

FOR SALE | AT *Estate* AUCTION

THURSDAY • MARCH 21ST • 5:30PM
20 ACRE EQUESTRIAN FARM & HOME
 PRESTIGIOUS NW OCALA HORSE COUNTRY

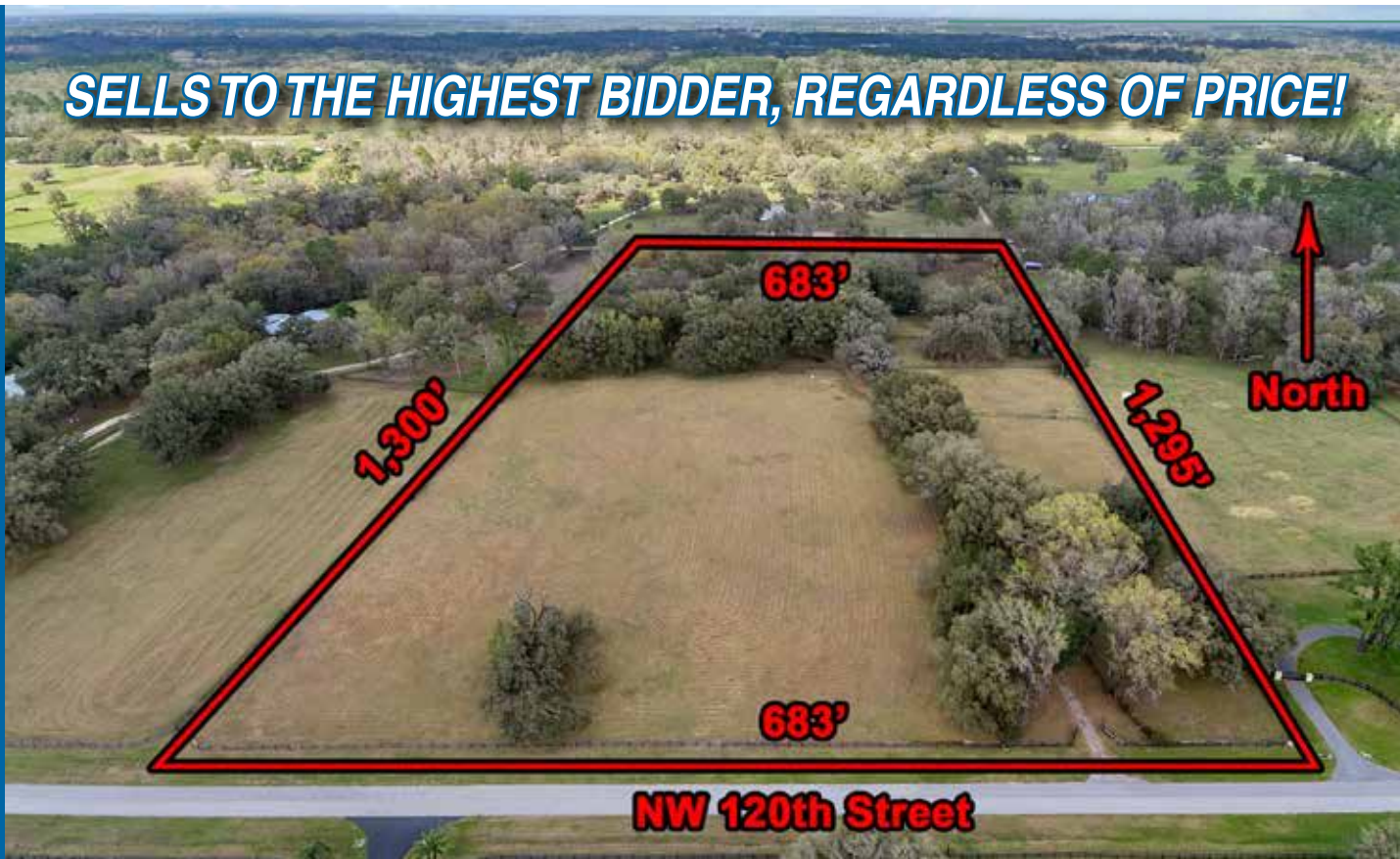
LOCATION: 8555 NW 120TH ST.,
 REDDICK, FL 32686



