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# ABSOLUTE

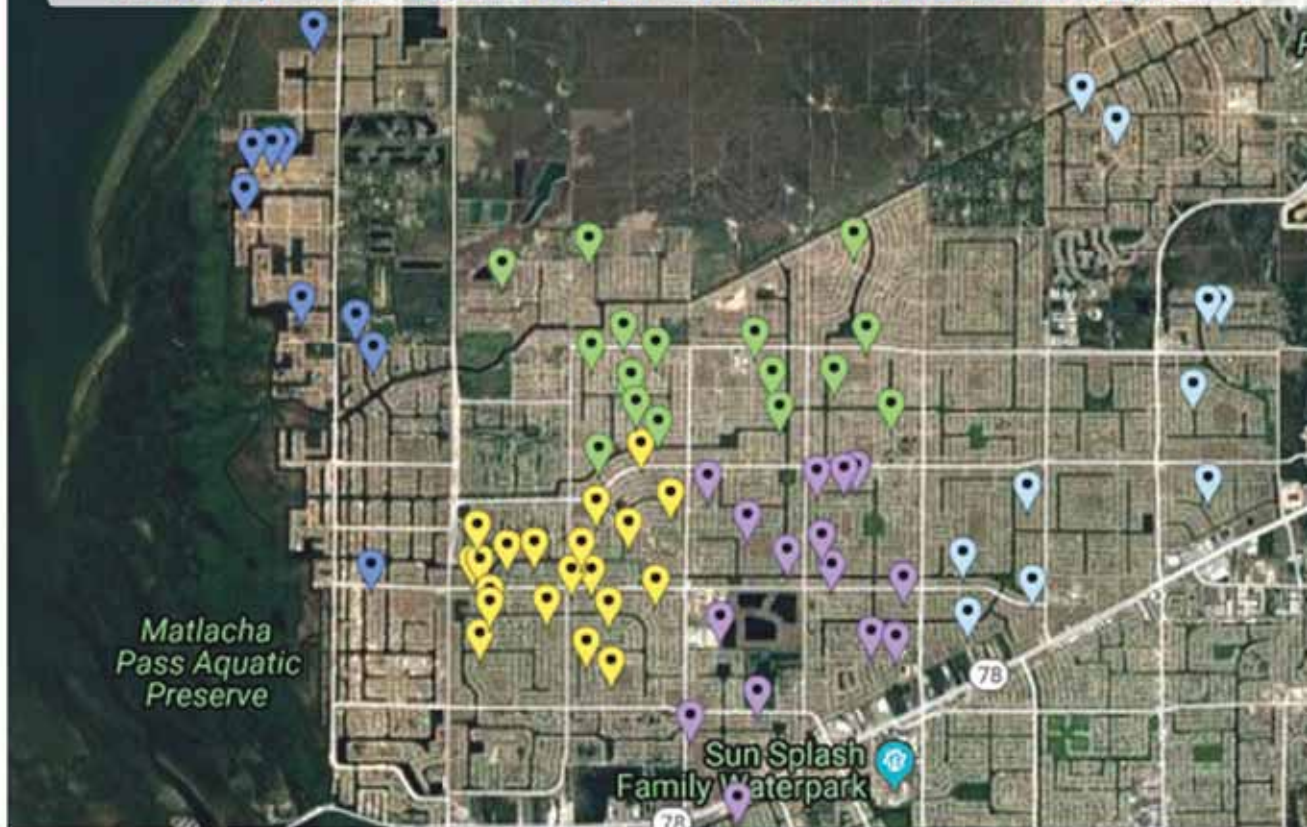
THURSDAY, JULY 26 • 3:00 P.M. EDT



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# A MESSAGE FROM JOHN DIXON

Thank you for your interest in a John Dixon & Associates' auction. It is our goal to make the auction process simple and easy for you.

Our staff of experienced auction professionals are ready to answer any questions you have regarding the auction process or property specific details. On auction day, our staff will be in attendance to assist you with bidding and any last minute questions. After the auction, our professionals will follow up with you, the closing attorney and the seller to ensure the closings occur in a timely manner.

This is an incredible opportunity to purchase real estate. All of these properties are being sold at **absolute auction**. As a buyer, "**absolute**" means there is no minimum price, no reserve price, no starting bids. After the auction these properties will have a new owner. We encourage you to attend or bid online and take advantage of this golden opportunity.

Here is what you will need:

- Auctions are open to the public to view and/or bid.
- Properties marked "absolute" sell regardless of price!
- Registration is open an hour prior to auction start time. You will receive a brochure, sample contract and bidder number.
- Driver's license or photo ID if bidding at the auction.
- Notarized Power of Attorney, if you are bidding on another party's behalf must be presented during registration and completion of your contract.
- Cash, cashier's check, personal or business check for the earnest money deposit (see terms on back).
- If taking title in a partnership, company or trust, you will need a Partnership Agreement, Articles of Incorporation, trust documentation or other necessary proof of signing authority must be presented upon signing contract.
- For help with bidding or property specific questions, our John Dixon & Associates auction professionals are available to assist you.

Should you have any questions, please do not hesitate to contact us at 800.479.1763. We will help you any way we can.

We'll see you at the auction!

