

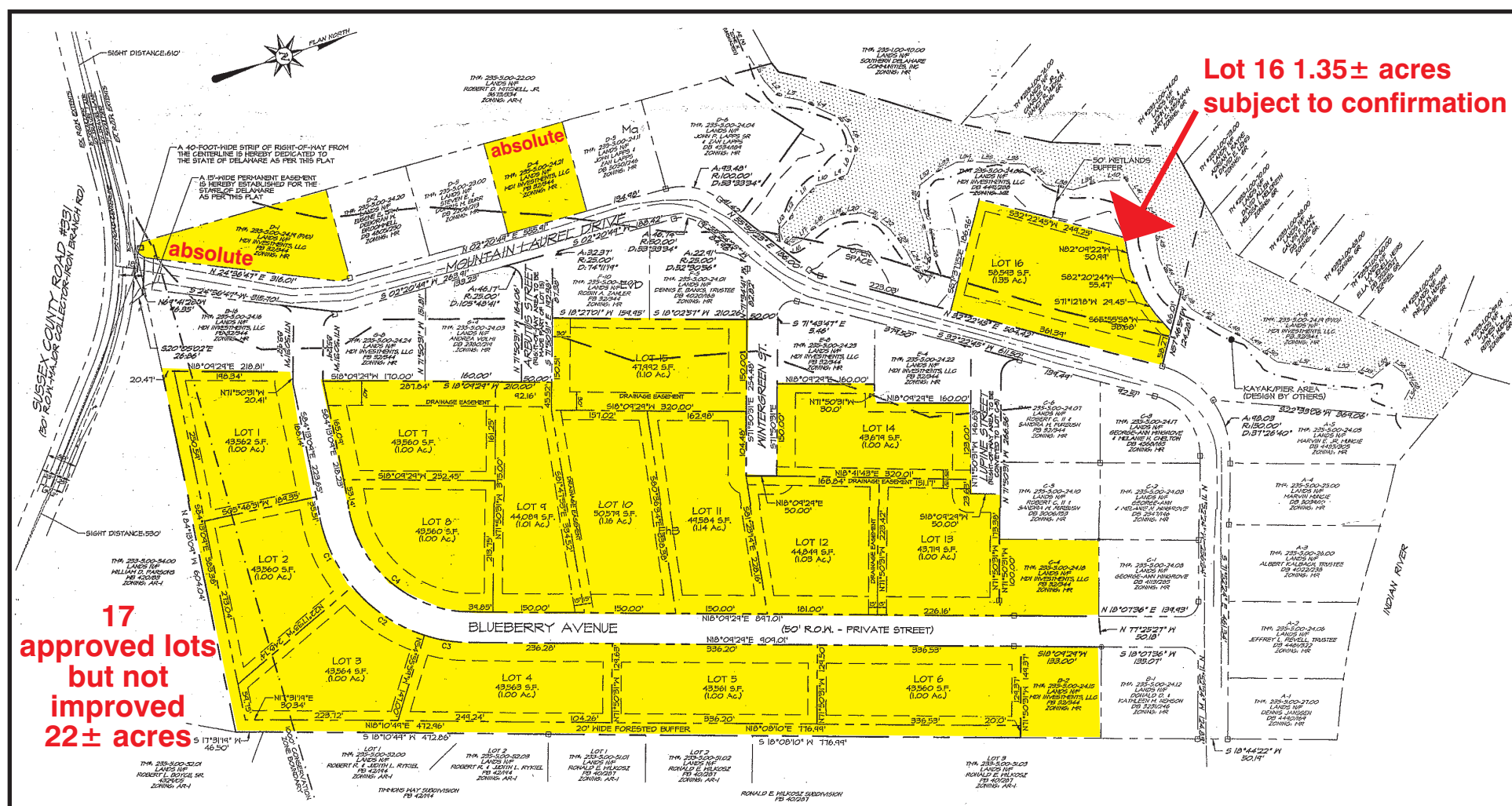
REAL ESTATE AT ABSOLUTE AUCTION!

Waterfront Community on the Indian River
“BURTON ACRES”
off Iron Branch Rd. between Dagsboro & Millsboro

SAT. JUNE 27th 12 Noon

ON SITE

RAIN OR SHINE



Lot D1 Absolute Sale Regardless of Price

Tax Map 233-5.00-24.19

Lot D4 Absolute Sale Regardless of Price

Tax Map 233-5.00-24.21

Lot 16 1.35± acres Subject to Confirmation

Tax Map 233-5.00-24.16

17 Approved lots, but not Improved on 22± acres

AUCTIONEER'S NOTE: A once in a lifetime opportunity to own a large wooded building site in a riverfront community. 2 lots Truly Absolute and 1 premier lot that is over 1 acre w/ views of Indian River. Also, the opportunity to own and develop 17 wooded lots (the remainder) to re-sell or have a builder tie-in community. The 17 lot section is approved, but not improved.

TERMS REAL ESTATE: A 10% deposit in cash, certified, or personal check with 2 I.D.'s on day of sale, with the balance due and payable in 40 days at final closing when good unencumbered title will be delivered. Property is offered "as-is", with no guarantees regarding access, developability, or city services. A 4% Buyer's Premium to be added to the final accepted hammer price and collected at closing.

CALL Butch or Will For Private Showing

EMMERT AUCTION ASSOCIATES

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★ ON SITE ★
★ INFO ★
★ SEMINAR ★
★ Sat., June 20th ★
★ 1 - 3 pm ★
★ 1 Hour Prior on Day of Sale ★