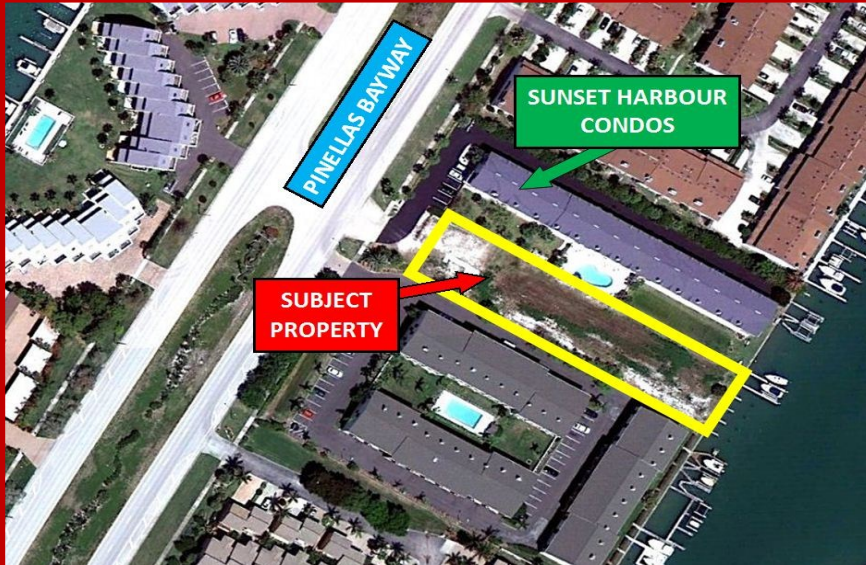


# For Sale By **AUCTION**

## *“Tierra Verde Waterfront Development Site”*



<i>When:</i>	<i>Where:</i>	<i>Preview:</i>
<b>Saturday January 28th @ 12PM</b>	<b>Auction held on property site: 443 Pinellas Bayway South Tierra Verde, FL</b>	<b>Drive By Anytime to Preview the Property at Your Own Risk</b>

### **PROPERTY DETAILS:**

*This property site is a total of approximately 26,250 square feet or .60 acres, all of which is uplands. Currently the property is zoned RM-15 with a land use of RM. It is located in flood zone “AE.” The site is located on an Intracoastal canal with 7 boat slips. The site was proposed as a 14 unit luxury waterfront condominium development. Site plans and all building plans are included in this sale. All information regarding the property and the proposed development plans are available on our website: [www.AmericanHeritageAuctioneers.com](http://www.AmericanHeritageAuctioneers.com)*

**FOR MORE INFORMATION: Michael Peters (727) 251-0531**

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. Auctioneers opening statement shall supersede all written or verbal information.

**TERMS AND CONDITIONS:** At the Auction, the winning bidder will be required to place a 10% 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 General Warranty Deed. The Seller will pay for the documentary stamps. All prorations 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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