# PROPERTY LIST

Property No.	ABSOLUTE / Reserve	Property Type	Address	City	County	State	Zip
2101	ABSOLUTE	Residential Lot	713 NW 37th Place	Cape Coral	Lee	FL	33993
2102	ABSOLUTE	Residential Lot	4626 NW 32nd Street	Cape Coral	Lee	FL	33993
2103	ABSOLUTE	Residential Lot	4613 NW 34th Street	Cape Coral	Lee	FL	33993
2104	ABSOLUTE	Residential Lot	4224 NW 25th Street	Cape Coral	Lee	FL	33993
2105	ABSOLUTE	Residential Lot	2209 NW 37th Place	Cape Coral	Lee	FL	33993
2106	ABSOLUTE	Residential Lot	2373 NW 38th Place	Cape Coral	Lee	FL	33993
2107	ABSOLUTE	Residential Lot	4500 NW 34th Terrace	Cape Coral	Lee	FL	33993
2108	ABSOLUTE	Residential Lot	4330 NW 34th Terrace	Cape Coral	Lee	FL	33993
2109	ABSOLUTE	Residential Lot	4011 NW 42nd Avenue	Cape Coral	Lee	FL	33993
2110	ABSOLUTE	Residential Lot (Canal Front)	24344 San Rafael Road	Punta Gorda	Charlotte	FL	33955
2201	ABSOLUTE	Residential Lot	2832 NW 22nd Place	Cape Coral	Lee	FL	33993
2202	ABSOLUTE	Residential Lot	2829 NW 26th Terrace	Cape Coral	Lee	FL	33993
2203	ABSOLUTE	Residential Lot	2015 NW 23rd Street	Cape Coral	Lee	FL	33993
2204	ABSOLUTE	Residential Lot	2128 NW 22nd Place	Cape Coral	Lee	FL	33993
2205	ABSOLUTE	Residential Lot	2137 NW 18th Place	Cape Coral	Lee	FL	33993
2206	ABSOLUTE	Residential Lot	1734 NW 17th Street	Cape Coral	Lee	FL	33993
2207	ABSOLUTE	Residential Lot	1917 NW 18th Street	Cape Coral	Lee	FL	33993
2208	ABSOLUTE	Residential Lot	1911 NW 20th Avenue	Cape Coral	Lee	FL	33993
2209	ABSOLUTE	Residential Lot	1833 NW 20th Avenue	Cape Coral	Lee	FL	33993
2210	ABSOLUTE	Residential Lot	2223 NW 11th Court	Cape Coral	Lee	FL	33993
2211	ABSOLUTE	Residential Lot	1724 NW 9th Place	Cape Coral	Lee	FL	33993
2212	ABSOLUTE	Residential Lot	327 NW 23rd Street	Cape Coral	Lee	FL	33993
2213	ABSOLUTE	Residential Lot	2926 NW 5th Place	Cape Coral	Lee	FL	33993
2214	ABSOLUTE	Residential Lot	1923 NW 10th Place	Cape Coral	Lee	FL	33993
2215	ABSOLUTE	Residential Lot	607 NW 20th Street	Cape Coral	Lee	FL	33993
2216	ABSOLUTE	Residential Lot	1721 NW 2nd Place	Cape Coral	Lee	FL	33993
2217	ABSOLUTE	Residential Lot	2113 NW 14th Terrace	Cape Coral	Lee	FL	33993
2301	ABSOLUTE	Residential Lot	2812 NW 5th Street	Cape Coral	Lee	FL	33993
2302	ABSOLUTE	Residential Lot	1834 NW 15th Terrace	Cape Coral	Lee	FL	33993
2303	ABSOLUTE	Residential Lot	2244 NW 9th Street	Cape Coral	Lee	FL	33993
2304	ABSOLUTE	Residential Lot	2468 NW 9th Street	Cape Coral	Lee	FL	33993
2305	ABSOLUTE	Residential Lot	2922 NW 10th Street	Cape Coral	Lee	FL	33993
2306	ABSOLUTE	Residential Lot	2811 NW 5th Terrace	Cape Coral	Lee	FL	33993
2307	ABSOLUTE	Residential Lot	2901 NW 7th Terrace	Cape Coral	Lee	FL	33993
2308	ABSOLUTE	Residential Lot	501 NW 25th Place	Cape Coral	Lee	FL	33993
2309	ABSOLUTE	Residential Lot	230 NW 28th Court	Cape Coral	Lee	FL	33993
2310	ABSOLUTE	Residential Lot	2917 NW 7th Terrace	Cape Coral	Lee	FL	33993
2311	ABSOLUTE	Residential Lot	2100 NW 5th Street	Cape Coral	Lee	FL	33993
2312	ABSOLUTE	Residential Lot	2044 NW 1st Street	Cape Coral	Lee	FL	33993
2313	ABSOLUTE	Residential Lot	600 NW 18th Avenue	Cape Coral	Lee	FL	33993
2314	ABSOLUTE	Residential Lot	1630 NW 12th Street	Cape Coral	Lee	FL	33993
2315	ABSOLUTE	Residential Lot	1001 NW 20th Avenue	Cape Coral	Lee	FL	33993
2316	ABSOLUTE	Residential Lot	2645 NW 8th Terrace	Cape Coral	Lee	FL	33993
2317	ABSOLUTE	Residential Lot	2806 NW 5th Terrace	Cape Coral	Lee	FL	33993
2318	ABSOLUTE	Residential Lot	624 NW 24th Avenue	Cape Coral	Lee	FL	33993
2319	ABSOLUTE	Residential Lot	209 NW 23rd Avenue	Cape Coral	Lee	FL	33993
2320	ABSOLUTE	Residential Lot	1112 NW 22nd Avenue	Cape Coral	Lee	FL	33993
2321	ABSOLUTE	Residential Lot	2220 NW 7th Street	Cape Coral	Lee	FL	33993
2401	ABSOLUTE	Residential Lot	902 NW 8th Terrace	Cape Coral	Lee	FL	33993
2402	ABSOLUTE	Residential Lot	521 NW 13th Terrace	Cape Coral	Lee	FL	33993
2403	ABSOLUTE	Residential Lot	921 NW 7th Avenue	Cape Coral	Lee	FL	33993
2404	ABSOLUTE	Residential Lot	1016 NW 11th Place	Cape Coral	Lee	FL	33993
2405	ABSOLUTE	Residential Lot	1331 NW 4th Street	Cape Coral	Lee	FL	33993
2406	ABSOLUTE	Residential Lot	528 NW 7th Terrace	Cape Coral	Lee	FL	33993
2407	ABSOLUTE	Residential Lot	122 NW 1st Place	Cape Coral	Lee	FL	33993
2408	ABSOLUTE	Residential Lot	229 NW 3rd Place	Cape Coral	Lee	FL	33993
2409	ABSOLUTE	Residential Lot	1413 NW 13th Street	Cape Coral	Lee	FL	33993
2410	ABSOLUTE	Residential Lot	1319 NW 7th Place	Cape Coral	Lee	FL	33993
2411	ABSOLUTE	Residential Lot	412 NW 14th Street	Cape Coral	Lee	FL	33993
2412	ABSOLUTE	Residential Lot	110 NW 6th Terrace	Cape Coral	Lee	FL	33993
2413	ABSOLUTE	Residential Lot	1025 SW 1st Street	Cape Coral	Lee	FL	33991
2414	ABSOLUTE	Residential Lot	214 SW 15th Place	Cape Coral	Lee	FL	33991
2415	ABSOLUTE	Residential Lot (Canal Front)	606 SW 11th Place	Cape Coral	Lee	FL	33991
2416	ABSOLUTE	Residential Lot	3528 SW 15th Place	Cape Coral	Lee	FL	33914
2501	ABSOLUTE	Residential Lot	1012 NE 36th Lane	Cape Coral	Lee	FL	33909
2502	ABSOLUTE	Residential Lot	1161 NE 44th Lane	Cape Coral	Lee	FL	33909
2503	ABSOLUTE	Residential Lot	3408 NE 12th Avenue	Cape Coral	Lee	FL	33909
2504	ABSOLUTE	Residential Lot	447 NE 2nd Place	Cape Coral	Lee	FL	33909
2505	ABSOLUTE	Residential Lot	2516 NE 20th Avenue	Cape Coral	Lee	FL	33909
2506	ABSOLUTE	Residential Lot	1213 NE 6th Place	Cape Coral	Lee	FL	33909
2507	ABSOLUTE	Residential Lot (Canal Front)	1905 NE 18th Place	Cape Coral	Lee	FL	33909
2508	ABSOLUTE	Residential Lot (Canal Front)	1302 NE 19th Place	Cape Coral	Lee	FL	33909
2509	ABSOLUTE	Residential Lot	2018 NE 25th Terrace	Cape Coral	Lee	FL	33909
2510	ABSOLUTE	Residential Lot	227 Tropicana Parkway East	Cape Coral	Lee	FL	33909
2511	ABSOLUTE	Residential Lot	643 NE 7th Avenue	Cape Coral	Lee	FL	33909
2512	ABSOLUTE	Residential Lot	1221 Raphia Street East	Lehigh Acres	Lee	FL	33972
2513	ABSOLUTE	Residential Lot	1718 Lake Avenue	Lehigh Acres	Lee	FL	33972
2601	ABSOLUTE	Residential Lot	3476 Horseshoe Lane	Spring Hill	Hernando	FL	34606
2602	ABSOLUTE	Residential Lot	10051 SE 47th Avenue	Belleview	Marion	FL	34420
2603A	ABSOLUTE	Residential Lot	140 Slash Cir	Midway	Gadsden	FL	32343
2603B	ABSOLUTE	Residential Lot	235 Ponderosa Ln	Midway	Gadsden	FL	32343
2603C	ABSOLUTE	Residential Lot	405 Ponderosa Cir	Midway	Gadsden	FL	32343
2603D	ABSOLUTE	Residential Lot	555 Sand Pine Cir	Midway	Gadsden	FL	32343





