



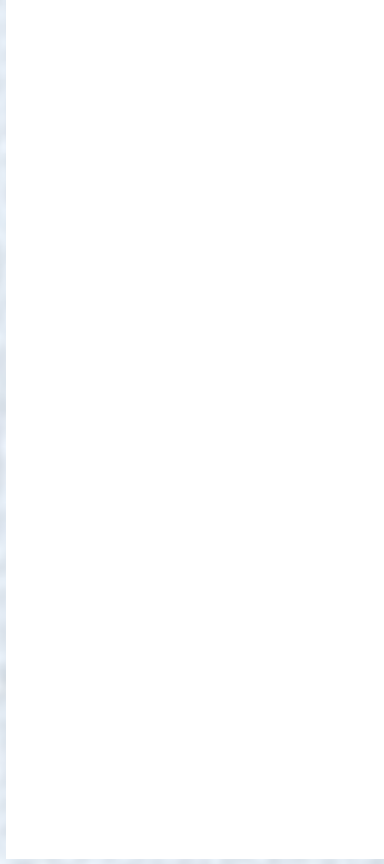
148 East Base Street  
Madison, FL 32340  
Vivian Searcy, Broker  
Auction Services Division  
**Stephen F. Burton, Sr.**  
Assoc. Broker/Auctioneer  
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**Directions**  
**From Dunellon, Florida**  
travel North on US 41  
approximately 8 miles to SW  
36<sup>th</sup> Street. Travel West to  
Property (adjacent to Romeo  
Elementary School).  
**Look for Auction signs!**  
**From Williston, Florida**  
travel US Hwy 41 South  
approximately 17 miles to  
SW 36<sup>th</sup> Street.  
**Look for Auction signs!**

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ALL ANNOUNCEMENTS MADE ON DAY OF SALE SUPERSEDE ANY PRINTED MATERIAL

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# Prime Florida Farm Land AUCTION

85+ Acres

SW 36<sup>th</sup> Street  
Marion County (Dunellon), Florida

Saturday, August 5<sup>th</sup>  
12:00 Noon



For More Information Call  
**Stephen F. Burton Sr.**

Assoc. Broker/Auctioneer  
(229) 263-2680 | 800-448-2074

RE Lic #: GA 115853 | FL 517388 | AL 67312  
Au Lic #: GA 1548 | FL AU 649 | AL 1337

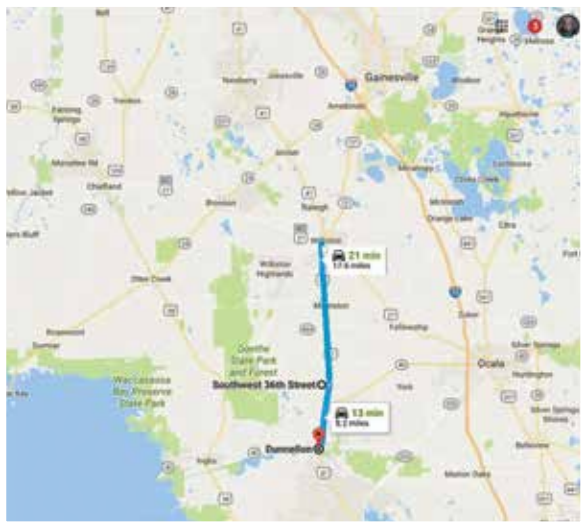


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# Prime Florida Farm Land AUCTION

*Inspection: By riding the property.  
Please be mindful of the farmer's crop in the field.*



## *Terms*

*Sign Real Estate Contract and leave 15% down day of Auction as Earnest Money binder. Binder may be Company or Personal Check. All properties selling "As IS"!*

*10% Buyers Premium added to final high bid to arrive at contract price.*

*This prime Florida Farm land is located just off US Hwy 41 between Dunnellon, Florida and Williston, Florida on SW 36<sup>th</sup> Street (Paved). The property has been leased for several years for farming operations. The cultivated land is presently planted in peanuts and a small melon patch. There is a scattering of natural woods on the property. Lessor has the right to remove the crop presently on the property by a reasonable time, even if that time is after the closing. The Lease will be released after the crop is removed. The property consist of (2) parcels. An 80± Ac Parcel (PIN # 17369-009--00 and a 5± Ac parcel (PIN 17369-017-00. The property will be offered in 2 parcels and as a whole.*

**Buyers Note:** Prior to the auction, all purchasers should examine the property and all surrounding documentation carefully as each bidder is responsible for evaluating the property and shall not rely on the Seller or Auctioneer. Seller and Auctioneer are assuming that the bidders have inspected the real estate and are satisfied and accept the property "AS IS - WHERE IS" and without warranties expressed or implied. Personal on-site inspection of each property is recommended. The failure of any bidder (offer or) to inspect or to be fully informed as to the condition of all or any portion of the properties offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid, offer or earnest money (deposit money) after its opening or tender. All information was obtained from sources deemed to be reliable. Although every precaution has been taken to insure accuracy, United Country Auctions of the South, LLC, sales managers and all their agents, the Sellers and all their agents will not be responsible for any errors or omissions herein. Announcements made sale day take precedence over written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the Auctioneer. SOME PROPERTIES OR ITEMS MAY BE ADDED TO OR DELETED FROM AUCTION.