

ONLINE REAL ESTATE AUCTION

By Order of Lender

Two Prime Land Tracts in Toscana Isles Planned Development

Venice, Florida 34275



Exclusively Presented By:



Online Auction: June 1 - 3, 2020

Table of Contents

Executive Summary	3
Location Maps	6
Aerial Maps	8
Plat Maps	10
Ground Photos	12

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OVERVIEW

Fisher Auction Company is pleased to present via Online Auction two prime land tracts in the Toscana Isles Planned Development in Venice, Sarasota County, Florida.

PROPERTY HIGHLIGHTS

- Prime Location within the Toscana Isles PUD with potential for multiple development opportunities
- North of Laurel Road just east of I-75 Access
- Both Tracts have frontage along Knights Trail Road and are adjacent to the Toscana Isles Residential Development
- Water, Sewer and Electric Available to Site
- Approximately One Hour North of Southwest Florida International Airport and One Hour South of Tampa International Airport
- Close proximity to Venetian Golf and River Club and Myakka River State Park
- Within minutes to Major Retail Development , Medical Facilities, Schools and Area Beaches

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

PROPERTY DETAILS

Address /Location: Both Tracts are located on the East side of Knights Trail Road just North of Laurel Road, Venice, Florida 34275

Size: Tract 14 - 2.6± Acres / 113,256± Square Feet
Tract 17 – 7.9± Acres / 344,124± Square Feet

Access: Knights Trail Road North of Laurel Road just East of I-75

Zoning: PUD - Planned Unit Development ; See Zoning Information Attached

Utilities: All Public Utilities available to site

Frontage: Tract 14 - 550± Feet along Knights Trail Road
Tract 17 - 999± Feet along Knights Trail Road /
337± Feet along Gene Green Road