**2101** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 713 NW 37th Place, Cape Coral, FL 33993  
 Lot(s): 21.22  
 Subdivision: Cape Coral Unit 59, Blk 4181  
 Acres: 0.23± *Tax ID: 07-44-23-C1-0481.0210*  
 Depth Footage: 125± *Frontage Footage: 80±*  
*Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group*  
*Phone: 239.565.0831 Email: jmiloff@miloffaubuchonrealty.com*



**2102** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 4626 NW 32nd Street, Cape Coral, FL 33993  
 Lot(s): 27.28  
 Subdivision: Cape Coral Unit 90, Blk 5410  
 Acres: 0.23± *Tax ID: 24-43-22-C4-05410.0270*  
 Depth Footage: 125± *Frontage Footage: 80±*  
*Listing Agent: n/a*  
*Phone: n/a Email: n/a*



**2103** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 4613 NW 34th Street, Cape Coral, FL 33993  
 Lot(s): 16.17  
 Subdivision: Cape Coral Unit 90, Blk 5430  
 Acres: 0.287± *Tax ID: 24-43-22-C4-05430.0160*  
 Depth Footage: 125± *Frontage Footage: 100±*  
*Listing Agent: n/a*  
*Phone: n/a Email: n/a*



**2104** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 4224 NW 25th Street, Cape Coral, FL 33993  
 Lot(s): 11.12  
 Subdivision: Cape Coral Unit 83, Blk 5177  
 Acres: 0.23± *Tax ID: 25-43-22-C3-05177.0110*  
 Depth Footage: 125± *Frontage Footage: 80±*  
*Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group*  
*Phone: 239.565.0831 Email: jmiloff@miloffaubuchonrealty.com*



**2105** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2209 NW 37th Place, Cape Coral, FL 33993  
 Lot(s): 5.6  
 Subdivision: Cape Coral Unit 61, Blk 4336  
 Acres: 0.219± *Tax ID: 31-43-22-C1-04336.0050*  
 Depth Footage: 125± *Frontage Footage: 76.47±*  
*Listing Agent: n/a*  
*Phone: n/a Email: n/a*



**2106** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2373 NW 38th Place, Cape Coral, FL 33993  
 Lot(s): 37.38  
 Subdivision: Cape Coral Unit 61, Blk 4338  
 Acres: 0.23± *Tax ID: 31-43-22-C1-04338.0370*  
 Depth Footage: 125± *Frontage Footage: 80±*  
*Listing Agent: n/a*  
*Phone: n/a Email: n/a*



**2107** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 4500 NW 34th Terrace, Cape Coral, FL 33993  
 Lot(s): 21.22  
 Subdivision: Cape Coral Unit 90, Blk 5432  
 Acres: 0.23± *Tax ID: 24-43-22-C4-05432.0210*  
 Depth Footage: 125± *Frontage Footage: 80±*  
*Listing Agent: n/a*  
*Phone: n/a Email: n/a*



