

PUBLIC AUCTION

February 16, 2011 @ 12 noon @ the property

Buyers Can Determine the Price!!

Public Invited / Realtors Welcome



10107 Wheatland Ave. Shadow Hills, CA 91040

Come see one of the premier, completely remodeled horse properties in Shadow Hills. This one of a kind gated residence is situated on nearly a half an acre lot with lots of privacy. 3 bedrooms 3 baths featuring new smooth exterior stucco, hardwood floors, granite, slate and travertine in the bathrooms, walk-in closets in bedrooms, a huge kitchen with wet bar and large walk-in pantry! Home is 2,282 sq ft on a spacious 21,344 sq ft lot and was built in 1938. **Free home warranty policy, 45 days to close escrow & Clear Title included.**

TO VIEW BIDDER'S PACKAGE INFORMATION: Visit www.AuctionCA.com, Click on 'Current Auctions' & Click the 'Wheatland' Auction Picture, Scroll down to BIDDER'S PACKAGE ITEMS.

AUCTION TERMS: All prospective buyers must register to bid. A \$15,000 Cashier's check or certified check payable to Elite Auctions will be required to bid at the auction. The successful bidder will be required to deposit a \$15,000 non-refundable payment in Broker's Trust Account until time of closing. A 10% Buyer's Premium will be added to final bid and included in total contract price. Closing will take place within forty five (45) days of the auction. A Grant Deed will be supplied by the seller at seller's expense, giving marketable title subject to restrictions of record. Taxes are prorated. Preview of the property is essential. Property is being sold in "as-is, where-is" condition. Property will be sold subject to seller's confirmation up to 72 hours. Property will be sold subject to easements, restrictions, zoning and other matters of record. A package of information has been assembled for the property and includes: a Real Estate Transfer Disclosure Statement, Pest Control Report, and other disclosures. Announcements made from podium at the time of auction take precedence over all printed material. Conduct of auction and increments of bidding are at the discretion of Elite Auctions. Elite Auctions reserves the right to deny any person admittance to the auction. Broker Participation Invited: Subject to established Elite Auctions guidelines. All information in this brochure was derived from sources believed correct, but is not guaranteed. ALL PROPERTY MEASUREMENTS ARE APPROXIMATE. It is Buyer's responsibility to verify all property specifications (including zoning and permits) prior to the auction date. Elite Auctions is an agent of the seller.

10107 Wheatland Ave. will be auctioned at 12 noon on Wednesday, February 16, 2011 - The home will be open for previews from 11-2 pm on Saturday, February 12th and 1 hour prior to the Auction.

Elite Auctions

Bond #00104630778 DRE #01499301

Auctioneer: Mike Grigg (661) 325-6500

www.AuctionCA.com