2019 Taxes: Tract 14 - \$2,320.42 / Assessed Value - \$138,800.00
Tract 17 - \$4,169.37 / Assessed Value - \$249,400.00

Parcel Nos: Tract 14 - 0375130004 / Tract 17 - 0366130002

Flood Zone: Tract 14 - Zone X / Tract 17 – Zones X and AE

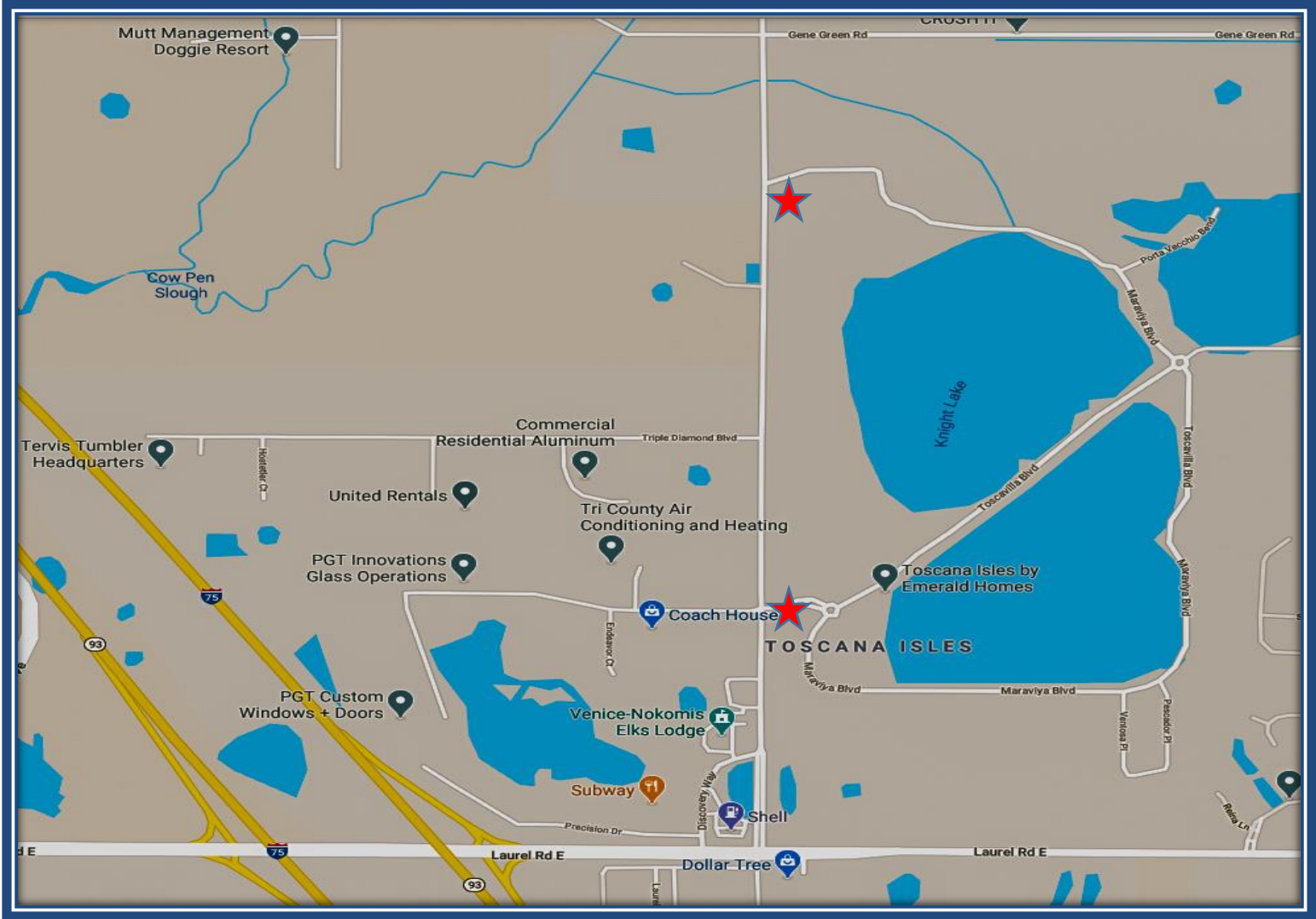
Legal Description: Tract 14 -Tract 14, Toscana Isles, Containing 2.6 AC M/L
Tract 17 – Tract 17, SUBJ TO 50077 C-SF UTILITY ESMT TO
PEACE RIVER/MANASOTA REGIONAL WATER SUPPLY AUTHORITY AS DESC IN
ORI 201006628, Toscana Isles, Containing 7.9 AC M/L

Directions: From I-75 exit # 195 - Laurel Road East to Knights Trail Road. Turn left and proceed to properties

