

COLUMBIA COUNTY, FL

# *Development Land Auction*

**249± ACRES  
OFFERED DIVIDED,  
IN COMBINATION,  
OR AS A WHOLE**

**BIDDING ENDS  
DECEMBER 3RD  
NOON (EST)**

**7HAUCTIONS.COM  
800.742.9165**

**Seven  Hills  
AUCTIONS**

Selling in Association with  
**SAUNDERS  
LAND**





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## FINANCING AVAILABLE



### **ZAK SEYMOUR**

Farm Credit of Florida

*Corporate Lender, VP | NMLS ID#1039102*

ZSeymour@FarmCreditFL.com  
386.462.7634

## CONTACT INFORMATION

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*Selling in Association with*  
**SAUNDERS**  
**LAND**

KEN REMBERT  
Saunders Land  
Ken@SaundersRealEstate.com  
352.316.0101 (M)

Dear Prospective Bidders,

Seven Hills Auctions in association with Saunders Land is pleased to offer this incredible property at public auction. Offered divided into four tracts, this prime development opportunity near the I-75 and US 441 interchange in Lake City (Ellisville), FL features Commercial Highway Interchange (CHI) and Rural Residential (RR) zoning, with 1,600± feet of I-75 frontage and direct access to major corridors. Bidders may bid on individual tracts, any combination, or the entire property. With proximity to Lake City, High Springs, and Gainesville this land is primed for a variety of development opportunities.

The information contained in this package has been prepared to assist you in your pre-auction due diligence. Please review this information carefully before bidding. We certainly appreciate your interest in this auction. It's our goal to make the auction process simple and easy for you. Should you have any questions, please do not hesitate to contact us at 800.742.9165. Our staff of auction professionals are ready to answer any questions you may have.

Good luck!

Sincerely,

A handwritten signature in blue ink, appearing to read "Buddy Lee".

Buddy Lee, CAI  
Founder / President

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## DISCLAIMER

All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Property Type:	Agricultural / Interstate Commercial
Seller Type:	Real Estate Trust
Address:	E/S of South US Hwy 441 (S of I-75) Lake City (Ellisville), FL 32024
County:	Columbia
Lat/Lon:	29.9899, -82.59436
Total Land Area:	249± Acres
Parcel Identification:	02-6S-17-09554-000, 02-6S-17-09554-002, 03-6S-17-09587-003, 03-6S-17-09585-000, 02-6S-17-09555-000, 11-6S-17-09647-004, 11-6S-17-09647-000
Auction Format:	TractBID Online Auction - Conducted at 7Hauctions.com <i>Bidders may elect to bid on the tracts individually, in combination, or the property in its entirety.</i>
Broker Compensation:	Available <i>Broker Compensation is available for this auction. The broker registration form and complete terms can be found in the following pages.</i>





Address: E/S of South U.S. Hwy 441  
Lake City (Ellisville), FL 32024

County: Columbia

Lat/Lon: 29.9899, -82.59436

Total Land Area: 102.9± Acres

Improvements: The property does include two billboards that are currently being leased by Lamar. A copy of the leases can be found in the following pages.

Parcel Identification: 02-6S-17-09554-000,  
02-6S-17-09554002,  
03-6S-17-09587-003,  
03-6S-17-09585-000,  
02-6S-17-09555-000,  
Part of 11-6S-17-09647-004



● Billboard Locations



# TRACT TWO

Address: 2580 SE Giles Martin Avenue  
Lake City (Ellisville), FL 32024

County: Columbia

Lat/Lon: 29.98873, -82.59032

Total Land Area: 87.4± Acres

Improvements: The property does include a mobile home located on Giles Martin Avenue. The home is currently occupied and no rent is being paid.

Parcel Identification: Part of 11-6S-17-09647-004,  
Part of 11-6S-17-09647-000



● Mobile Home

● Barn Structure





# TRACT THREE

Address: Approximately 2580 SE Giles Martin Avenue  
Lake City (Ellisville), FL 32024

County: Columbia

Lat/Lon: 29.9838, -82.5857

Total Land Area: 32.8± Acres

Parcel  
Identification: Part of 11-6S-17-09647-000



# TRACT FOUR

Address: Approximately 2580 SE Giles Martin Avenue  
Lake City (Ellisville), FL 32024