**2108** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 4330 NW 34th Terrace, Cape Coral, FL 33993  
 Lot(s): 3.4  
 Subdivision: Cape Coral Unit 90, Blk 5441  
 Acres: 0.23± *Tax ID: 24-43-22-C3-05441.0030*  
 Depth Footage: 125± *Frontage Footage: 80±*  
*Listing Agent: n/a*  
*Phone: n/a Email: n/a*



**2109** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 4011 NW 42nd Avenue, Cape Coral, FL 33993  
 Lot(s): 16.17  
 Subdivision: Cape Coral Unit 90, Blk 5448  
 Acres: 0.23± *Tax ID: 13-43-22-C3-05458.0160*  
 Depth Footage: 125± *Frontage Footage: 80±*  
*Listing Agent: n/a*  
*Phone: n/a Email: n/a*



**2110** **ABSOLUTE**  
**Residential Lot (Canal Front)** **County: Charlotte**  
 24344 San Rafael Road, Punta Gorda, FL 33955  
 Lot(s): 3  
 Subdivision: Punta Gorda Isles, Sec 21, Blk 850  
 Acres: 0.217± *Tax ID: 422330407004*  
 Depth Footage: 120± *Frontage Footage: 78.7±*  
*Listing Agent: n/a*  
*Phone: n/a Email: n/a*



**2201** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2832 NW 22nd Place, Cape Coral, FL 33993  
 Lot(s): 34,35  
 Subdivision: Cape Coral Unit 80, Blk 5108  
 Acres: 0.23± Tax ID: 28-43-23-C1-05108.0340  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2202** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2829 NW 26th Terrace, Cape Coral, FL 33993  
 Lot(s): 40,41  
 Subdivision: Cape Coral Unit 98, Blk 6164  
 Acres: 0.23± Tax ID: 29-43-23-C4-06164.0400  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2203** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2015 NW 23rd Street, Cape Coral, FL 33993  
 Lot(s): 49,50  
 Subdivision: Cape Coral Unit 53, Blk 3886  
 Acres: 0.258± Tax ID: 33-43-23-C1-03886.0490  
 Depth Footage: 125± Frontage Footage: 90±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2204** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2128 NW 22nd Place, Cape Coral, FL 33993  
 Lot(s): 49,50  
 Subdivision: Cape Coral Unit 53, Blk 3886  
 Acres: 0.23± Tax ID: 33-43-23-C1-03893.0490  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2205** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2137 NW 18th Place, Cape Coral, FL 33993  
 Lot(s): 9,10  
 Subdivision: Cape Coral Unit 53, Blk 3886  
 Acres: 0.23± Tax ID: 33-43-23-C2-03880.0090  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2206** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1734 NW 17th Street, Cape Coral, FL 33993  
 Lot(s): 7,8  
 Subdivision: Cape Coral Unit 53, Blk 3886  
 Acres: 0.23± Tax ID: 33-43-23-C3-03846.0070  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2207** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1917 NW 18th Street, Cape Coral, FL 33993  
 Lot(s): 71,72  
 Subdivision: Cape Coral Unit 53, Blk 3861  
 Acres: 0.23± Tax ID: 33-43-23-C3-03861.0710  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2208** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1911 NW 20th Avenue, Cape Coral, FL 33993  
 Lot(s): 22,23  
 Subdivision: Cape Coral Unit 53, Blk 3865  
 Acres: 0.258± Tax ID: 33-43-23-C3-03865.0220  
 Depth Footage: 125± Frontage Footage: 90±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2209** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1833 NW 20th Avenue, Cape Coral, FL 33993  
 Lot(s): 10,11  
 Subdivision: Cape Coral Unit 53, Blk 3865  
 Acres: 0.23± Tax ID: 33-43-23-C3-03865.0100  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2210** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2223 NW 11th Court, Cape Coral, FL 33993  
 Lot(s): 3,4  
 Subdivision: Cape Coral Unit 42, Blk 2975  
 Acres: 0.23± Tax ID: 34-43-23-C2-02975.0030  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2211** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1724 NW 9th Place, Cape Coral, FL 33993  
 Lot(s): 25,26  
 Subdivision: Cape Coral Unit 42, Blk 2929  
 Acres: 0.23± Tax ID: 34-43-23-C3-02929.0250  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a