In order to assist in the settlement of the Edward W. Strohm, Jr. Estate, Alan Frenkel Auction & Realty has been authorized to sell the following property at public auction to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**
 Owner - Edward W. Strohm III

OPEN HOUSES:
 SUNDAY, MARCH 3RD & 10TH
 11AM - 2PM

SELLS TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!



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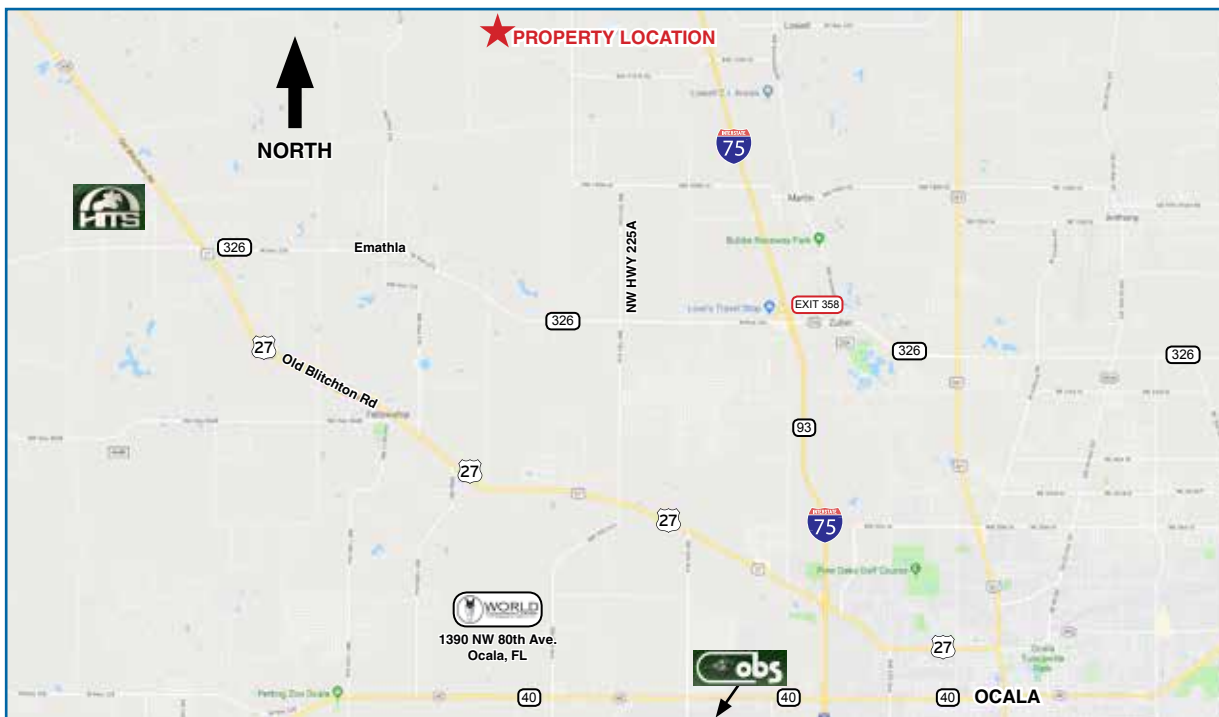
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ALAN FRENKEL
 AUCTION & REALTY LLC

