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Florida Country Property real estate lot land FI NR 1 acre+/- off route 27 Financing Available

Item number: [redacted]

Bidder or seller of this item? [Sign in](#) for your status

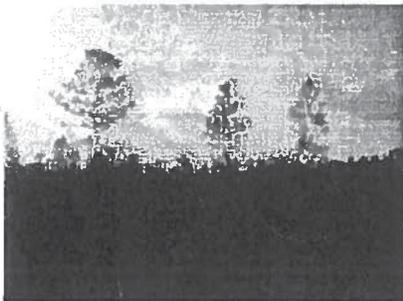
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Have you already received this item? If so, please [leave feedback](#) for the seller.

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Winning bid: **US \$10,300.00**

Ended: Mar-20-05
18:00:00 PST

Start time: Mar-10-05
18:00:00 PST

History: [35 bids](#) (US \$600.00 starting bid)

Winning bidder: [redacted] (40 ☆)

Item location: Frostproof, FI United States

Shipping costs: Check item description and payment instructions or contact seller for details

Seller information

[maggillagorrilla](#) (11 ☆)

Feedback Score: 11
Positive Feedback: 100%

Member since Sep-29-04 in United States

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Description

Item Specifics - Land

Area Acreage (acres): **1.00**

Property Address: **off route 27**

City: **Frostproof**

Zoning: **-**

Type: **Recreational, Acreage**

Zip/Postal Code: **33843**

State/Province: **Florida**

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Up for auction is a beautiful parcel of land approximately 1 acre in size that is in a partially developed subdivision off of route 27. The property is vacant, zoned as residential, and is High and Dry; I was on it recently with my wife and two children. We could have driven onto the parcel except for one solitary tree that had fallen across the road before the land. We walked the remaining 500 ft to take these photos. It is as yet a distance to where the home is, hard to believe there are places like this left in Florida, this is certainly one of the few undeveloped subdivisions remaining in this state. Not really sure what you would have to do to get building out here but wait for a few others to do it first. Nice parcel of land, cleared and ready to build that's for sure. I bought another parcel a while back and have never really spent any time on it. Just a hike out there when I had another to take these pictures, beautiful drive into the property though. The subdivision had placed in concrete drainage ditches, which keeps the roads in in great shape, It took us a little while to figure out how to go for the first time, but when we then amazed that this kind of land exists with a partially developed subdivision.

The photographs are of the road on the way in and of the land itself. The photograph showing the clearing from the southern border looking north onto the parcel. The photograph with the pine tree in the foreground is the approximate edge of the land on the west side.

Land is going through the roof out this way right now and Lake Wales, just a few miles North on 27 is being ranked #1 in Real Estate growth this coming year. I am selling so I can buy a bigger home in the area and go up any more.

I am willing to finance this parcel with \$1,000 down. Which is due within 48 hours of auctions end and is non-refundable. Forgive me, serious bidders, for having to endure reading this but I need to make it clear to you that don't follow through that it is not 49, not 72, but 48 hours after the auctions end I must have RECEIVED \$1,000.00 so please bid only if you know you have access already to the down payment, alright? I am happy to accept overnight cashier's check or you can wire the money (which is a whole lot easier) The balance is due in 30 days if I am financing it or at closing if you are paying outright. Either way, the longest closing and filing is 10 days. I will accept payments at 8%. I am flexible on the year length, if a certain payment fits better in your budget than another but I have to receive a payment of at least \$150 a month. I am willing to pay the filing fee as the auction ends over \$12,000.00 Otherwise add on another \$150 for the Doc stamps and filing fees.

I am releasing all my rights to this property only after it is paid in full. Legally they call it quitting all claims on the property hence the title Quit Claim Deed. I am assigning it by quit claim but you may get a warranty deed at your own expense. A quote I received from a local Title insurance company estimated it at about \$500. If you build out there, you'll need to get the proper permits of course and it would then make sense to have the property surveyed as well. A Survey is estimated to be \$400. The land will be transferred free of all liens and mortgages. Please call the Polk county court house to verify so you can bid with confidence knowing that the parcel is completely free and clear. I am happy to have an intermediary, such as a notary make the exchange of notarized paperwork to ease any concerns you may have but please read my feedback to see that I have had few land transactions with ease and everyone is happy. We can also use a title insurance company as you are wanting to get a warranty deed. Please call me prior to bidding if you would like to have me finance the purchase. I can both be clear about what we are doing. Thanks..

Please email me if you have any questions or if you want to go hike the property. My cell is 802.733.8

<http://cgi.ebay.com/ws/eBayISAPI.dll?ViewItem&item=██████████&rd=1&sspageName...> 4/23/2005

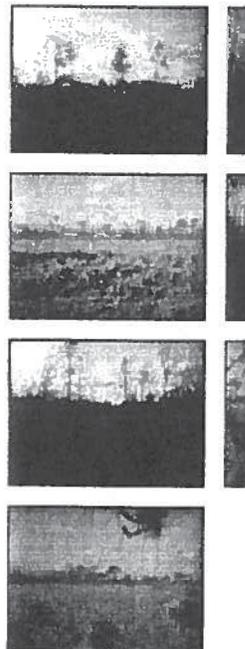
would rather talk it out.