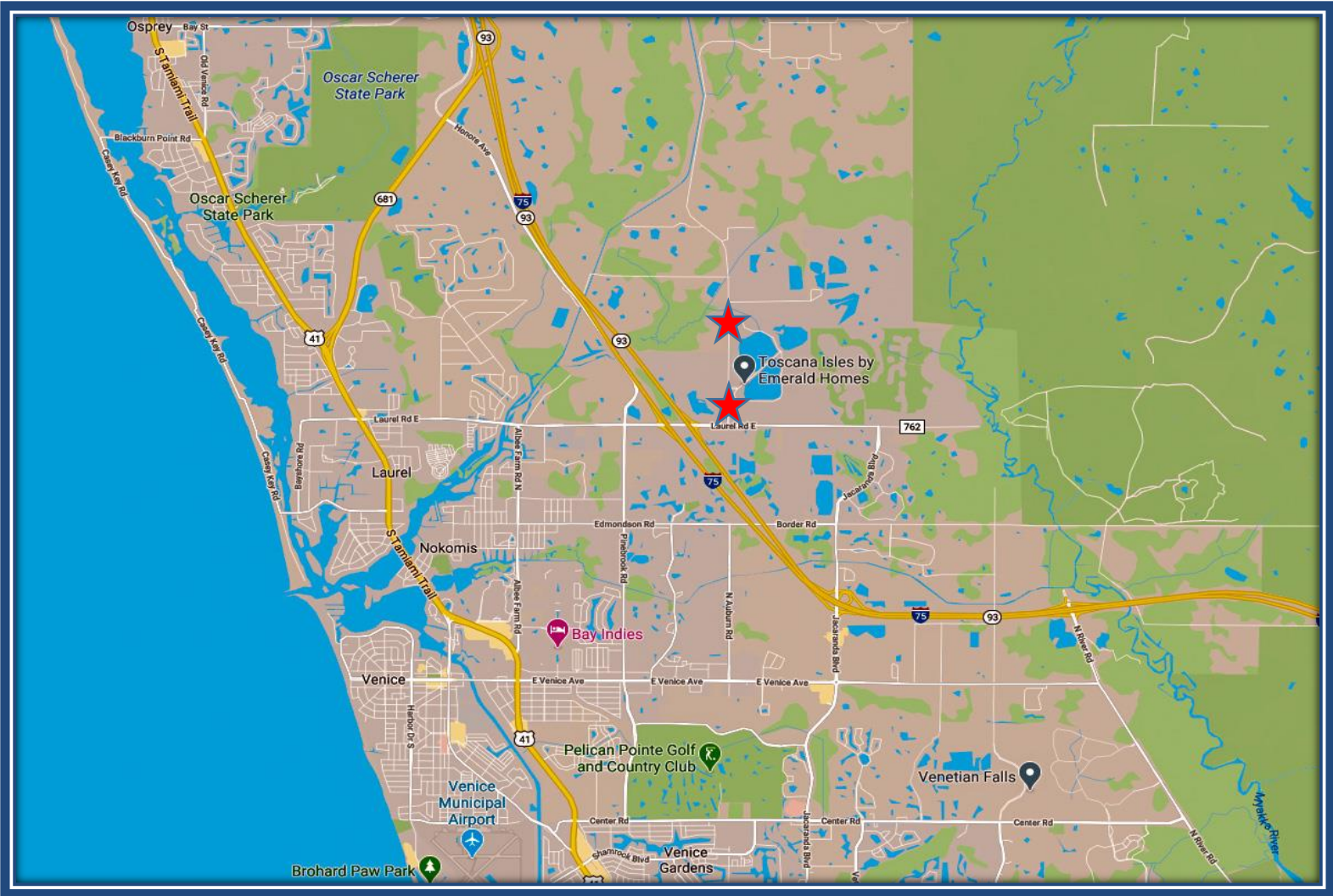
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AUCTION DETAILS

Auction Method:	Minimum Bid: Tract 14-\$100,000.00 plus a 10% Buyer's Premium (2018 Appraised Value - \$785,000.00) Tract 17-\$150,000.00 plus a 10% Buyer's Premium (2018 Appraised Value - \$1,035,000.00)
Auction Begins: Auction Ends:	Monday, June 1, 2020 Wednesday, June 3, 2020
Auction Location:	Online. Visit fisherauction.com for Online Bidding Registration
Qualifying Bidder Requirements:	Bidders must provide Proof of Funds in the amount of their anticipated maximum bid or higher
Broker Participation:	2% of the Final Bid Price. Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form