**2212** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 327 NW 23rd Street, Cape Coral, FL 33993  
 Lot(s): 39,40  
 Subdivision: Cape Coral Unit 39, Blk 2749  
 Acres: 0.23± Tax ID: 35-43-23-C2-02749.0390  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2213** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2926 NW 5th Place, Cape Coral, FL 33993  
 Lot(s): 35,36  
 Subdivision: Cape Coral Unit 40, Blk 2827  
 Acres: 0.258± Tax ID: 26-43-23-C1-02827.0350  
 Depth Footage: 125± Frontage Footage: 90±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2214** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1923 NW 10th Place, Cape Coral, FL 33993  
 Lot(s): 3,4,5  
 Subdivision: Cape Coral Unit 42, Blk 2958  
 Acres: 0.373± Tax ID: 34-43-23-C2-02958.0030  
 Depth Footage: 125± Frontage Footage: 130±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2215** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 607 NW 20th Street, Cape Coral, FL 33993  
 Lot(s): 47,47  
 Subdivision: Cape Coral Unit 39, Blk 2741  
 Acres: 0.23± Tax ID: 35-43-23-C1-02741.0470  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2216** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1721 NW 12nd Place, Cape Coral, FL 33993  
 Lot(s): 11,12  
 Subdivision: Cape Coral Unit 39, Blk 2699  
 Acres: 0.23± Tax ID: 35-43-23-C3-02699.0110  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2217** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2113 NW 14th Terrace, Cape Coral, FL 33993  
 Lot(s): 35,36  
 Subdivision: Cape Coral Unit 53, Blk 3842  
 Acres: 0.235± Tax ID: 04-44-23-C1-03842.0350  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2301** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2812 NW 5th Street, Cape Coral, FL 33993  
 Lot(s): 23,24  
 Subdivision: Cape Coral Unit 55, Blk 3990  
 Acres: 0.23± Tax ID: 08-44-23-C1-03990.0230  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2302** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1834 NW 15th Terrace, Cape Coral, FL 33993  
 Lot(s): 31,32  
 Subdivision: Cape Coral Unit 52, Blk 3821  
 Acres: 0.235± Tax ID: 04-44-23-C2-03821.0310  
 Depth Footage: 125± Frontage Footage: 82±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2303** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2244 NW 9th Street, Cape Coral, FL 33993  
 Lot(s): 7,8  
 Subdivision: Cape Coral Unit 52, Blk 3787  
 Acres: 0.244± Tax ID: 04-44-23-C4-03787.0070  
 Depth Footage: 125± Frontage Footage: 85±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2304** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2468 NW 9th Street, Cape Coral, FL 33993  
 Lot(s): 7,8  
 Subdivision: Cape Coral Unit 56, Blk 4036  
 Acres: 0.23± Tax ID: 05-44-23-C3-04036.0070  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2305** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2922 NW 10th Street, Cape Coral, FL 33993  
 Lot(s): 9,10  
 Subdivision: Cape Coral Unit 56, Blk 4060  
 Acres: 0.23± Tax ID: 05-44-23-C4-04060.0090  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2306** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 2811 NW 5th Terrace, Cape Coral, FL 33993  
 Lot(s): 36,37  
 Subdivision: Cape Coral Unit 55, Blk 3992  
 Acres: 0.23± *Tax ID: 08-44-23-C1-03992.0360*  
 Depth Footage: 125± *Frontage Footage: 80±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2307** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 2901 NW 7th Terrace, Cape Coral, FL 33993  
 Lot(s): 36,37  
 Subdivision: Cape Coral Unit 55, Blk 4025  
 Acres: 0.244± *Tax ID: 08-44-23-C1-04025.0360*  
 Depth Footage: 125± *Frontage Footage: 85±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2308** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 501 NW 25th Place, Cape Coral, FL 33993  
 Lot(s): 15,16  
 Subdivision: Cape Coral Unit 55, Blk 4000  
 Acres: 0.23± *Tax ID: 08-44-23-C2-04000.0150*  
 Depth Footage: 125± *Frontage Footage: 80±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2309** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 230 NW 28th Court, Cape Coral, FL 33993  
 Lot(s): 24,25  
 Subdivision: Cape Coral Unit 55, Blk 3983  
 Acres: 0.244± *Tax ID: 08-44-23-C4-03983.0240*  
 Depth Footage: 125± *Frontage Footage: 85±*  
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group  
 Phone: 239.565.0831 *Email: jmiloff@miloffaubuchonrealty.com*



**2310** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 2917 NW 7th Terrace, Cape Coral, FL 33993  
 Lot(s): 44,45  
 Subdivision: Cape Coral Unit 55, Blk 4025  
 Acres: 0.23± *Tax ID: 08-44-23-C1-04025.0440*  
 Depth Footage: 125± *Frontage Footage: 80±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2311** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 2100 NW 5th Street, Cape Coral, FL 33993  
 Lot(s): 29,30  
 Subdivision: Cape Coral Unit 51, Blk 3746  
 Acres: 0.23± *Tax ID: 09-44-23-C1-03746.0290*  
 Depth Footage: 125± *Frontage Footage: 80±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2312** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 2044 NW 1st Street, Cape Coral, FL 33993  
 Lot(s): 1,2  
 Subdivision: Cape Coral Unit 51, Blk 3728  
 Acres: 0.258± *Tax ID: 09-44-23-C4-03728.0010*  
 Depth Footage: 125± *Frontage Footage: 90±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2313** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 600 NW 18th Avenue, Cape Coral, FL 33993  
 Lot(s): 40,41  
 Subdivision: Cape Coral Unit 51, Blk 3771  
 Acres: 0.23± *Tax ID: 09-44-23-C2-03771.0400*  
 Depth Footage: 125± *Frontage Footage: 80±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2314** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 1630 NW 12th Street, Cape Coral, FL 33993  
 Lot(s): 23,24  
 Subdivision: Cape Coral Unit 52, Blk 3813  
 Acres: 0.23± *Tax ID: 04-44-23-C2-03813.0230*  
 Depth Footage: 125± *Frontage Footage: 80±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2315** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 1001 NW 20th Avenue, Cape Coral, FL 33993  
 Lot(s): 1,2  
 Subdivision: Cape Coral Unit 52, Blk 3809  
 Acres: 0.258± *Tax ID: 04-44-23-C3-03809.0010*  
 Depth Footage: 125± *Frontage Footage: 90±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2316** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 2645 NW 8th Terrace, Cape Coral, FL 33993  
 Lot(s): 49,50  
 Subdivision: Cape Coral Unit 56, Blk 4033  
 Acres: 0.23± *Tax ID: 05-44-23-C4-04033.0490*  
 Depth Footage: 125± *Frontage Footage: 80±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2317** *ABSOLUTE*  
**Residential Lot** **County: Lee**  
 2806 NW 5th Terrace, Cape Coral, FL 33993  
 Lot(s): 26,27  
 Subdivision: Cape Coral Unit 55, Blk 3991  
 Acres: 0.23± *Tax ID: 08-44-23-C1-03991.0260*  
 Depth Footage: 125± *Frontage Footage: 80±*  
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group  
 Phone: 239.565.0831 *Email: jmiloff@miloffaubuchonrealty.com*