Good luck bidding.....

Larger Picture



Select a picture



Questions from other members

Question & Answer

Q: I'm confused about the payment description. It reads "The balance is due in Seven days if I am financing it"...what does that mean?

A: I am sorry not to have made it clearer in the description. The Balance of any fees etc.. for the down payment only, the balance is of course to be carried...more

Q: Where is this property in relation to the five acre property which you sold? Is there any lake view?

A: A distance away, this is just a few miles off of Route 27. the major avenue of North/South Travel in Centr Florida and the road that has many subdivisions...more

Q: which county is this at and which big city? thanks!

A: Polk County and the largest city is Lake Wales. Which is not so big. Fairly equal travel time to Orlando, Saint Petes and Tampa

Q: I HAD BID ON YOUR OTHER 5 ACRE PARCEL,WHICH IT SEEMED YOU WOULD BE HAPPY IF IT IT HI 16,000 BUT IT WENT OVER DOUBLE TAHT,THIS 1 ACRE YOU FEEL SHOULD HIT...more

A: Well not better, but it is closer to already expensive subdivisions, just a few miles. I noted the 16,000 only



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Listed in category: [Real Estate > Land](#)

Florida Investment Property real estate lot land FI NR

Item number: [redacted]

1 acre+/- 2 miles from I-4 Ramp Financing Available

Bidder or seller of this item? [Sign in](#) for your status

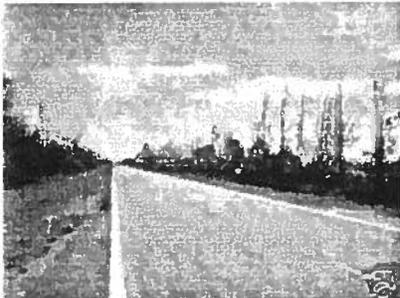
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Winning bid: **US \$17,600.00**

Ended: Apr-10-05 20:00:00 PDT

Start time: Mar-31-05 19:00:00 PST

History: 58 bids (US \$600.00 starting bid)

Winning bidder: [redacted] (40 ☆)

Item location: Lake Alfred, FI United States

Shipping costs: Check item description and payment instructions or contact seller for details

Seller information

[maggillagorrilla](#) (11 ☆)

**Feedback Score: 11
Positive Feedback: 100%**

Member since Sep-29-04 in United States

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MB.50

Description

Item Specifics - Land

Area Acreage (acres): 1.00

Property Address: off route 557

City: Lake Alfred

Zoning: --

Type: Homesite, Lot

Zip/Postal Code: 33850

State/Province: **Florida**

[Display Map](#)

[Neighborhood Profile](#)

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Up for auction is a beautiful parcel of land approximately 1 acre in size that is less than two miles from Off ramps for I-4. This exit for Route 557 or Old Grade Rd. as it is also called is the next exit west of the route 27, the major North South route for central Florida. The property is vacant, zoned as residential, and Dry. This Subdivision has been left and the roads are not developed as of yet, but are recorded Right Lots of this Size in an area where the roads were already developed, even if they are just dirt will sell for of \$50,000.00.

I include two photographs, one of the little dirt road that is there now, 4 wheel drive only, and then start looking south across from the dirt road showing the overpass for I-4 in the distance. It still amazes me places like this left in Florida, this is certainly one of the few undeveloped subdivisions remaining in the really sure what you would have to do to get building out here, maybe just wait for a few others to do it parcel of land though. I normally don't buy land this close to Disney as it is so expensive, but I found the right price and with owner financing, a nice combo.

The Photographs are of the road on the way in and not of the land itself. It looks just like everything else see in the background of the dirt trail, it all looks that same out that way, which is to say, a whole lot more natural than your average city or suburb and with an acre of land you know that even if it gets really developed you'll still have plenty of space to live.

Really though I'll state that I would plan on sitting on this parcel for 5 years and let someone else pay for building the roads up on the right of way before I built out here or resold. That's also the right amount to continue to pay down the amount owed on the land so you can get financing with ease, using your land. It's what I would be doing if I were able to buy my new house and keep this property but one can't always they want so off it goes, highest bid takes it with no reserve.

Land has gone through the roof out this way and three cities all along route 27 are rumored to be hitting in Real estate value growth for the entire state this year, this land is just a few miles West of 27.

I am willing to finance this parcel with \$3,000 down. \$1,000 of which is due within 48 hours of auction not refundable. Forgive me, serious bidders, for having to endure reading this but I need to make it clear folks that don't follow through that it is not 49, not 72, but 48 hours after the auctions end I must have \$1,000.00 so please bid only if you know you have access already to the down payment, alright? I am happy to accept overnight cashier's check or you can wire the money (which is a whole lot easier) The balance is 10 days if I am financing it or at closing if you are paying outright. Either way, the longest closing and filing 10 days. I will accept payments at 8%. I am flexible on the year length, if a certain payment fits better in budget than another but I have to receive a payment of at least \$200 a month. I am willing to pay the filer as the auction ends over \$32,000.00 Otherwise add on another \$150 for the Doc stamps and filing fees.

