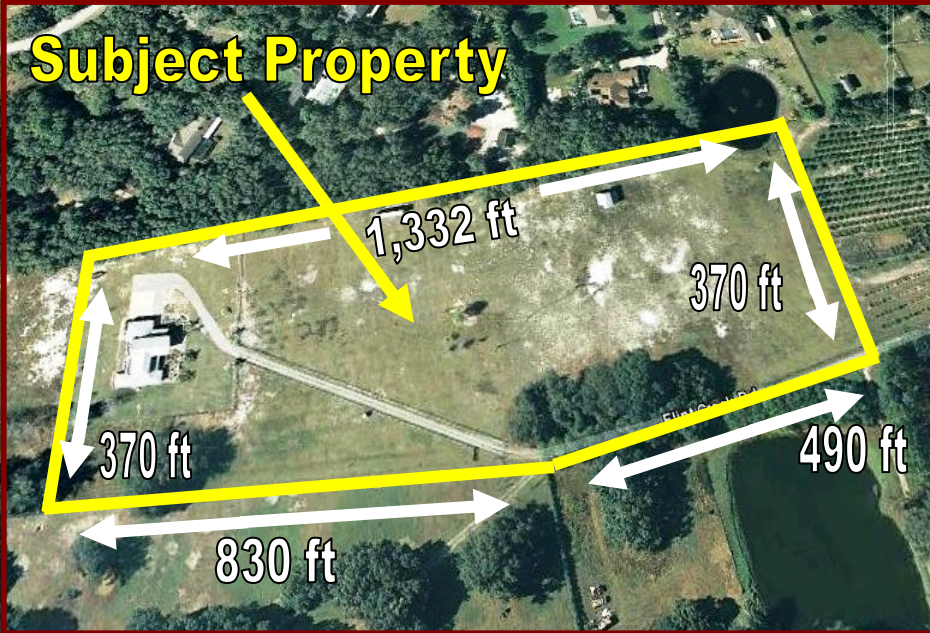


Twelve Acre Estate For Sale By
ABSOLUTE
 Sold Regardless of Price, Everyone Welcome
AUCTION



WHEN:

WHERE:

12424 Flint Creek Road

**Saturday
 FEB 20th @ 12PM**

**12424 Flint Creek Rd
 Thonotosassa, FL**

The entire property is fenced and crossed fenced. This 3,400 sq. ft. partial two story home has 6 bedrooms, 5 bathrooms and a 3 car garage with many upgrades including extensive lanais, surround sound throughout, and highly energy efficient.



Open House:

Day of Sale from 10AM

For More Information:

**Call: David Slavinsky
 813-928-6832**

The master bedroom is located on the second floor with a sitting area, enclosed porch and laundry chute. Also on the estate is a four stall barn with tack room. Very private and secluded with your own private drive.



All information provided for this property has been obtained from many sources including but not limited to public records, appraisals, surveys, inspection reports, the Seller(s), or the Seller(s) representative. Therefore, you must rely on your own inspection and judgment as to it's accuracy.

TERMS AND CONDITIONS:
 At the Auction, the winning bidder will be required to place a 5% deposit based on the purchase price of the property with American Heritage Auctioneers, LLC., as escrow agent. Personal checks will be accepted. The balance will be due at closing within 45 days. The Seller will pay for and will provide a Title Insurance Policy. The Seller will convey a Warranty Deed. The Seller will pay for the documentary stamps. All proration will be as of the day of closing. A 10% buyer premium will be added to the bid to create the purchase price.



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