**2318** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 624 NW 24th Avenue, Cape Coral, FL 33993  
 Lot(s): 39,40  
 Subdivision: Cape Coral Unit 51, Blk 3781  
 Acres: 0.23± Tax ID: 09-44-23-C1-03781.0390  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2319** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 209 NW 23rd Avenue, Cape Coral, FL 33993  
 Lot(s): 5,6  
 Subdivision: Cape Coral Unit 51, Blk 3735  
 Acres: 0.244± Tax ID: 09-44-23-C4-03735.0050  
 Depth Footage: 125± Frontage Footage: 85±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2320** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1112 NW 22nd Avenue, Cape Coral, FL 33993  
 Lot(s): 72,73  
 Subdivision: Cape Coral Unit 52, Blk 3828  
 Acres: 0.244± Tax ID: 04-44-23-C4-03828.0720  
 Depth Footage: 125± Frontage Footage: 85±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2321** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2220 NW 7th Street, Cape Coral, FL 33993  
 Lot(s): 19,20  
 Subdivision: Cape Coral Unit 51, Blk 3778  
 Acres: 0.23± Tax ID: 09-44-23-C1-03778.0190  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2401** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 902 NW 8th Terrace, Cape Coral, FL 33993  
 Lot(s): 15,16  
 Subdivision: Cape Coral Unit 41, Blk 2854  
 Acres: 0.23± Tax ID: 03-44-23-C3-02840.0150  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2402** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 521 NW 13th Terrace, Cape Coral, FL 33993  
 Lot(s): 32,33  
 Subdivision: Cape Coral Unit 38, Blk 2632  
 Acres: 0.23± Tax ID: 02-44-23-C1-02631.0320  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2403** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 921 NW 7th Avenue, Cape Coral, FL 33993  
 Lot(s): 3,4  
 Subdivision: Cape Coral Unit 38, Blk 2632  
 Acres: 0.23± Tax ID: 02-44-23-C4-02632.0030  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2404** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1016 NW 11th Place, Cape Coral, FL 33993  
 Lot(s): 26,27  
 Subdivision: Cape Coral Unit 41, Blk 2855  
 Acres: 0.23± Tax ID: 03-44-23-C3-02855.0260  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2405** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1331 NW 4th Street, Cape Coral, FL 33993  
 Lot(s): 7,8  
 Subdivision: Cape Coral Unit 48, Blk 316744  
 Acres: 0.285± Tax ID: 10-44-23-C4-03674.0070  
 Depth Footage: 155± Frontage Footage: 80±  
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group  
 Phone: 239.565.0831 Email: jmiloff@miloffaubuchonrealty.com



**2406** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 528 NW 7th Terrace, Cape Coral, FL 33993  
 Lot(s): 7,8  
 Subdivision: Cape Coral Unit 37, Blk 2561  
 Acres: 0.23± Tax ID: 11-44-23-C1-02561.0070  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2407** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 122 NW 1st Place, Cape Coral, FL 33993  
 Lot(s): 56,57  
 Subdivision: Cape Coral Unit 37, Blk 2585  
 Acres: 0.241± Tax ID: 11-44-23-C3-02585.0560  
 Depth Footage: 125± Frontage Footage: 84±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a





**2408** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 229 NW 3rd Place, Cape Coral, FL 33993  
 Lot(s): 19,20  
 Subdivision: Cape Coral Unit 37, Blk 2588  
 Acres: 0.253± **Tax ID:** 11-44-23-C3-02588.0190  
 Depth Footage: 125± **Frontage Footage:** 88±  
**Listing Agent:** n/a **Phone:** n/a **Email:** n/a



**2409** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1413 NW 13th Street, Cape Coral, FL 33993  
 Lot(s): 28,29  
 Subdivision: Cape Coral Unit 41, Blk 2870  
 Acres: 0.23± **Tax ID:** 03-44-23-C1-02870.0280  
 Depth Footage: 125± **Frontage Footage:** 80±  
**Listing Agent:** n/a **Phone:** n/a **Email:** n/a



**2410** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1319 NW 7th Place, Cape Coral, FL 33993  
 Lot(s): 7,8  
 Subdivision: Cape Coral Unit 38, Blk 2652  
 Acres: 0.23± **Tax ID:** 02-44-23-C1-02652.0070  
 Depth Footage: 125± **Frontage Footage:** 80±  
**Listing Agent:** n/a **Phone:** n/a **Email:** n/a



**2411** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 412 NW 14th Street, Cape Coral, FL 33993  
 Lot(s): 10,11  
 Subdivision: Cape Coral Unit 38, Blk 2650  
 Acres: 0.23± **Tax ID:** 02-44-23-C1-02650.0100  
 Depth Footage: 125± **Frontage Footage:** 80±  
**Listing Agent:** n/a **Phone:** n/a **Email:** n/a



**2412** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 110 NW 6th Terrace, Cape Coral, FL 33993  
 Lot(s): 18,19  
 Subdivision: Cape Coral Unit 37, Blk 4364  
 Acres: 0.244± **Tax ID:** 11-44-23-C2-02614.0180  
 Depth Footage: 125± **Frontage Footage:** 85±  
**Listing Agent:** n/a **Phone:** n/a **Email:** n/a



**2413** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1025 SW 1st Street, Cape Coral, FL 33991  
 Lot(s): 35,36  
 Subdivision: Cape Coral Unit 48, Blk 2637  
 Acres: 0.23± **Tax ID:** 15-44-23-C2-03637.0350  
 Depth Footage: 125± **Frontage Footage:** 80±  
**Listing Agent:** Jeff Miloff, Miloff Aubuchon Realty Group  
**Phone:** 239.565.0831 **Email:** jmiloff@miloffaubuchonrealty.com



**2414** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 214 SW 15th Place, Cape Coral, FL 33991  
 Lot(s): 39,40  
 Subdivision: Cape Coral Unit 49, Blk 3633  
 Acres: 0.23± **Tax ID:** 15-44-23-C1-03633.0390  
 Depth Footage: 125± **Frontage Footage:** 80±  
**Listing Agent:** n/a **Phone:** n/a **Email:** n/a



**2415** **ABSOLUTE**  
**Residential Lot (Canal Front)** **County: Lee**  
 606 SW 11th Place, Cape Coral, FL 33991  
 Lot(s): 3,4  
 Subdivision: Cape Coral Unit 63, Blk 4363  
 Acres: 0.23± **Tax ID:** 22-44-23-C1-04363.0030  
 Depth Footage: 125± **Frontage Footage:** 80±  
**Listing Agent:** n/a **Phone:** n/a **Email:** n/a



**2416** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 3528 SW 15th Place, Cape Coral, FL 33914  
 Lot(s): 37,38  
 Subdivision: Cape Coral Unit 66, Blk 3266  
 Acres: 0.23± **Tax ID:** 03-45-23-C1-03266.0370  
 Depth Footage: 125± **Frontage Footage:** 80±  
**Listing Agent:** Jeff Miloff, Miloff Aubuchon Realty Group  
**Phone:** 239.565.0831 **Email:** jmiloff@miloffaubuchonrealty.com