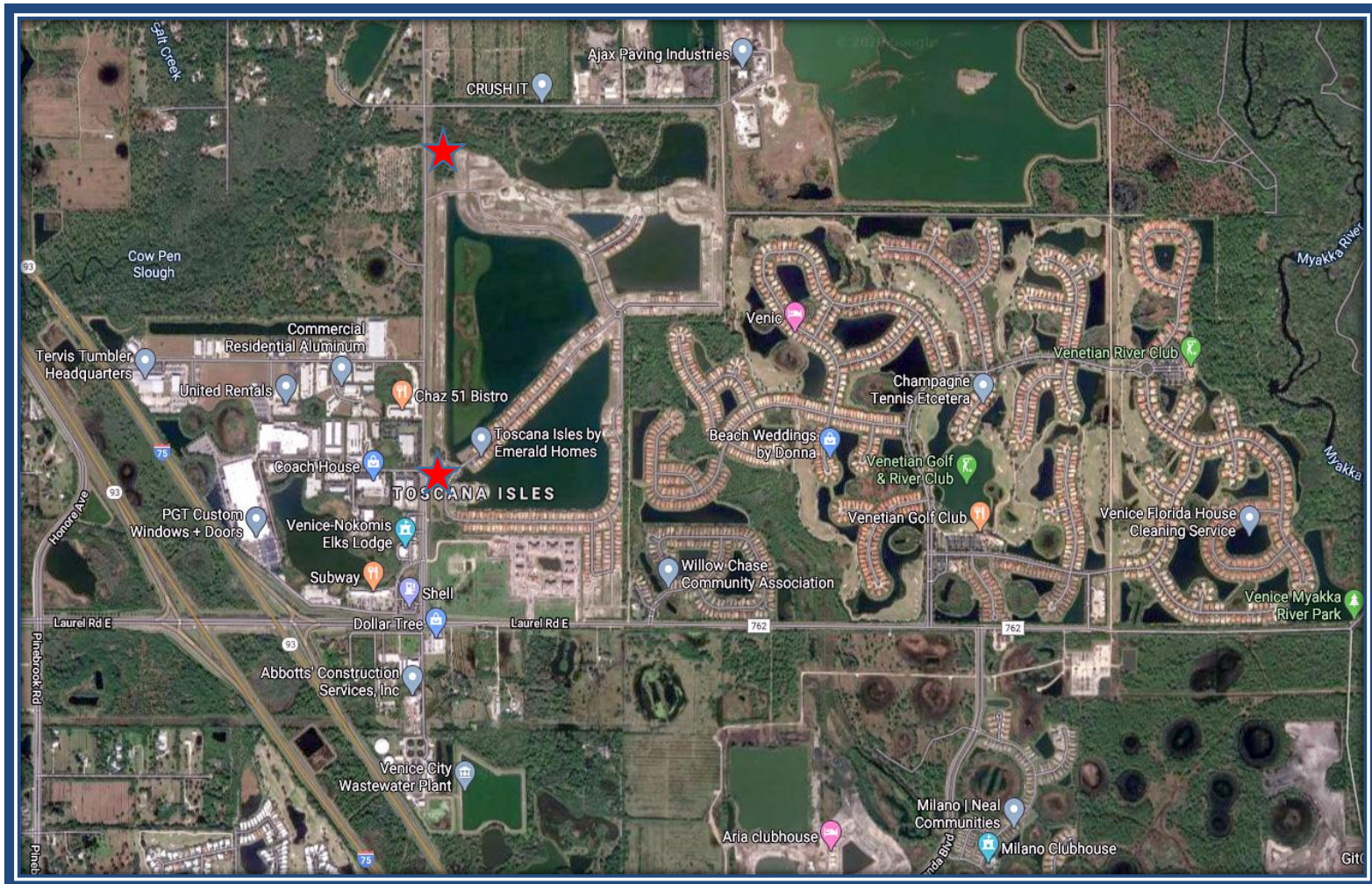
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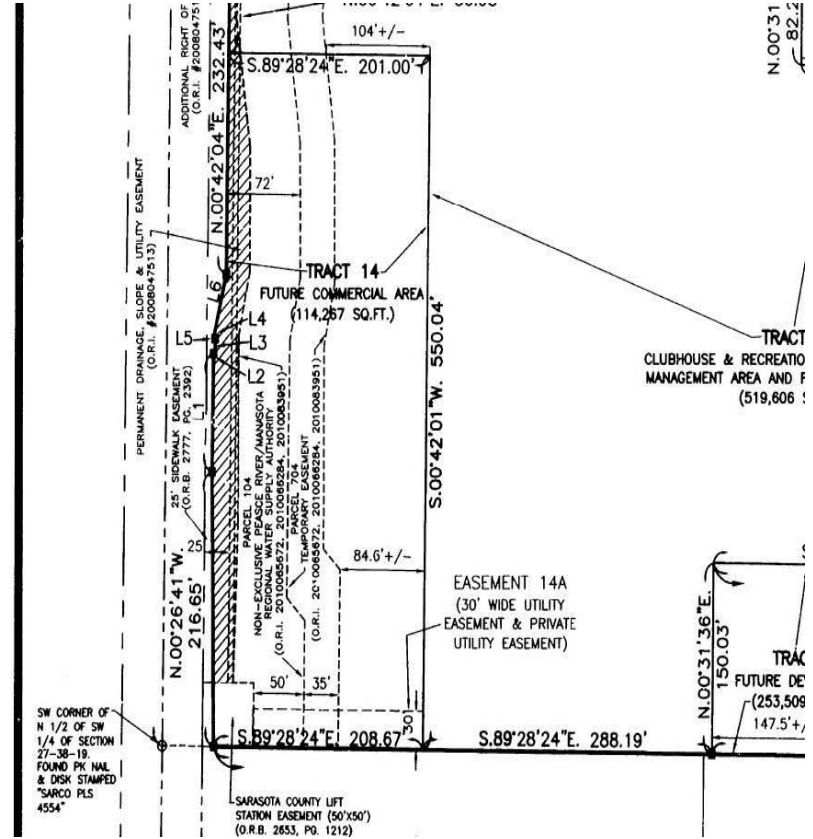
