

# EXHIBIT F



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# Florida Property Real Estate Lot Land Investment FI

1.25 Acres Near Lake Kissimmee Owner Financing. No Res!

Item number: [redacted]

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**Congratulations! You won the item!**

**How much should you pay?** The seller should be contacting you or you should [contact the seller](#).

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Winning bid: **US \$17,100.00**

Ended: Oct-16-05  
18:15:00 PDT

Start time: Oct-06-05  
18:15:00 PDT

History: [44 bids](#) (US \$1,000.00 starting bid)

Winning bidder: [redacted] (1584 ★)

Item location: Frostproof, FL  
United States

Featured Plus! Listing

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

## Seller information

[maggilagorilla](#) (21 ★)

Feedback Score: 21

**Positive Feedback:**

**100%**

Member since Sep-29-04 in United States

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## Description

*Item Specifics - Land*

Area Acreage (acres): **1.23**

Property Address: **North of Route 60**

Zoning:

Type:

**Residential**

**Homesite, Lot**

City: **Just South of Lake Rosalie**

Zip/Postal Code: **33843**

State/Province: **Florida**

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With No Reserve I am placing up for auction this beautiful parcel of land approximately 1.25 acres and zoned Residential / Agricultural. The Final bid is the full sale amount. I can help finance that sale price mentioned below. Ideally situated near three huge lakes, two of which are on the chain of lakes with waterfront homes very nearby, this huge parcel is in an ideal location. There are no time limits within you must build.

The area itself is situated within easy driving distance of almost every major city, attraction and beach. I have gone exploring all over the state with this area as my jumping point. This entire area has the distinction being known as "Old Florida" Which really seems to have two meanings. The first is that this area is on a natural ridge that was the original part of Florida to be above sea level, the highest point in the whole of Florida, just under 300ft above sea level, is about 14 miles from this parcel. That fact alone makes the area here something truly unique and endlessly fascinating. Secondly, to me, Old Florida also means, life at a slower pace here. The coasts seem to now share more in common with the Long Island expressway in which it is to say hours of bumper to bumper traffic, than it does with the way things still are around here.

Within 14 miles of this land there is a great hospital in Lake Wales as well as all the major stores and a Mall just 2 miles more.

Lake Wales is rumored to be ranked Number 1 in real estate growth for the the year 2005 for the entire Florida yet as you visit it's beautiful downtown, people actually say hello as they pass you. Maybe this is more than you care to know about the area but if your considering moving to the area and are thinking of buying the internet, I want you to know as much about the area as about the exact parcel itself.

The Parcel itself is really amazing. Please click on the terraserver link below and use its + and - feature around the area. Lake Kissimmee is the largest lake shown and tiger lake is the lake near Kissimmee's left and Lake Rosalie is the more round lake that the link is now zoomed in close to. This parcel is with Lake Rosalie. This land has a recorded 50 ft easement in Polk County. It is a very high and dry lot, zoned Residential/Agricultural so it may be used for either or both of those purposes, you'll see the occasional Grove on your way around, just take my advice, and admire them from a distance.

The area itself is a really rare find. Three public boat launches into three different lakes are all within a few miles, one of which is within one mile as are some lovely homes. You can get in the water at Lake Kissimmee for days. To the north of the river which runs at the North of the peninsula is Kissimmee State Park with 13 miles of hiking trails and 6 miles for equestrians. Check it out at <http://www.floridastateparks.org/lakekissimmee/default.cfm>

I would like to add that Hundreds of acres of land in this area is owned and controlled by the **Nature Conservancy**.

Electric is nearby and may be installed for free depending on the size of the home you intend to build. I charge an extra \$1 per foot to have the lines installed underground, which seems a small upfront price to pay for unobstructed views and neighbors that will think highly of you.

Land is much more reasonable here in this part of Central Florida than you'll find along the coasts. To of land just about 4 miles from this parcel you will pay around 50k. Obviously there are Pros and Cons parcel, and those lots have their pros too. If your a nature lover though and want to be guaranteed to be by it, even if all of Florida gets overdeveloped, I know your going to love this property and find it a gre

You do have a few extra hoops to jump through with this land so I would say it is more ideally suited for that has 6-12 months before they plan on building. If you plan on building before then, you'll be better another parcel. For anyone planning on building after that there is no time limits to build out here so your time..