County: Columbia

Lat/Lon: 29.9838, -82.5857

Total Land Area: 26.3± Acres

Parcel  
Identification: Part of 11-6S-17-09647-000





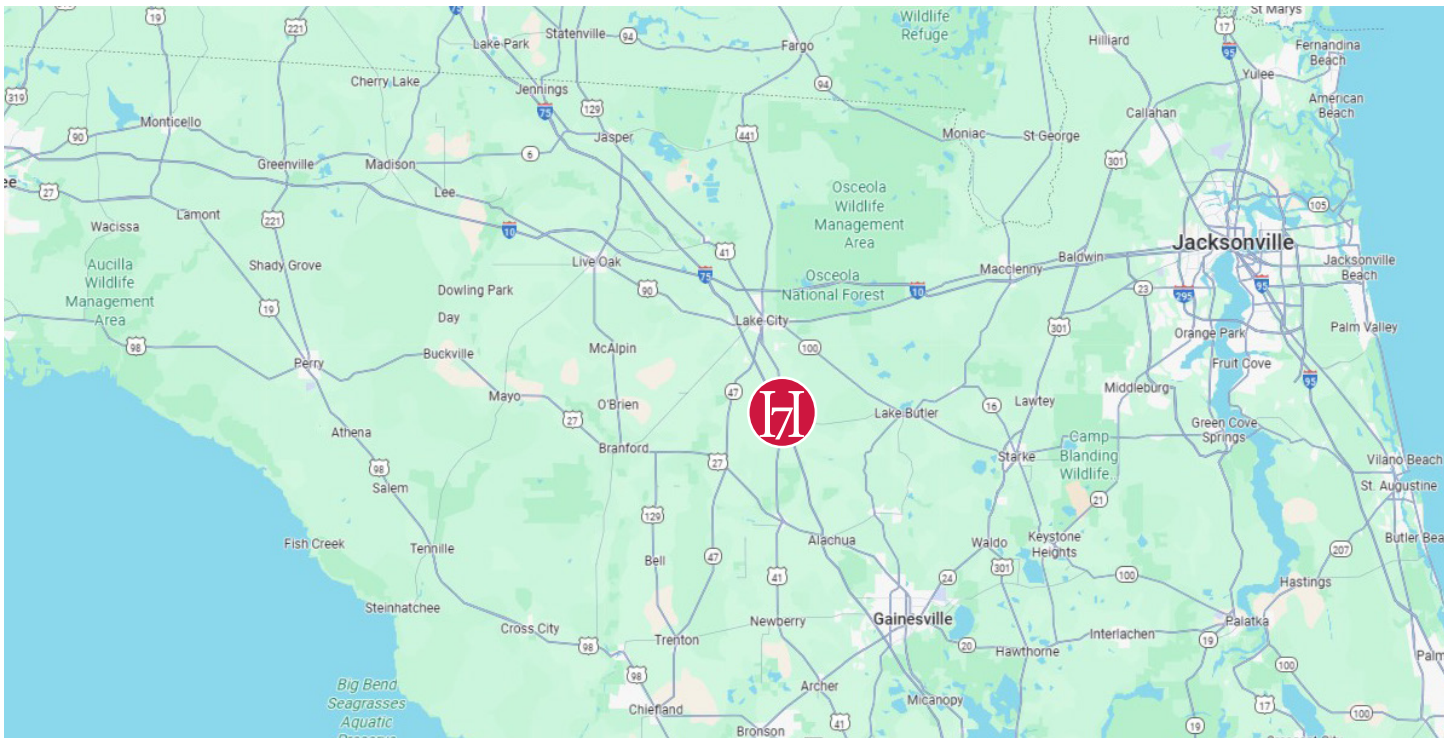
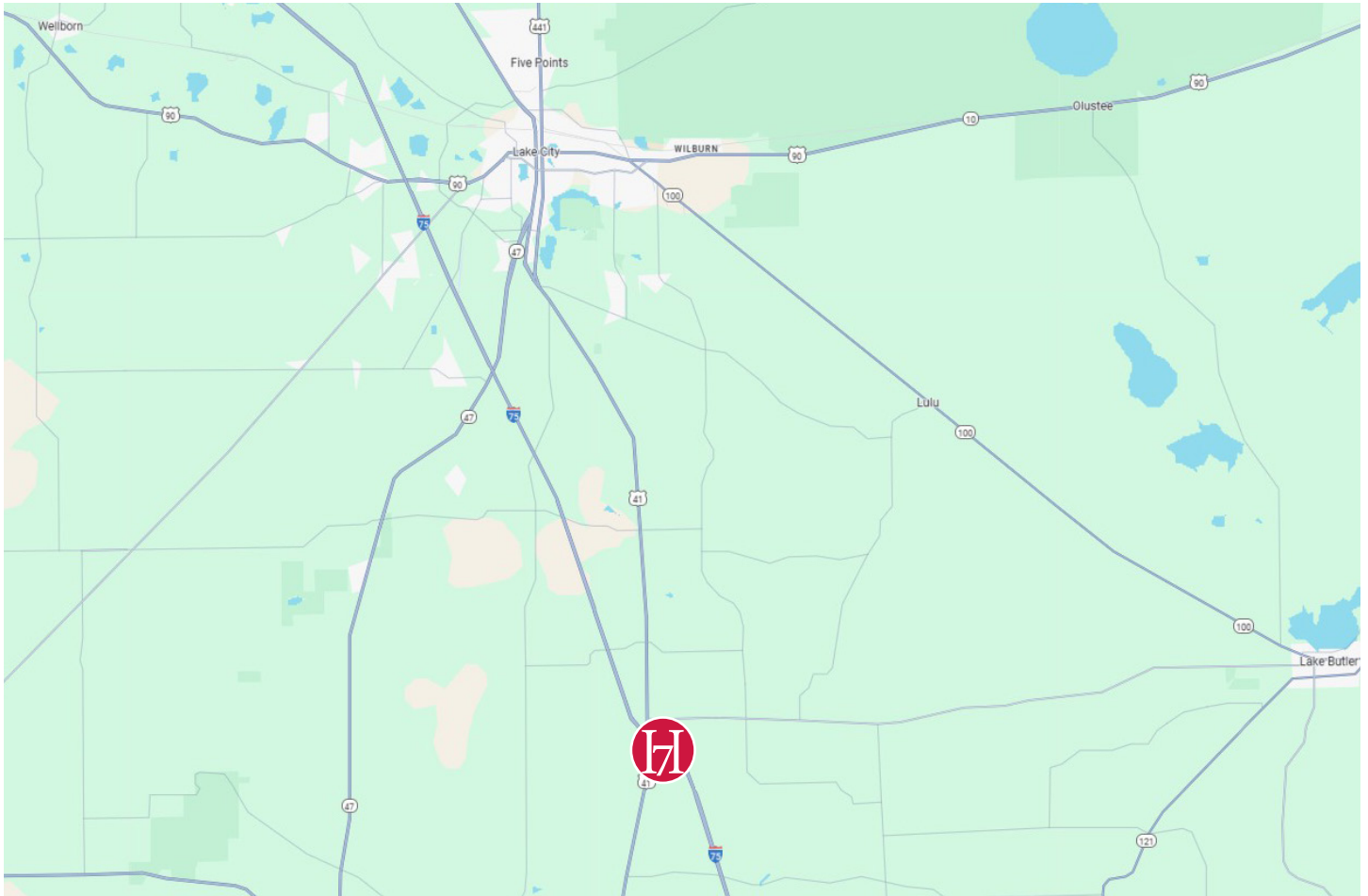
**Tract 1: 102.9± Acres**