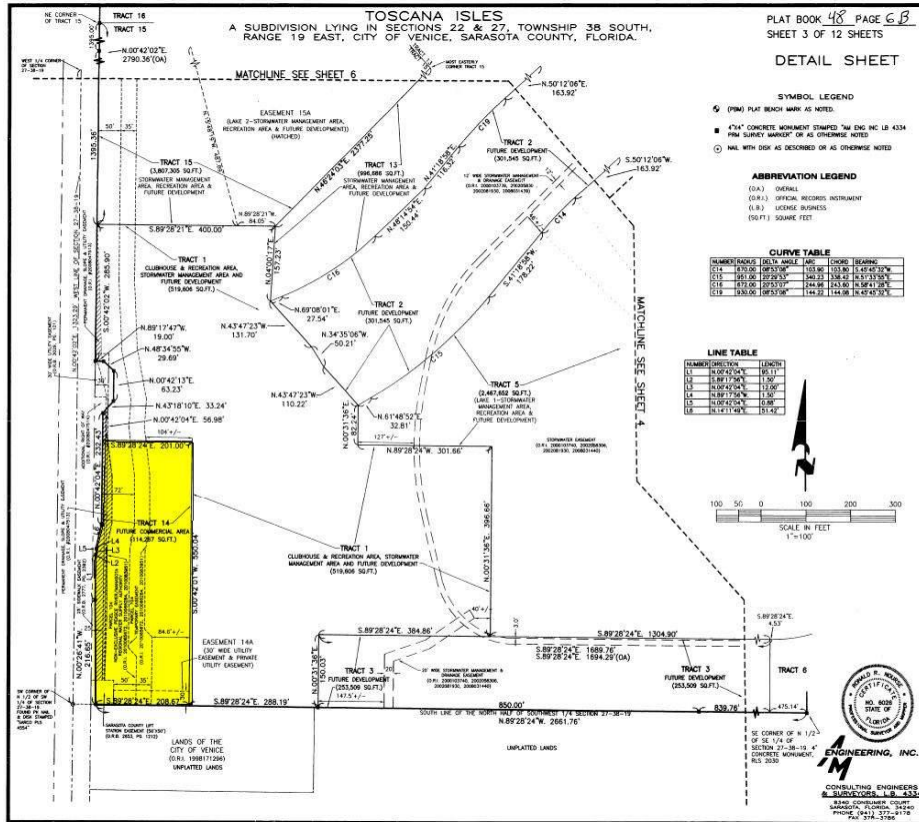
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