

# AUCTION

Wednesday, Oct 15, 2008

at 5:00pm

Myakka City, FL



5.24 acres land with a  
2 bedroom / 2 bath log  
cabin home and workshop



Property to be sold to the HIGHEST BIDDER, REGARDLESS OF PRICE!

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**AUCTION LOCATION:**  
5241 Wauchula Road  
Myakka City, FL 34251

5.24 acres land with a  
2 bedroom / 2 bath log cabin home and  
workshop in Myakka City, FL

**AUCTION**  
Wednesday, Oct 15, 2008 at 5:00pm

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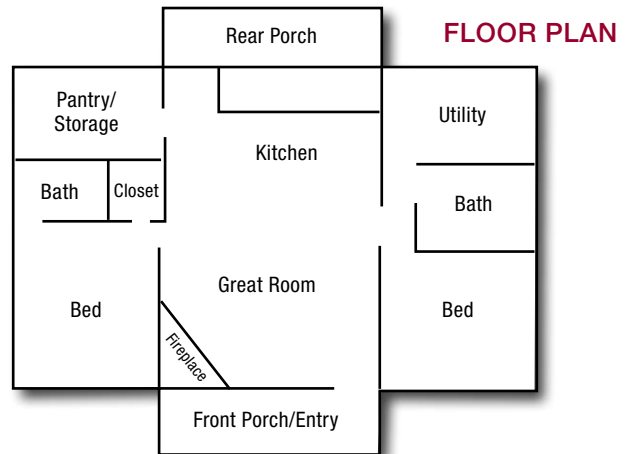
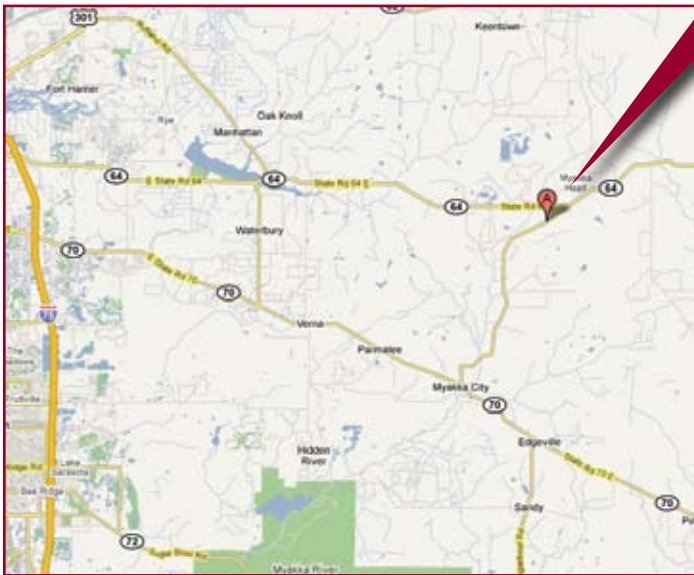
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## 5.24 acres land with a 2 bedroom / 2 bath log cabin home and workshop

**Owner** MTG Limited, Inc.  
Deborah Menotte, Plan Administrator  
Roy Kobert, Attorney

In order to close the bankruptcy case of M.T.G. Limited, Inc., Case No. 04-34768-PGH in the U.S. Bankruptcy Court, Southern District of Florida, Ewald Enterprises, has been authorized to sell the last remaining asset at public auction, to the HIGHEST BIDDER, REGARDLESS OF PRICE!



- 5.24 acres land
- Zoned: A; General Agricultural District
- Well, septic
- Fenced and gated, secluded
- 1,520 sq ft 2 bedroom / 2 bath log cabin style home, built in 1991
- Detached 1,440 sq ft workshop / built in 1990
- Many large, mature oaks • Paved driveway
- Close proximity to – Myakka river, elementary school, fire department, recreation center

From the intersection of Wauchula Road and SR64, go South on Wauchula Road 2.0 miles to site. Look for signs!

## Country Getaway

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**BID LIVE ONLINE!** proxibid 877-505-7770 www.proxibid.com

### Terms & Conditions

- Property selling to the HIGHEST BIDDER REGARDLESS OF PRICE, NO MINIMUMS, NO RESERVES!
- Property sells on an "AS IS, WHERE IS" basis.
- 10% Buyer's Premium on all sales.
- \$5,000 Cash or Cashier's check must be displayed to bid.
- 10% deposit collected day of auction.
- Balance due at closing within thirty (30) days of auction.
- ALL closing costs are at the buyer's expense.
- Real Estate taxes to be prorated to the date of the auction.
- Possession with Deed.
- Call for Bidder Information Package.
- Inspection by appointment only or one hour prior to auction.
- Seller will pay all past due taxes up through 2007.
- Buyer responsible for all of 2008 taxes
- **NOT** subject to bankruptcy court confirmation.

*Announcements made at the auction take precedence over printed materials.*