



DAK
DAVID ANTHONY KAUFMAN



LIVE ONSITE AUCTION

With Simulcast Bidding Options



1369 Kruppa Ave, Sarasota, FL 34239

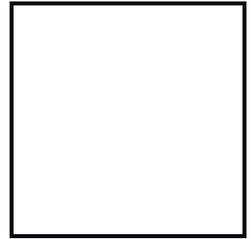
PRIME AUCTION OPPORTUNITY IN PINECRAFT, FLORIDA

Ranch Home | 40'x80' Double Lot | Accessible from 2 Roads | Pinecraft Park Side
Sarasota County | Public Utilities

**Auction: Wednesday, February 4th, 2025, at 12:00 Noon
With Simulcast Bidding Options**

Open For Inspection: Saturday, January 24th, from 10:00 AM to 12:00 Noon

(888) 852-4111 | kaufman-auctions.com | kaufmanrealty.com



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GPS Coordinates: 27.32127688056314, -82.50284258973778

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Summary: Settled in the heart of all Pinecraft amenities, this solid home comes available in time for enjoyment this season. Mostly block constructed, this home offers access from both Kruppa and Miller Avenues providing easy routes to the park, church, coffee shops, and more. The home features living room, kitchen, full bathroom, bedroom, sitting room, and laundry area. Updates include newer A/C unit, as well as electric water heater, furnace, public water & sewer. The double lot is 40'x80' and is nestled on the Pinecraft Park side. Join us for this conveniently located property auction.

Legal: LOTS 78 & 83 PINECRAFT – Sarasota County parcel number 0055020237.

Taxes: \$3,887.40 per year, prorate to time of closing.

Terms: 5% buyer's premium added to the final bid price to arrive at contract price. 10% non-refundable deposit based on contract price day of sale with the balance due at closing. Sells absolute to the highest bidder. The sale is not contingent upon buyer securing financing and or any additional contingencies. Property sells "AS IS". Any required inspections must be completed prior to bidding. Property sells subject to all articles of record. Announcements day of sale take precedence over all previous advertising and statements. Bidders choosing to bid via the live online bidding must register and be approved 24 hours prior to the auction. Online bidders accept the risk inherent with internet bidding, it is strongly suggested that bidders be present at the auction. Successful online bidder is required to sign documents via online signature portal and wire deposit within 24 hours of sale. Buyer broker participation encouraged, contact agent for terms, conditions, and registration form. (also loaded in Documents on the website). Seller will grant immediate possession of the property upon successful down payment and execution of a lease agreement until closing.

Online Bidding Link: kaufmanauction.com. Contact agent for additional information.

If you can't make it, use the **Call-in listen-only** line 206-402-0100 pass-code 354135# or watch it live on Facebook.

Sale: By order of the Lydia Yoder Estate, Wayne Schlabach POA.



Anthony Kaufman

President, Broker
(888) 852-4111
anthony.kaufman@kaufmanrealty.com



Curt Yoder

REALTOR®, Auctioneer, Partner
(330) 204-2447
curt.yoder@kaufmanrealty.com