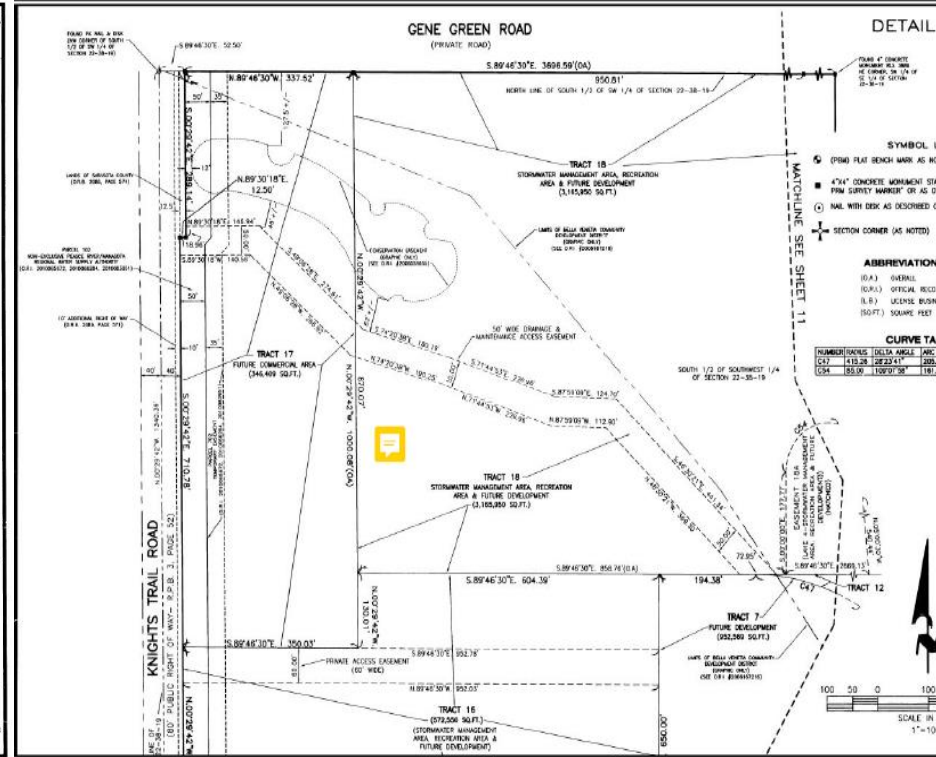
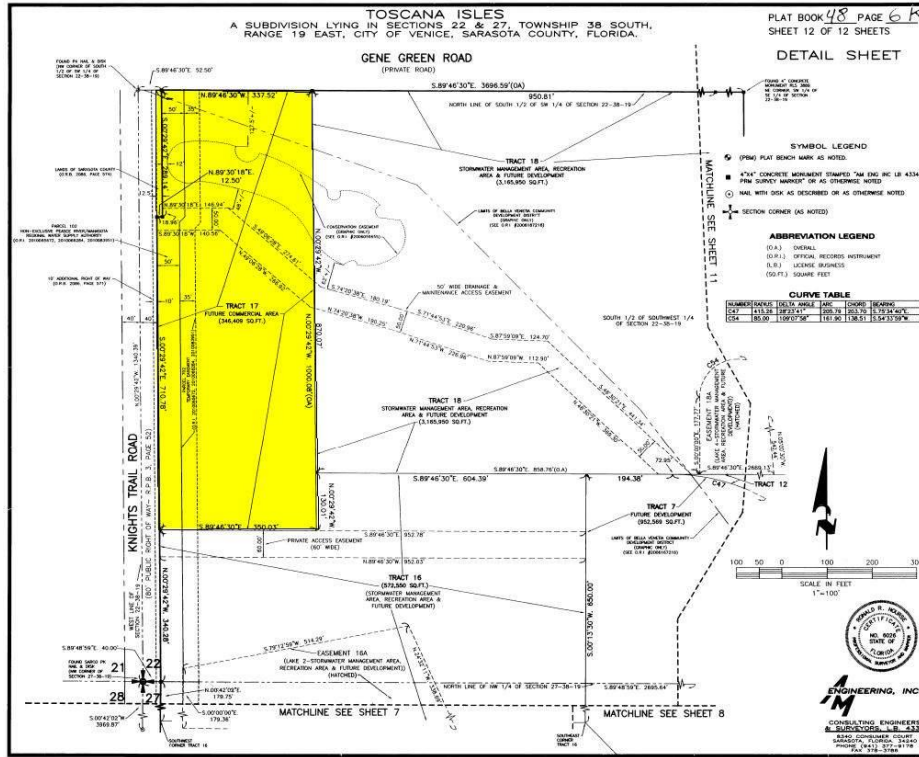
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