**2501** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1012 NE 36th Lane, Cape Coral, FL 33909  
 Lot(s): 13,14  
 Subdivision: Cape Coral Unit 84, Blk 555777  
 Acres: 0.23± **Tax ID:** 19-43-24-C1-05577.0130  
 Depth Footage: 125± **Frontage Footage:** 80±  
**Listing Agent:** n/a **Phone:** n/a **Email:** n/a



**2502** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1161 NE 44th Lane, Cape Coral, FL 33909  
 Lot(s): 12,13  
 Subdivision: Cape Coral Unit 87, Blk 5729  
 Acres: 0.23± **Tax ID:** 18-43-24-C2-05729.0120  
 Depth Footage: 125± **Frontage Footage:** 80±  
**Listing Agent:** n/a **Phone:** n/a **Email:** n/a



**2503** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 3408 NE 12th Avenue, Cape Coral, FL 33909  
 Lot(s): 29.30  
 Subdivision: Cape Coral Unit 84, Blk 5590  
 Acres: 0.244± Tax ID: 19-43-24-C2-05590.0290  
 Depth Footage: 125± Frontage Footage: 85±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2504** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 447 NE 2nd Place, Cape Coral, FL 33909  
 Lot(s): 1,2  
 Subdivision: Cape Coral Unit 35, Blk 2265  
 Acres: 0.244± Tax ID: 12-44-23-C1-02365.0010  
 Depth Footage: 125± Frontage Footage: 85±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2505** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2516 NE 20th Avenue, Cape Coral, FL 33909  
 Lot(s): 62.63  
 Subdivision: Cape Coral Unit 33, Blk 2256  
 Acres: 0.247± Tax ID: 29-43-24-C4-02256.0620  
 Depth Footage: 125± Frontage Footage: 86±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2506** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1213 NE 6th Place, Cape Coral, FL 33909  
 Lot(s): 7.8  
 Subdivision: Cape Coral Unit 34, Blk 2457  
 Acres: 0.23± Tax ID: 01-44-23-C2-02457.0070  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group  
 Phone: 239.565.0831 Email: jmiloff@miloffaubuchonrealty.com



**2507** **ABSOLUTE**  
**Residential Lot (Canal Front)** **County: Lee**  
 1905 NE 18th Place, Cape Coral, FL 33909  
 Lot(s): 21.22  
 Subdivision: Cape Coral Unit 33, Blk 2226  
 Acres: 0.23± Tax ID: 32-43-24-C4-02226.0210  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group  
 Phone: 239.565.0831 Email: jmiloff@miloffaubuchonrealty.com



**2508** **ABSOLUTE**  
**Residential Lot (Canal Front)** **County: Lee**  
 1302 NE 19th Place, Cape Coral, FL 33909  
 Lot(s): 5.6  
 Subdivision: Cape Coral Unit 47, Part 2, Blk 3528  
 Acres: 0.23± Tax ID: 05-44-23-C1-03528.0050  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group  
 Phone: 239.565.0831 Email: jmiloff@miloffaubuchonrealty.com



**2509** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 2018 NE 25th Terrace, Cape Coral, FL 33909  
 Lot(s): 4.5  
 Subdivision: Cape Coral Unit 33, Blk 2253  
 Acres: 0.23± Tax ID: 29-43-24-C4-02253.0040  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2510** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 227 Tropicana Parkway East, Cape Coral, FL 33909  
 Lot(s): 77.78  
 Subdivision: Cape Coral Unit 35, Blk 2411  
 Acres: 0.23± Tax ID: 01-44-23-C4-02411.0770  
 Depth Footage: 125± Frontage Footage: 80±  
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group  
 Phone: 239.565.0831 Email: jmiloff@miloffaubuchonrealty.com



**2511** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 643 NE 7th Avenue, Cape Coral, FL 33909  
 Lot(s): 22.23  
 Subdivision: Cape Coral Unit 35, Blk 2379  
 Acres: 0.258± Tax ID: 12-44-23-C2-02379.0220  
 Depth Footage: 125± Frontage Footage: 90±  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2512** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1221 Raphia Street East, Lehigh Acres, FL 33972  
 Lot(s): 10  
 Subdivision: Lehigh Acres Unit 11, Blk 62  
 Acres: 0.258± Tax ID: 01-45-27-11-00062.0100  
 Depth Footage: 125± Frontage Footage: 90±  
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group  
 Phone: 239.565.0831 Email: jmiloff@miloffaubuchonrealty.com



**2513** **ABSOLUTE**  
**Residential Lot** **County: Lee**  
 1718 Lake Avenue, Lehigh Acres, FL 33972  
 Lot(s): West 1/2 of Lot 1  
 Subdivision: Lehigh Acres Unit 4, Blk 15  
 Acres: 0.248± Tax ID: 09-44-27-04-00015.001A  
 Depth Footage: 104± Frontage Footage: 104±  
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group  
 Phone: 239.565.0831 Email: jmiloff@miloffaubuchonrealty.com