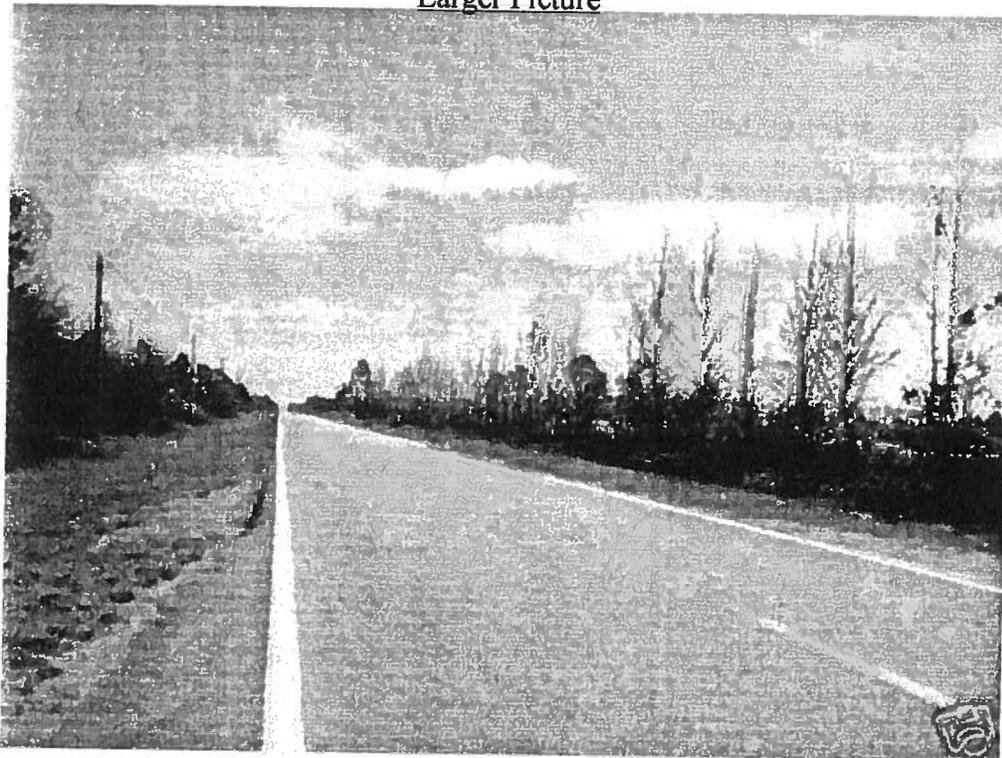
I am releasing all my rights to this property only after it is paid in full. Legally they call it quitting all property hence the title QuitClaim Deed. I am assigning it by quit claim but you may get a warranty deed on your own expense. A quote I received from a local Title insurance company estimated it at about \$500. Probably move when the time comes to transfer the deed. If you decide to build out there, you'll need to get the permits of course and it would then make sense to have the land surveyed as well. A Survey is estimated. The land will be transferred free of all liens and mortgages, please call the Polk county court house to verify can bid with confidence knowing that the parcel is completely free and clear. I am happy to have an

such as a notary make the exchange of checks for notarized paperwork to ease any concerns you may h
please read my feedback to see that I have completed a few land transactions with ease and everyone is
can also use a title insurance company as well if you are wanting to get a warranty deed. Please call me
bidding if you would like to have me finance the land so we can both be clear about what we are doing

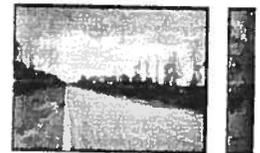
Please email me if you have any questions or if you want to go hike the property. My cell is 863.259.0
would rather talk it out.

Good luck bidding.....

Larger Picture



Select a picture



Questions from other members

Question & Answer

Q: I see a gate across the dirt road in the photo. Is this the entrance to the land? If not, how would I gain access to it?

A: It is a road that goes up into that subdivision but unless they did some very unusual right of way measurements, it is NOT ON THE RIGHT OF WAY. This is...more.

Q: hi if you finance its 3,000 down correct? also wheres the original warranty deed, and this property is free of

all leinse. how far from the old board walk...more

A: Correct \$3,000 down. We can go through a title company so you can ensure that it is free of all liens, Less than 10 miles I am told from the old board...more

Q: Is this lot on the highway or within the subdivision? Are other lots available on either side of this lot? Could this lot be rezoned commercial (C-2)?...more

A: Its in an old subdivision that is no more. I would say there is no way you'll get the zoning changed, it's about 1.5 miles from I4 ramps. Don't know about...more

Q: do you know what the taxes are?

A: I am not really sure but they are under a hundred bucks a year right now because it's undeveloped. If you need to know the exact amount I can ask my accountant...more

Q: which county?

A: Polk.

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