021.



POSSESSION: Possession will be given at closing.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

REAL ESTATE TAXES & ASSESSMENTS: The 2021 calendar year taxes will be prorated to the day of closing.

SURVEY: Seller will not provide a survey.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

ACREAGES & DIMENSIONS: All acreages and dimensions are approximate and have been estimated based upon current legal descriptions and aerial mapping software.

EASEMENTS: The sale is subject to any and all recorded or apparent easements.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

AGENCY: Murray Wise Associates LLC & Bright Realty and their representatives are exclusive agents of the Seller.

SELLER: S & W Partners LLC

**10% Buyer Premium | Broker Participation Offered
Broker Owned**



Russell Seneff #AU4521
Murray Wise #BK3295976
Arthur W. Broslat #SL3075898 - Bright Realty

MurrayWiseAssociates.com
800.607.6888
941.552.6039



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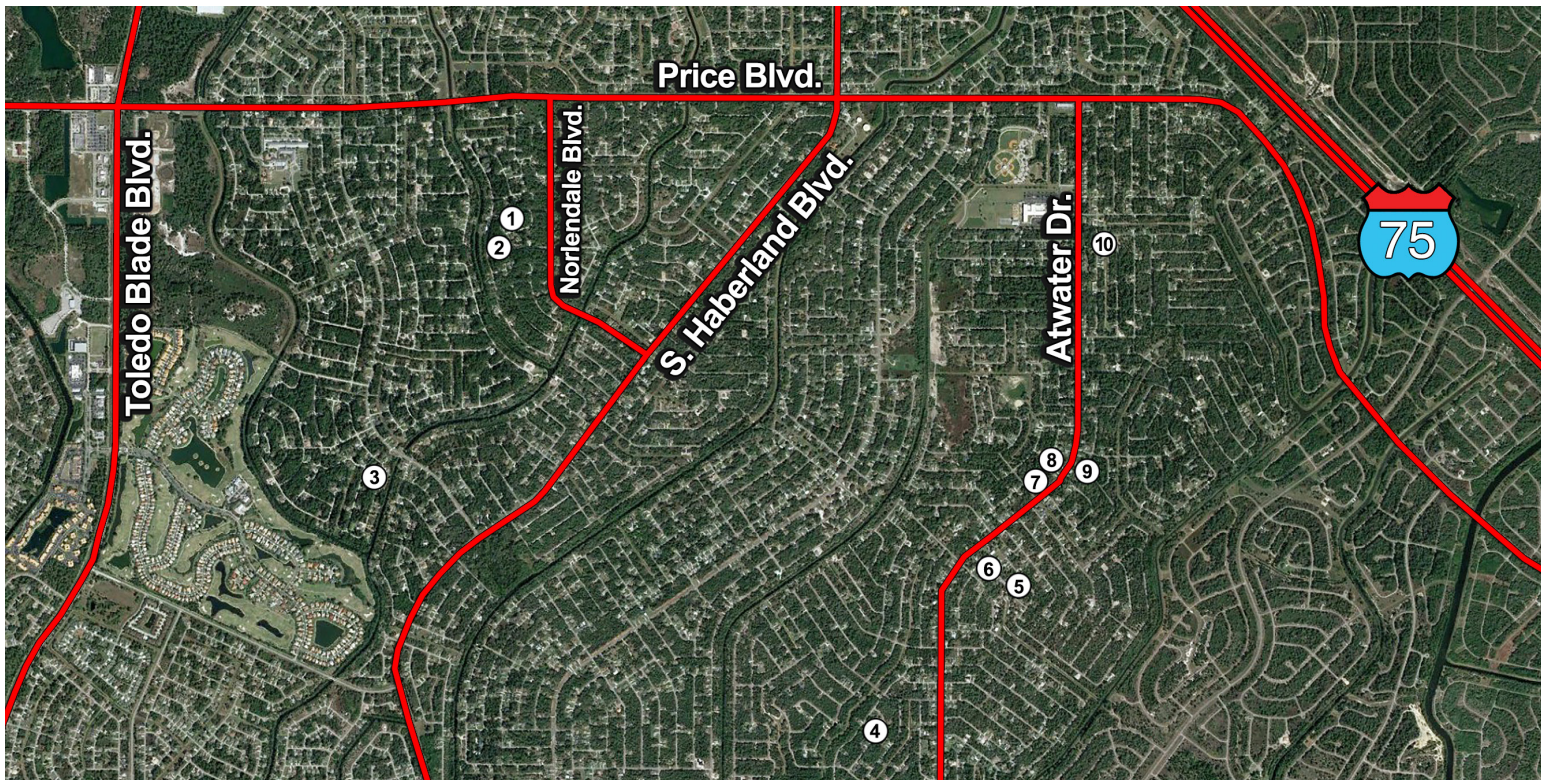
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LOT INFORMATION

LOT	SQUARE FEET	PID	LOCATION
1	12,154	1120162707	LOT 7 BLK 1627 33RD ADD TO PORT CHARLOTTE – NUMERA AVE.
2	10,018	1120162712	LOT 12 BLK 1627 33RD ADD TO PORT CHARLOTTE – HAGERLICK LN.
3	10,000	1140178030	LOT 30 BLK 1780 34TH ADD TO PORT CHARLOTTE – ELIAS CIR.
4	10,000	1146096324	LOT 24 BLK 963 22ND ADD TO PORT CHARLOTTE – CUMMINGS RD.
5	10,000	1145109305	LOT 5 BLK 1093 23RD ADD TO PORT CHARLOTTE – LAWTON AVE.
6	10,375	1145109106	LOT 6 BLK 1091 23RD ADD TO PORT CHARLOTTE – POLKA ST.
7	10,701	1136099418	LOT 18 BLK 994 21ST ADD TO PORT CHARLOTTE – ATWATER DR.
8	10,552	1136099420	LOT 20, BLK 994, 21ST ADD TO PORT CHARLOTTE – ATWATER DR.
9	10,001	1134102904	LOT 4 BLK 1029 24TH ADD TO PORT CHARLOTTE – ATWATER DR.
10	10,000	1133105808	LOT 8 BLK 1058 24TH ADD TO PORT CHARLOTTE – RUSSELLVILLE ST.



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ASSOCIATES LLC

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