627 East Washington Street
 Orlando, FL 32801
 P: 352.505.8061
 FL #AB3436AU1522



www.soldbyalanfrenkel.com
 352.505.8061



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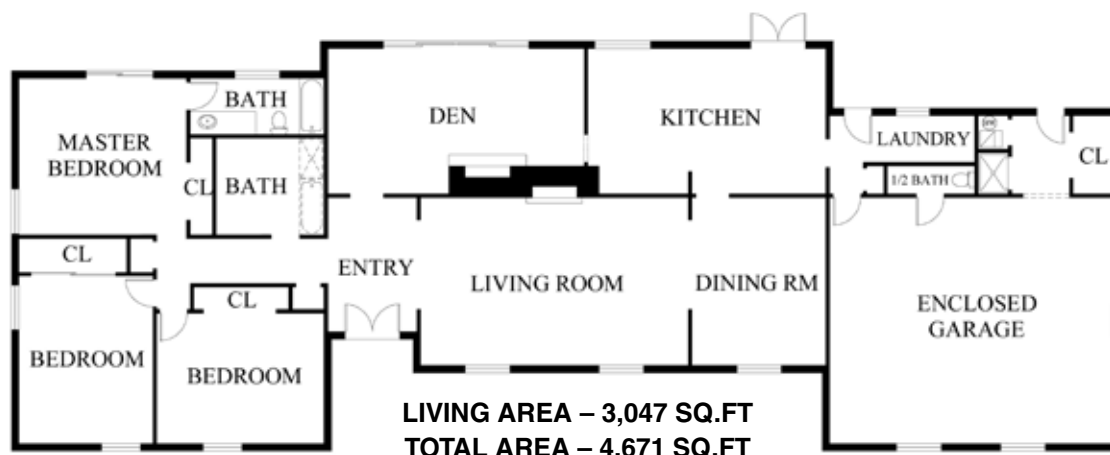
PRESTIGIOUS NW OCALA HORSE COUNTRY

Auctioneer's Note: Commodore Edward Strohm, Jr. and his wife, Shirley, former members of the Florida Thoroughbred Association, created this former horse training and breeding center, Brookfield House, to share their passion for horses. Ideally located in growing northwest Marion County, this property's lush pastures are ready for your horses. This ranch home is a blank canvas, so bring your builder and keep going where they left off. All you have to do is plan on attending the auction and decide what you will pay!



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PROPERTY FEATURES

- Former horse training and breeding facility
- 5 board fenced paddocks / pastures
- Stately oaks
- Tree lined drive
- On two-lane paved road
- Potential to divide into two 10-acre parcels
- County A1 – General Agriculture zoning
- Future Land Use – RL – Rural Land (1 du per 10 acres)

AREA AMENITIES

- In the heart of the Horse Capital of the World
- Minutes to HITS, the new World Equestrian Center site and Golden Ocala
- Surrounded by immaculate, majestic horse farms
- Easy access to major thoroughfares

BRICK HOME FEATURES

- 4,671 total square feet / 3,047 living
- \$429,000 professionally, engineered sinkhole stabilization done in 2015
- Built in 1979
- Interior is unfinished and can be remodeled at your option
- Central air/heat
- Electric – Clay Electric Cooperative
- Well and septic

AUCTION TERMS AND CONDITIONS

- **Property sells to the HIGHEST BIDDER, REGARDLESS OF PRICE!**
- Open to the public.
- 10% buyer's premium charged.
- \$30,000 cash or cashier's check must be displayed to bid.
- 20% of the contract deposit collected at the auction upon winning the bid.
- Balance due within 30 days of auction at closing.
- Current year real estate taxes to be paid by the buyer.
- Sells on an "AS-IS" basis.
- All closing costs at the buyer's expense.
- Possession with deed at closing.
- Inspection by appointment, call Alan Frenkel, Auctioneer at 352.505.8061
- Bidder Information Package available at www.AlanFrenkel.auction
- Auction conducted on-site, rain or shine.

Up to 2% Broker Participation available. Broker must register 48 hours prior to auction. Call to qualify!

Announcements made at the auction take precedence over printed matter.



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