**Tract 3: 32.8± Acres**

**Tract 2: 87.4± Acres**

**Tract 4: 26.3± Acres**

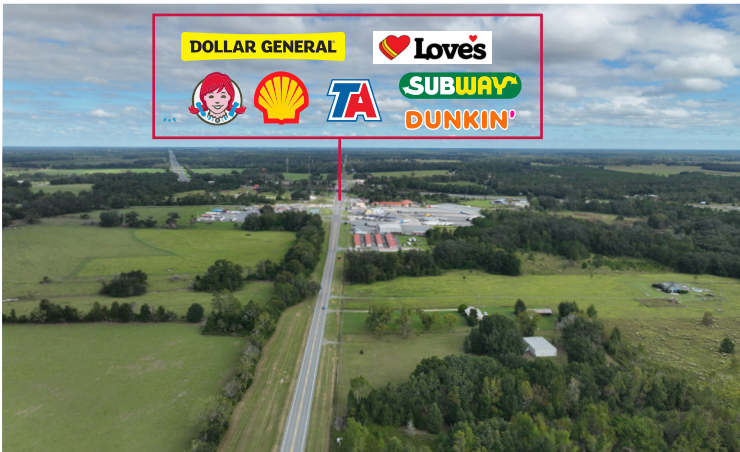
## LOCATION MAP







Tract One



Tract One







Tract Two



Tract Two



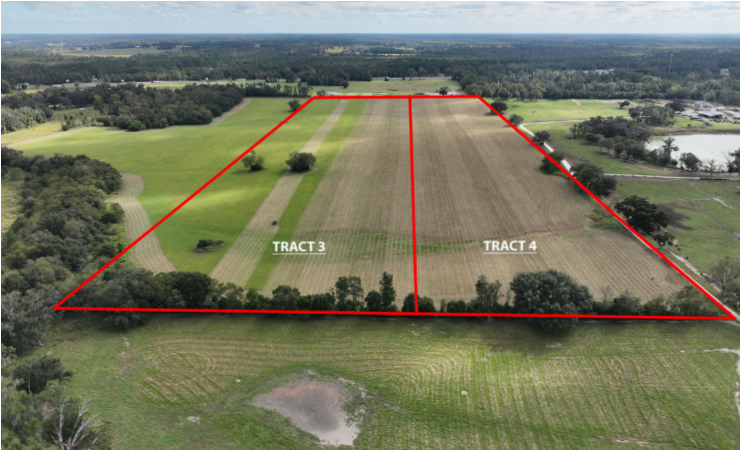
Tract Two



Tract Two







Tract Three



Tract Three



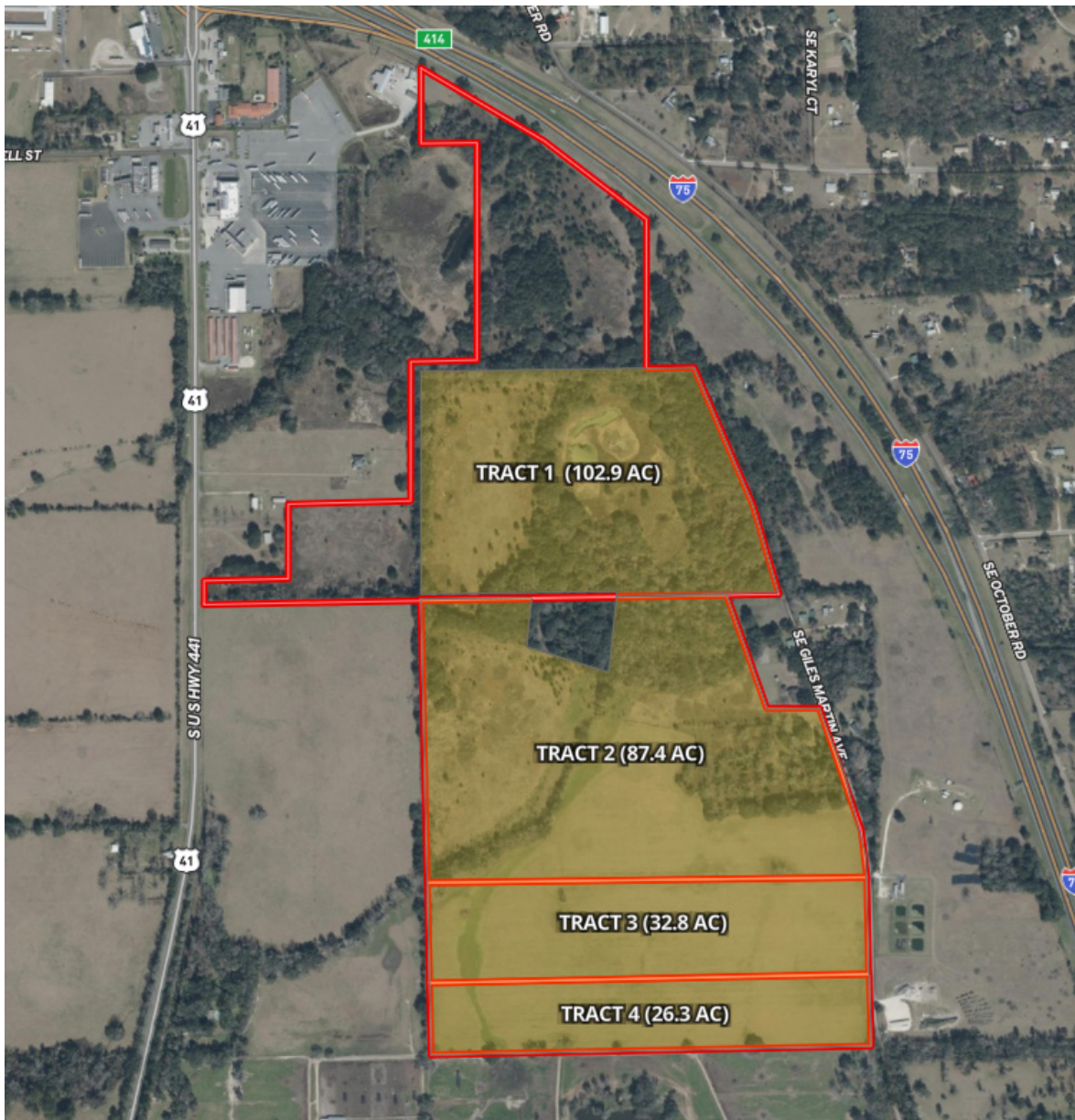
Tract Four



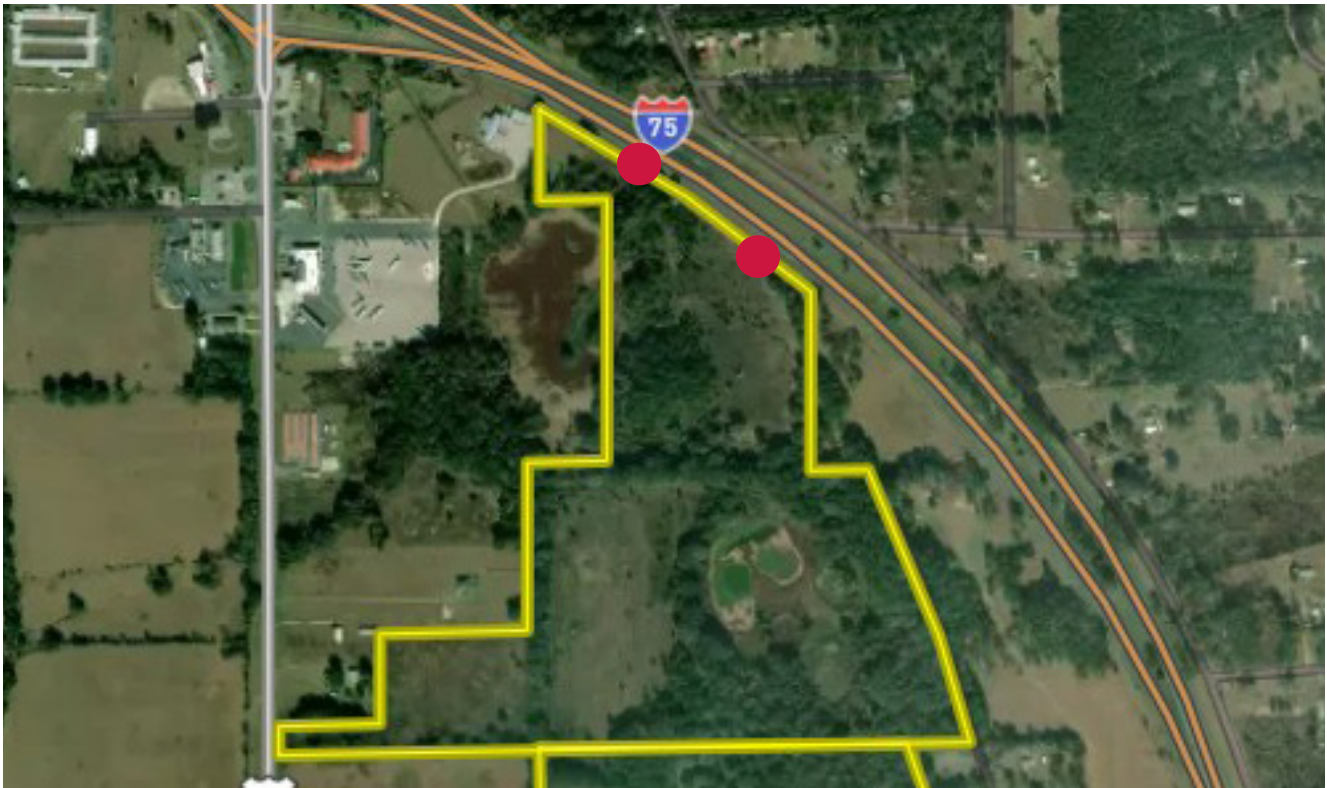




Tax Parcels 02-6S-17-09555-000 and 11-6S-17-09647-000 are subject to a deed restriction that “The property shall be restricted against and no portion of the property may be used a commercial feed lot for livestock”. These parcels have been highlighted in the map below.







 *Billboard Locations*

The two billboards are located on Tract One of the property. They are leased by Lamar, and have annual revenue of \$400 per board base value, or 15% of the advertising revenue.

In 2024, the billboard revenue for the year was \$510.00 and \$1,298.57.