The Main project is getting the easement developed. There is a 50ft easement recorded at the county so certain legal access but the road has not been developed to county standards. As you can see from the pictures a nice little road in to it and it's drivable by a regular car, but it is not to county standards. They need to the road is going to be maintained to the standards needed for an emergency vehicles. Which is a 20ft clay road. There are some formalities to go through to protect your total investment of about \$4700 (today bids) for everything needed to get your building permit approved. That cost includes the survey, an ad (ensuring that anyone else with rights to the common easement must first pay their fair share of the maintenance costs), it includes the clearing work and the Road itself! a 20ft foot wide packed clay road. You could call it blacktopped, but as I am not that kind of guy, I have no idea what the cost of that might be. All in all considering that its value will be comparable if not absolutely higher than the parcels I mentioned earlier road is in, pretty small potatoes.

I am happy to help finance the final bid, which is the full price of this parcel for you with a 5k down payment balance over 10 years at 8% percent interest. I'll give a small discount if you pay in cash and will deduct the interest rate at 1/2% deduction for every extra 1k you put down. Which would give you a 5.0% net 12k down. Whatever works for you long term, works for me. I can offer only a small discount if you are paying

I require a 2500.00 non-refundable deposit within 48 hours of the auctions end with the balance of the amount due within 7 days if I am financing it or upon signing an agreement to purchase if you are buying it out. I am serious bidders for having to read this but I just need to make it clear to the impulse bidders that the bid will be RECEIVED within 48 hours. Not 72 or even 49 hours so please bid only if you know you already have the cash immediately to the cash required for the deposit and access within 7 days to the funds needed for the deposit. If you are trying to get yourself into a property and do not have the down payment required in this auction to help you get in to another parcel for less, if you write me first and refrain from bidding on an auction I can afford. I have other lots in a little less desirable location that I can work with you on, so again please bid only if you already have access to the funds.

I am of course offering a warranty deed and will, even if you are financing it, have you recorded as the owner in the county. We just both sign, have witnessed and notarized a very simple "standard agreement" which will then list me as a lien holder on the property, just as a bank would do, providing you with great security for your investment.

This parcel as you can see in the photos below has some really mature pines that offer some great shade for an RV under and some decent clearings, not much site prep to do on this parcel. The sky at night out here is clear. Millions more stars to be seen than in the city. I have also included a few shots of the boat access to Kissimmee which is just down the road from this parcel. I want you to see it and want to clarify that the boat access is not of this parcel. You'll also see just a taste of how expansive the view is.

Please call my assistant Ted if your serious and want directions to the land or if you want him to meet you here personally. He's occasionally a hard working guy and will do his best to find a time that work both. His cell is [REDACTED]. I am happy to answer any questions you might have and if you would r me to get things done, Ted will give you my number.

Good luck bidding..

Link to Satellite view of area. The land is just south of the Body of water you see. Feel free to use the zoom around the whole area.

<http://terraserver-usa.com/image.aspx?T=1&S=13&X=288&Y=1929&Z=17&W=1>

Chain of lakes diagram.

[www.southportpark.com/KissimmeeChainofLakes.htm](http://www.southportpark.com/KissimmeeChainofLakes.htm)

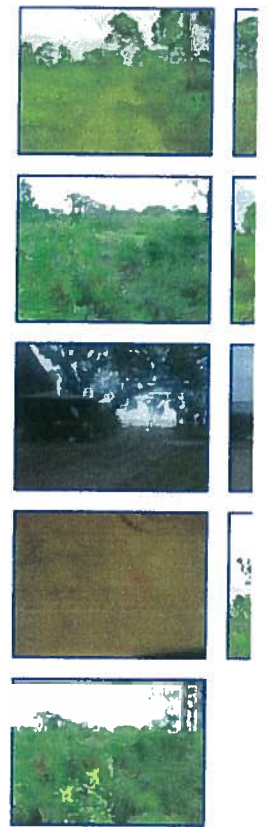
Lake Wales home page

<http://www.cityoflakewales.com/>

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