

Bankruptcy Auction

case# 8:09-BK-16242-MGW

Thursday, March 18th 1pm

Sells to the highest bidder without reserve.

Pine Haven Mobile Home & RV Park (38 spaces)

2424 33rd St SE, Ruskin, FL 33570

Although the layout of the park and permitting allows for short term rentals, it has been operated as a long term rental park to avoid having to collect sales tax. The lease terms are for one year. 7 mobile homes are owned by the park and the rest are owned by the tenants. Currently, there are 18 occupied spaces. The rent roll, plot plan, and pictures are available on our website. <http://Kincaid.com/creager/creager.html>



Features of the park

- Property ID U-22-32-19-1US-000000-00580.0
- land size 7.4+/- acres
- 2009 taxes - \$14,048
- two health dept approved septic tanks with drain fields
- fenced retention pond, fenced perimeter
- health dept tested & approved well and water treatment system
- paved streets, spacious tree shaded lots

Features of the area

- close to Interstate 75 interchange (2.8mi.)
- storm protected from being near the East side of elevated Interstate 75
- heavy growth area, close to Sun City
- good stable economy due to retirees on fixed incomes
- rural setting yet close to schools, medical, and shopping areas

Note: Please call before visiting the park. We are trying to avoid upsetting the residents.

On line bidding is available through <http://proxibid.com/kincaid>.

Auction Terms: 10% buyers premium will be added to the high bid to arrive at the contract price. \$20,000 binder deposit will be required auction day, an additional \$20,000 on approval of contract by bankruptcy court, and balance at closing within 30 days of court approval.

Directions: From Tampa, go South on Interstate 75 to Exit 240 and head toward Sun City. Watch for Denny's Restaurant sign (1/4 mile) and go South on 33rd St approximately 2 miles to the mobile home park.



FL Lic ab551/au905

Auction conducted by:

Randy Kincaid Lic R.E. Broker

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