

**Everyone  
Welcome  
To Bid**



**AMERICAN HERITAGE**

**REAL ESTATE GROUP**

AUCTIONS · LISTINGS · MANAGEMENT · "Our Family Tradition Since 1959"

**FOR SALE BY AUCTION**

**Auction Held  
On Site**

**4112 Cape Vista Dr., Bradenton, FL  
SAT. December 5th at 1pm**

**Preview Sale Day from 12 noon**



**This single-family fixer-upper great for family or investment. Instant equity. Features a pool, three bedrooms, kitchen, and two baths. 7,500 SF total land size. Conveniently located a short 10 minute drive from the Bradenton beachfront and minutes away from local shopping, dining, golf courses, and more!**

**For More Info Please Contact: 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 its 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 \$10,000 deposit 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 the Title Insurance Policy. The Seller will convey a General Warranty Deed free and clear of all liens. The Seller will pay for the documentary stamps. All prorations will be as of the day before closing. A 10% Buyer premium will be added to the bid to create the purchase price.

**[www.AmericanHeritageAuctioneers.com](http://www.AmericanHeritageAuctioneers.com)**

## **EVERYONE IS WELCOME TO PARTICIPATE AT OUR AUCTION**

If this property should interest you, I recommend that you attend the sale. You will never know the selling price unless you are present. The advantage in buying Real Estate by the “**Auction Method**” is that you are going to pay just one bid more than someone else is willing to pay, which lets you determine the price. We realize that some of you have never been to an auction, and perhaps you don’t quite understand how the process works. We recommend that you attend one of our auctions because prior to the sale, we thoroughly explain the auction process, and we also conduct a “mock” auction to show you an example of exactly how the auction process works.

The auction usually lasts less than 30 minutes from start to finish. If this property should interest you, we recommend that you take the following steps to prepare for the auction day:

- First: Attend the Open House
- Second: If financing is needed, try to get pre-approval for an amount that you would spend on this particular property and be prepared to close within the time indicated on the front of this info sheet under “terms and conditions”.
- Third: If you would like to have a professional home inspection, simply call our office to arrange a time prior to the sale day. The auctioneer will give a disclosure on the property at the auction.
- Fourth: Come to the sale prepared with an amount that you would be willing to pay for this property and simply bid up to that amount. If someone out bids you, you can always continue to bid.

### **Typical Questions and Answers**

**Q:** Does this property have a clear title?

**A:** When the title is transferred to you it is guaranteed to be free and clear of all liens and encumbrances with a title insurance policy that the Seller has agreed to pay for.

**Q:** Is a home warranty available?

**A:** Yes, at a minimal cost to the buyer. Contact our office prior to the closing date.

**Q:** What is a Buyers Premium?

**A:** It’s an old auction tradition and here’s an example:

Your High Bid	\$100,000
The 10% Buyers Premium	+ 10,000

Which Creates The Contract Sales Price Paid To The Seller **\$110,000**

**Q:** Will you accept my personal check for the deposit?

**A:** Yes-As long as funds are available, and if you need to transfer funds, please let us know on auction day when funds will be available.

**Q:** Is there a starting bid?

**A:** No-You can start the bidding process at any amount. The high bid will be presented to the seller for their acceptance. If this auction is an “Absolute” auction, it will be sold to the highest bid regardless of price.

**Q:** Is there a charge to register to bid?

**A:** No-All you have to do is fill out a bidders registration card at the auction. You will then be given your bidders number.