

AIR PARK LAND AUCTION

SUNDAY, JULY 23RD @ 12 PM



3581 DOWNWIND LN, PINE SHADOWS AIR PARK, N.FT. MYERS

OPEN HOUSE 1 HOUR PRIOR TO AUCTION OR DRIVE BY AT YOUR LEISURE

WILL BE SOLD ABSOLUTE @ \$200,000 BID - MAY SELL FOR LESS !

REDUCED \$200,000 FROM PREVIOUS LISTING OF \$400,000

FEATURES:

- 1) THIS **1 ACRE ESTATE** IS LOCATED IN A **GATED** AIRPLANE COMMUNITY OF **75 HOMES!**
- 2) ONE OF THE ONLY **PRIVATE AIRPORTS** IN LEE COUNTY- APPROX **4000 FT** OF RUNWAY
- 3) PARK YOUR PLANE AT YOUR HOME IN AN AREA OF MILLION AND MULTI-MILLION DOLLAR HOMES
- 4) AIR STRIP LIGHTS UP AT NIGHT FOR APPROX 2800 FEET
- 5) HAS COMMON FUELING AREA FOR AIRPARK RESIDENTS
- 6) THIS ESTATE SIZED PARCEL IS 150 FT X 300 FT AND IS CLEARED AND PARTIALLY FILLED
- 7) HOMEOWNERS ASSOCIATION DUES ARE ONLY \$90 PER MONTH
- 8) NEAR EVERYTHING - SCHOOLS, SHOPPING, CHURCHES, WORK, I-75, AND BY YOUR OWN PLANE, TO THE REST OF THE WORLD

DIRECTIONS:

41 NORTH, RIGHT AT PINE SHADOWS AIR PARK (RUNWAY ST), LEFT BASE LEG, LEFT DOWNWIND LN

TERMS OF SALE:

High bidder must deposit \$20,000 at auction (may be personal check with i.d.). Balance is due at closing on or before 8/23/06. Property sold AS-IS WHERE-IS. Seller will convey title by warranty deed, clear of all liens and encumbrances. Seller will guarantee clear title. Buyer will pay doc stamps, title insurance, & 2006 real estate taxes and assume utilities assessments, if any (according to Lee County, all assessments are paid). It is bidder's responsibility to determine property condition and all relevant factors. A bid by any person is proof the bidder understands the conditions of sale and is bound by them. All announcements by the auctioneer on the day of sale take precedence over written material. **Auction held on site. 10% Buyer's Premium.**

ANY QUESTIONS?

If you have **any** questions about inspections, about financing, about anything !! call us and we'll get you an answer. We **want** you to feel comfortable making a bid; we **don't want** you to miss a good deal for fear of asking a question.

The statements and figures presented herein, while not guaranteed, are secured from sources we believe reliable. .



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