**2601** *ABSOLUTE*  
**Residential Lot** **County: Hernando**  
 3476 Horseshoe Lane, Spring Hill, FL 34606  
 Lot(s): 7  
 Subdivision: Weekiwachee Acres Addition, Unit 3, Blk 4  
 Acres: 0.161± *Tax ID: R16-223-17-3880-0040-0070*  
 Depth Footage: 100± *Frontage Footage: 70±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2602** *ABSOLUTE*  
**Residential Lot** **County: Marion**  
 10051 SE 47th Avenue, Belleview, FL 34420  
 Lot(s):  
 Subdivision:  
 Acres: 0.49± *Tax ID: 37039-001-00*  
 Depth Footage: 290± *Frontage Footage: 75±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2603A** *ABSOLUTE*  
**Residential Lot** **County: Gadsden**  
 140 Slash Cir, Midway, FL 32343  
 Lot(s): 36  
 Subdivision: Rustling Pines, Blk C  
 Acres: 0.28± *Tax ID: 4-06-1N-2W-1538-0000C-0360*  
 Depth Footage: 103.55± *Frontage Footage: 159.63±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2603B** *ABSOLUTE*  
**Residential Lot** **County: Gadsden**  
 235 Ponderosa Ln, Midway, FL 32343  
 Lot(s): 29  
 Subdivision: Rustling Pines, Blk F  
 Acres: 0.25± *Tax ID: 4-06-1N-2W-1538-0000F-0290*  
 Depth Footage: 121± *Frontage Footage: 90.71±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2603C** *ABSOLUTE*  
**Residential Lot** **County: Gadsden**  
 405 Ponderosa Cir, Midway, FL 32343  
 Lot(s): 45  
 Subdivision: Rustling Pines, Blk E  
 Acres: 0.25± *Tax ID: 4-06-1N-2W-1538-0000E-0450*  
 Depth Footage: 121± *Frontage Footage: 90±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**2603D** *ABSOLUTE*  
**Residential Lot** **County: Gadsden**  
 555 Sand Pine Cir, Midway, FL 32343  
 Lot(s): 29  
 Subdivision: Rustling Pines, Blk I  
 Acres: 0.245± *Tax ID: 4-06-1N-2W-1538-0000I-0290*  
 Depth Footage: 121± *Frontage Footage: 103±*  
 Listing Agent: n/a  
 Phone: n/a *Email: n/a*



**JOHN DIXON  
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AUCTIONS • MARKETING

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Marietta, GA 30062-3538  
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facsimile: 770.425.4413

**John Dixon & Associates**  
*Setting the standard in professionalism.*

## Auction Terms & Conditions

**AUCTION DATE & LOCATION:** Thursday, July 26 at 3:00 p.m. EDT at the Crowne Plaza Bell Tower, 13051 Bell Tower Drive, Fort Myers, FL 33907.

**INSPECTION:** Inspect anytime at your own risk.

**TERMS FOR LIVE BIDDING:** Pay the greater of \$2,500 or twenty percent (20%) of the purchase price (calculated by adding the high bid amount plus the buyer's premium) at the auction. **Balance will be paid in full at closing to be held on or before twenty (20) days from the binding agreement date.** A copy of the sale contract may be reviewed prior to the auction by contacting the auctioneer.

**TERMS FOR ONLINE BIDDING:** The online registration will need to be completed, including credit card information which will be verified and approved, and the credit card will be charged \$1.00 for this process. If you are the successful bidder and do not deliver the earnest money as outlined in the terms for live bidding which must be certified funds or wire transfer within 24 hours upon receipt of contract, a charge of \$5,000 will be placed on the account. The card is for verification purposes to ensure we have serious bidders. **Balance will be paid in full at closing to be held on or before twenty (20) days from the binding agreement date.** The successful online bidder will be notified immediately following the closing of the auction and issued the purchase contract. The executed contract shall be submitted per the instructions received with the contract. If you have any questions, please call our office at 800.479.1763.

**BUYER'S PREMIUM:** A 10% buyer's premium will be added to the high bid. Example: For each \$10,000, a 10% buyer's premium of \$1,000 will be added to arrive at the total purchase price of \$11,000.

**AUCTIONEER'S AUTHORITY:** The auctioneer shall make the sole and final decision as to the winning high bid amount. Acceptance by the online bidding platform does not necessarily constitute an accepted bid by the auctioneer.

**AGENCY:** John Dixon & Associates, auctioneer/broker, is acting exclusively as agent for the seller.

**CLOSING AGENT & COSTS:** Closings will be conducted by OmniOne Title Services, 4707 SE 9th Place, Cape Coral, FL 33904 (239.549.3087). Purchaser will pay all closing costs, including, but not limited to, deed preparation and attorneys fees to prepare such deed recording fees, title examination, transfer tax and purchaser's legal fees. Taxes and HOA/POA fees will be prorated as of date of closing. Title insurance may be required at the purchaser's expense. For questions regarding closings or contracts, contact Denisha Collins, Closing Coordinator at 770.425.1141 or closing@johndixon.com.

**BROKER PARTICIPATION:** A 1.5% commission of the high bid, before adding buyer's premium, will be paid to any qualified licensed real estate broker in the state where the property is located whose prospect is the successful bidder at the auction and closes on the property. To qualify for a commission, the broker must first register the prospect by email or fax the prospect's name and address on John Dixon & Associates' broker registration form. The registration must include the signature of the prospective purchaser, the signature of the broker and the broker's real estate license number. The registration must be received at 200 Cobb Parkway North, Suite 120, Marietta, GA 30062-3585, Attention: Denisha Collins at closing@johndixon.com, no later than 4:00 p.m. eastern time on the business day preceding the auction. Broker registration may be faxed to 770.425.4413 UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. In addition, to qualify for a commission, the broker must attend the auction with the prospect. Commissions will be paid only if property closes. A commission on a property will be paid only to the first broker registering a prospect. **Visit johndixon.com to download a form.**

**SPECIAL NOTE:** Property is selling "as-is, where-is" with all faults and is selling subject to easements, leases, restrictions, covenants, conditions, zoning HOA and POA fees and all other matters which would be revealed by a current survey or an inspection of the property or which is contained in public records. Seller reserves the right to add or delete property, reject any bid unless selling absolute and/or cancel the sale. **Properties will be conveyed by Limited Warranty Deed.** Information contained herein was obtained from sources deemed reliable. The seller and their agents reserve the right to place bids on the property up to the seller's reserve unless selling absolute at their sole discretion. The property will sell "as-is, where-is" with no warranty, expressed or implied, as to improvements, soil condition, environmental and wetlands, or zoning. No personal property conveyed with real estate unless denoted in contract. Neither the seller, John Dixon & Associates nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy thereof before submitting their bid. Purchaser or purchaser's representative will acknowledge by signature of the Contract of Sale they have inspected the property. The terms of the Contract of Sale are controlling in the event of any perceived inconsistency between its terms and any statements in this brochure or other advertisement. Announcements made at the auction will take precedence over written matters.



**CALL FOR ADDITIONAL INFORMATION**  
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