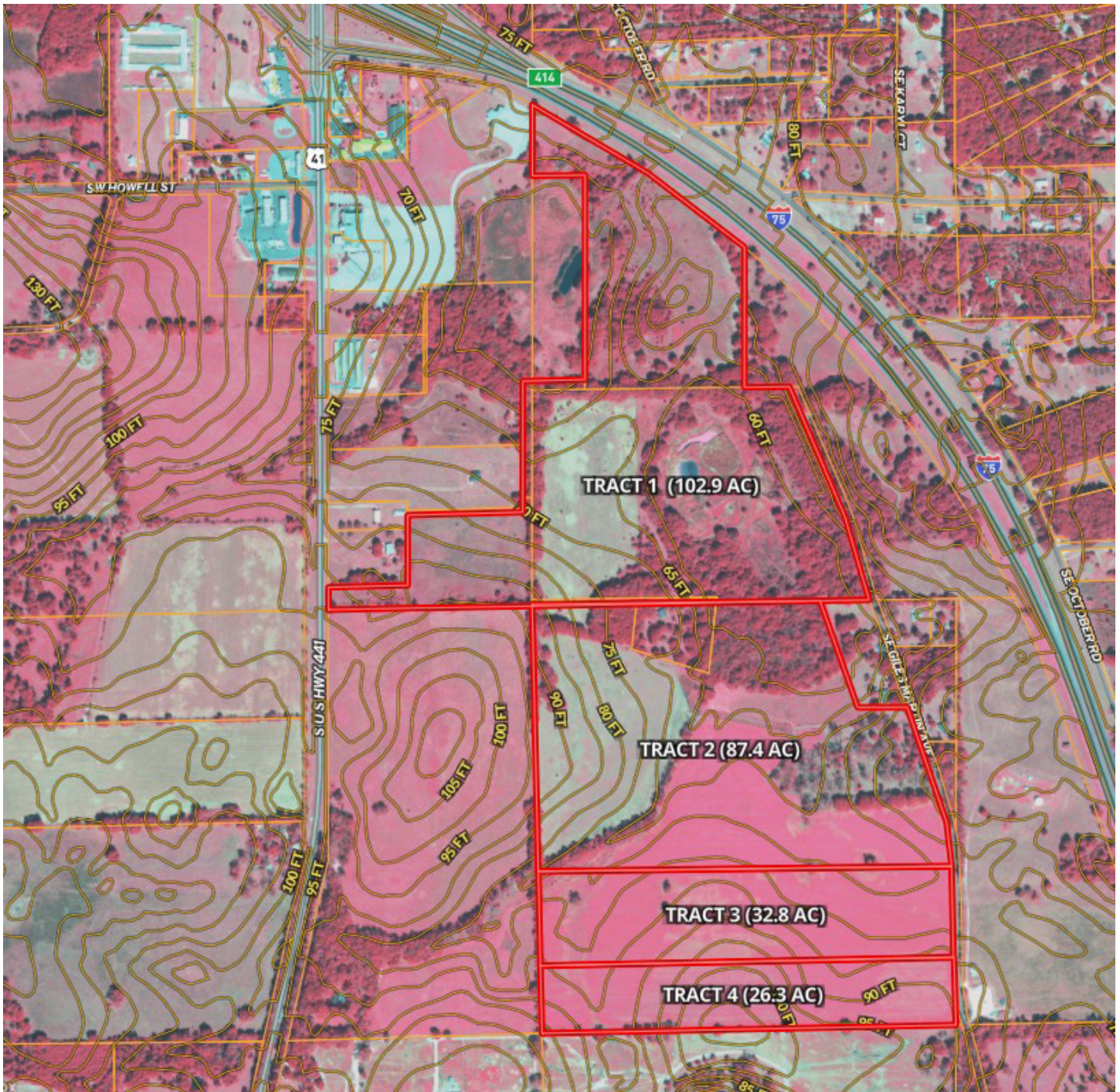




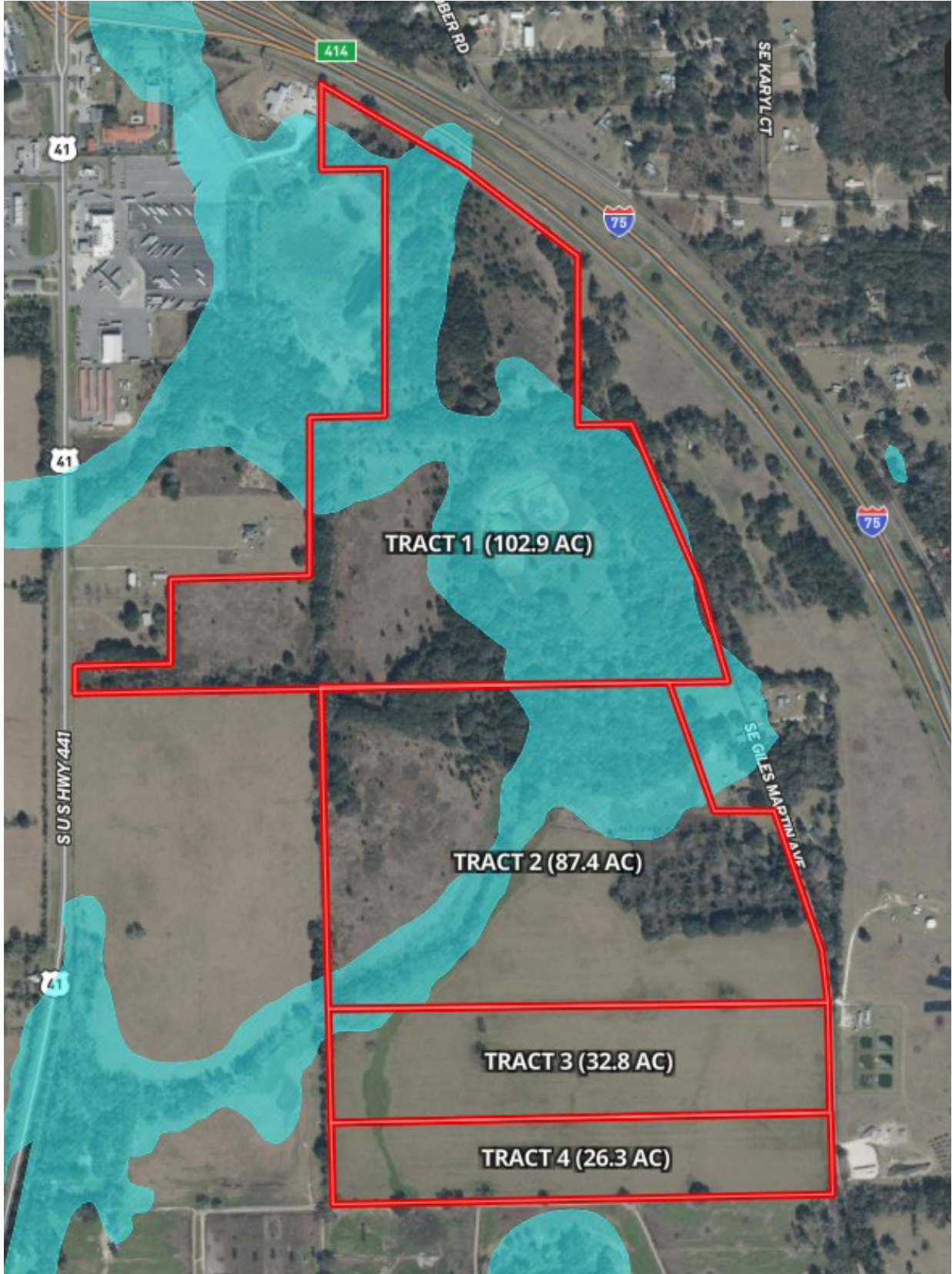


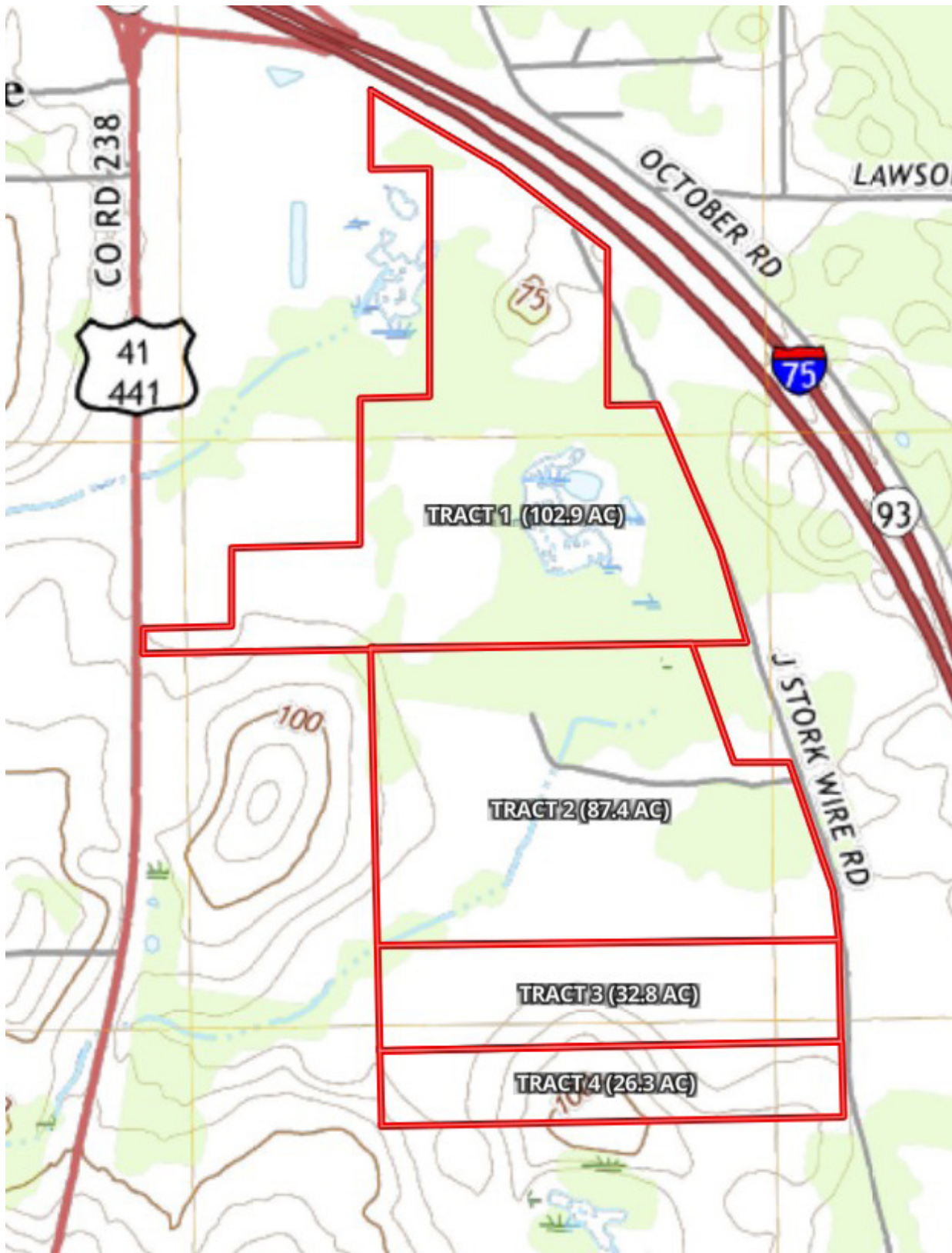




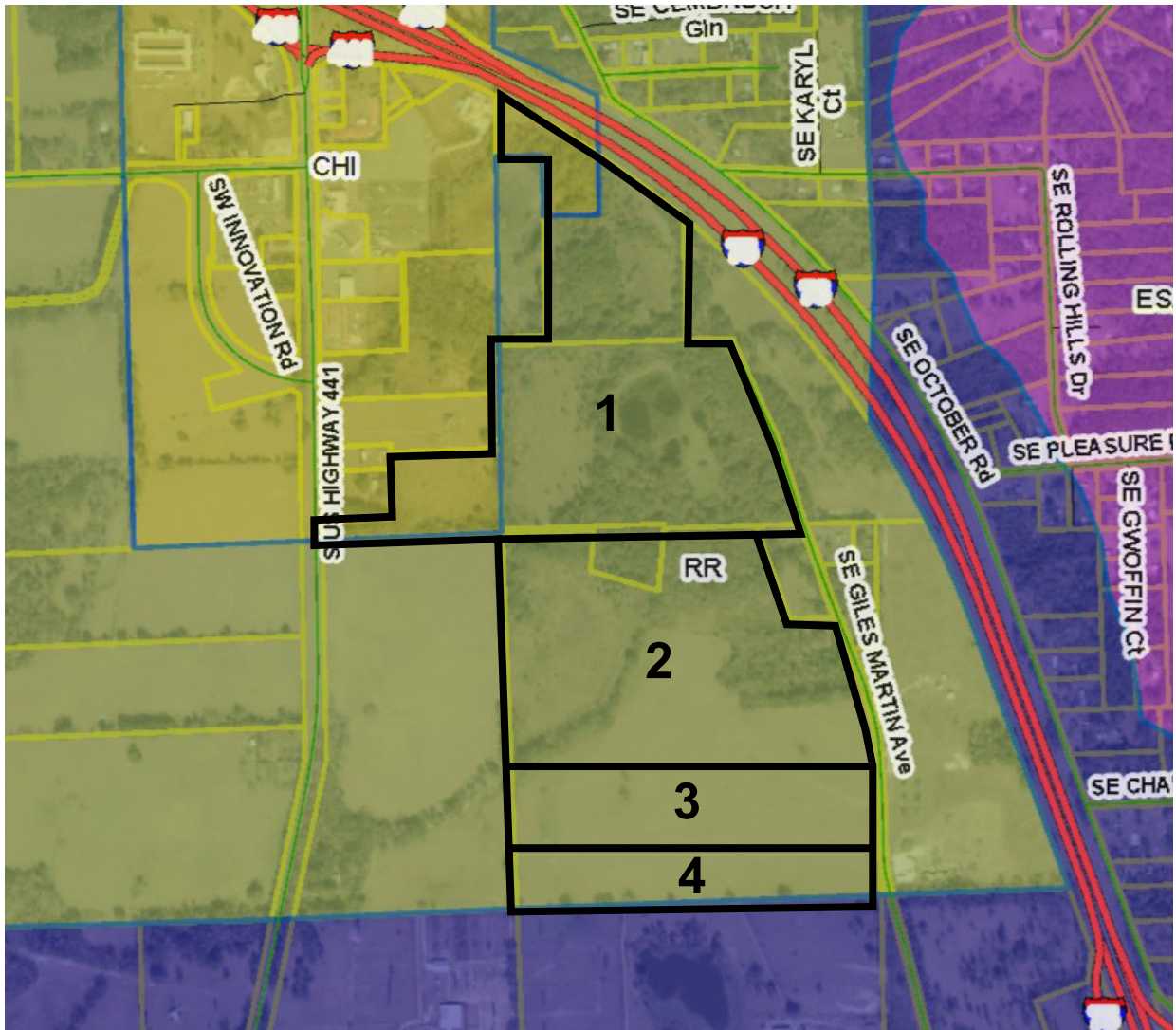












The northwest portion of Tract 1 and the western portion of Tract 1 (i.e. shown in dark yellow on the map) is zoned Commercial Highway Interchange (CHI) and the remain portion of Tract 1 is zoned Rural Residential (RR). Tracts 2, 3, & 4 are zoned Rural Residential (RR).































The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

**Agency:** The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

**Due Diligence:** All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property or item prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

**Inspection:** Each Bidder is encouraged to inspect the property or items prior to Bidding. Please see website for scheduled inspection times or call for an appointment.

**Buyer's Premium:** The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

**Escrow Deposit & Contract Execution:** The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 24 hours execute the Purchase and Sale Agreement and remit an earnest deposit. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

**Closing for Real Property:** All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

**Survey:** After the auction a final survey will be prepared by Southeastern Surveying Inc. 601 N St. Augustine Road, Valdosta, GA 31601. The cost of the survey will be paid by the purchasers at the following prices:

Tract	Survey Cost
Tract 1	\$4,080.00
Tract 2	\$2,144.00
Tract 3	\$1,295.00
Tract 4	\$1,519.00
Property In Its Entirety, No Tract Lines	\$6,630.00

If the property is purchased in its entirety the property will be conveyed by existing legal descriptions of record. One survey will be prepared with all tracts included and corners set. Marking of lines between corners and individual surveys will be available for an additional fee. The survey will include a boundary survey, metes and bounds descriptions and corners set. The individual tracts contain estimated acreage amounts derived by Southeastern Surveying and are not field measurements. The final acreage may vary slightly on individual tracts. Final sales prices will be adjusted on a per acre basis only if the final survey reveals a deviation of one acre or greater from what is advertised the day of the auction.

**Broker Participation:** Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction,



whichever comes first. UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A bidder is only allowed to be registered by one broker.

**Non-Compliance:** If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 3 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of \$5,000. By placing a bid, you hereby specifically authorize Seven Hills Auctions to charge the credit card on file in the event of such Non-Compliance. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale. The Seller reserves the right to seek legal action against the bidder. Do not bid unless you can fully close the transaction at your bid price plus applicable bidder and closing fees.

**Successful Bidder Default:** A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as non-exclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

**Extended Bidding:** All online auctions include an EXTENDED BIDDING feature. If a bid is placed on any property within the last five (5) minutes of the auction the ending time of the auction for ALL properties will be extended for five (5) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for five (5) minutes.

**Bid Increments For Real Property:** The bidding increments for all properties will be as follows:

Amount Up To	Bid Increments
\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

**Technical Problems:** The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

**Additional Terms:** All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be reveled in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconstancies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

# Seven Hills AUCTIONS

7HAUCTIONS.COM  
800.742.9165

## NOVEMBER 2025

Seven Hills Auctions, LLC

William C. Lee III, Broker In Charge

Auction License: TN: 7182, GA: AU-C003134, GA :AU-003505,  
FL: AB3765, FL: AU4335, AL:C-253, AL: A5495, LA-AB513, LA-  
2111, MS-A1613

Real Estate License: GA-77326, GA-319468, FL-CQ1057830,  
FL: BK3266710, AL: 000147503, AL: 000144572, MS: 24292,  
MS: C-23814, SC-REL.140231 BIC



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