

# 33± Acre Wooded Lot at

# ABSOLUTE AUCTION!!

ON SITE RAIN OR SHINE

Haven Road (AKA RD. 596)  
Bridgeville, DE, Just Off Redden Road

## SAT., FEB. 20<sup>th</sup> 1:00 PM



**AUCTIONEER'S NOTE:** A once in a lifetime opportunity to own a large wooded parcel with good road frontage (equals possible minor subdivision). It is close to Greenwood, Bridgeville and Redden Forest. A scenic parcel with abundant deer and other wildlife, whether you want to place your home here, subdivide or hunt, this is your opportunity to buy at Auction Prices!! Don't miss the information seminar ON SITE!!

**DIRECTIONS:** From Rt. 113 south of Ellendale, travel west along Redden Rd., turn right on Haven Rd. The property is ahead on the left. Follow Auction Signs!!

**TERMS:** A 10% deposit to be required at the time of sale with the balance due and payable in cash or certified check at final settlement within 30 days when good unencumbered marketable title will be delivered. Absolute Sale without reserve!! This property will sell on sale day!! A 4% Buyer's Premium to be added to hammer price. Purchasers are responsible for their own due diligence regarding zoning, re-development and any or all bureaucratic issues. Property to be sold "As Is", "Where Is".

- ★ Site Evaluated
- ★ Beautiful Mature Woods
- ★ Over 700 ft. of Frontage
- ★ Potential to Subdivide

- ★ Great Hunting and yet Close to the Beaches
  - ★ Low Delaware Taxes
- Tax Map #430-13.00-1.00

**CALL Butch or Will For Private Showing**

**EMMERT AUCTION ASSOCIATES**

*"We Bring Buyer & Seller Together"*  
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**ON-SITE INFO**  
★ SEMINAR ★  
★ Wed., Feb 17th ★  
★ 4 - 5 pm ★  
★ 1 Hour Prior to ★  
★ Auction on Sale Day ★  
★ Or By Appointment ★