



# EE Ewald Enterprises, Inc. Auctioneers • Appraisers • Real Estate Professionals

**14 LAKEFRONT BUILDING LOTS**  
on Lake Hancock Chain in Independence, Florida  
Saturday, January 19 @ 10 am



**Ewald Enterprises, Inc.**  
U.S. Real Estate Broker • 8007330190  
Auctioneers • Appraisers • Real Estate Professionals  
12472 Lake Underhill Road, Suite 312  
Orlando, Florida 32828  
(407) 275-6853  
www.ewald-enterprises.com

## AUCTION

**14 LAKEFRONT BUILDING LOTS**  
on Lake Hancock Chain in Independence, Florida  
Saturday, January 19 @ 10 am



**Subject**

FIRST CLASS  
PRESORT  
US POSTAGE  
PAID  
PERMIT 1979  
ORLANDO, FL

**Location: 7227 Wild Blackberry Trail • Winter Garden, FL 32787**

Can't Make it to the Auction? Register for this event on **proxibid** proxbid.com and bid from the comfort of your home or office.  
**BID LIVE ONLINE!**  
877-505-7770  
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# AUCTION • SATURDAY, JANUARY 19 @ 10 AM • AUCTION



Ewald Enterprises, Inc.

## 14 LAKEFRONT BUILDING LOTS on Lake Hancock Chain in Independence, Florida

### Property Features

- Lot sizes from ¼ acre to just over one acre
- Building footprints established
- Orange County water and sewer
- Situated on Lake Hancock Chain of Lakes



Don't miss this opportunity to buy a lakefront lot at your price!

### Area Features:

- Less than 3 miles to Disney property
- New exit from Western Beltway (SR 429) planned for 2009
- Lots are part of 1342 acre master-planned Independence community
- Community offers biking and walking trails, pools and a planned boat ramp
- Planned conservation/greenbelt and park areas total 658 acres



Up to 3% Broker Participation Available.  
Call to Qualify.

### Owners

Michael J. and Patricia Tozzi  
SkyLarc Development Group  
Independence Land Development, LLC  
Bigwater Partners, LLC

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

### Terms & Conditions

- Property sells on an "as is, where is" basis.
- 10% Buyer's Premium charged on all sales.
- \$10,000 cash or cashier's check, PER PARCEL must be displayed to bid.
- Balance due at closing within 30 days of auction.
- 2007 real estate taxes to be paid by the seller.
- ALL closing costs at the Buyers expense. Gulf Atlantic Title will handle all closings.
- Possession with deed.
- Call for bidder information package.
- Inspection of the property at your convenience.



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