

**Bank Repossessed 5 acres and Landscape Equipment**  
 Mobile Home Office, Steel warehouse building and 5 acres  
**Friday Feb 10th 11am**  
**29340 Pine Villa Circle, Punta Gorda, FL 33982**  
 inspection Thursday Feb 9th 1 to 3pm and 1 hr prior to auction



This property and equipment was repossessed from the former Winn's Landscaping. **All is being sold without reserve!**

**Real Estate Features**

- Charlotte County property ID 402312276001
- 1981 double wide mobile home set up as office
- Central Air conditioning, 2 bathrooms
- 5 acres land with 6" irrigation well and 2" drinking water well
- 3000 sf steel building with 2 overhead doors
- Shell circle driveway in front with driveway out to warehouse
- just off US Hwy 17 near Shell Creek in Punta Gorda
- 10 minutes to Interstate 75
- 12 minutes to Punta Gorda airport
- 2011 taxes \$1715

**Real Estate Terms**

- 10% buyers premium will be added to your bid to arrive at the total contract price.
- binder deposit day of auction - \$10,000
- closing on or before March 10th
- Selling "as is" without contingencies
- It is important that the buyer make all inspections prior to bidding
- Seller will furnish special warranty deed with title insurance policy and place doc stamps on the deed.
- Buyer will pay for recording deed and \$250 closing fee

**Personal Property Highlights**

- 1995 Massey Ferguson 4wd diesel tractor
- 2000 Ford F550 diesel dump truck
- 1995 Ford F450 diesel dump truck
- 1995 Ford F250 4wd ext cab diesel pickup (needs service)
- Ditch Witch walk behind trencher with trailer
- Walk behind trencher
- (2) Skag walk behind mowers
- rotary mower, box blade, 3pt back hoe
- 12' enclosed utility trailer with irrigation fittings
- hand tools, Echo back pack blower, lift tongs, mower

- 240 sq ft portable utility building
- child's play house (needs repair)
- Washingtonia, Queen, Areca, Sylvester Palms (in ground)
- Office furniture, computers, file cabinets, copier
- HP wide printer for plans
- Pavers, landscape rocks, bricks, retainer wall blocks
- Weight lifting bench & misc items
- pallet racking and steel shelving

**Terms:** 15% buyers premium (12% if settled by cash) Removal day of auction or Monday Feb 13th 10am to 3pm. Exception tree buyers will have two weeks to dig and remove palms. All holes must be backfilled.



FL Lic ab551/au905