

Deliver to  
19578 Deerbrush Ln,  
Friant, CA, 93626  
from 3pm-5pm on  
Thursday, July 31<sup>st</sup>  
Or email to  
luke@schraderauction.com

Sealed Bids  
Due:  
**THURSDAY,  
JULY 31<sup>st</sup>  
5pm (PT)**

Sealed Bid **19578 Deerbrush Ln,  
Friant, CA, 93626**  
**AUCTION**  
108 Vacant Lots Near Millerton Lake, CA!  
On 22± Acres  
**Fresno County, CA**

6% Buyers Premium  
**SCHRADER**  
Real Estate and Auction Company, Inc.



**CORPORATE OFFICE:**  
950 N Liberty Dr • Columbia City, IN 46725  
800.451.2709 • 260.244.7606

**AUCTION MANAGER:**  
Luke Schrader • 260-229-7089  
Luke Noble Schrader, 02243391  
Schrader Real Estate and Auction  
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JULY 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEALED BIDS DUE by 5PM PT

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- Investment grade opportunity
- High quality location and surrounding area
- Several infrastructure components already complete
- Beautiful views
- Growing area

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# Sealed Bid

# AUCTION

Fresno County, CA

19578 Deerbrush Ln,  
Friant, CA, 93626

## 108 Vacant Lots Near Millerton Lake, CA! On 22± Acres

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### GENERAL PROPERTY DESCRIPTION:

The Millerton lots are an extraordinary investment opportunity to purchase lots in an excellent location in an elevated region of Fresno County. The lots reside in close proximity to Millerton Lake and several scenic recreational areas and preserves. The lots have already undergone several infrastructure components and adjoining lots have been built on and sold. Examples of existing infrastructure include paved streets, electricity, water, streetlamps, mailboxes, etc. Don't miss investigating this unique investment portfolio!

**TRACT 1: 108 VACANT LOTS** just south of Millerton Rd. These lots are located in a beautiful area with numerous quality homes nearby. A copy of the subdivision ordinance can be found in the info book along with a PTR, plat, and an engineers cost estimate for remaining factors to finish.

Contact Auction Company for Detailed  
Information Book with Additional Due-  
Diligence Materials on the Property.

### Summary of Auction Terms and Conditions:

**PROCEDURE:** The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

**PURCHASE CONTRACT:** With the submission of a Bid, Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

**BUYERS PREMIUM:** The purchase price will be the high bid amount plus a 6% buyers premium.

**PAYMENT:** 10% of the purchase price will be due as an earnest money deposit, w/ the balance due at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**CLOSING:** To be scheduled in accordance w/ the purchase contract, approx. 45 days after the auction.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** Prorated to the day of closing.

**DELIVERY OF TITLE:** By warranty deed, subject to Permitted Exceptions as defined in the purchase contract.

**EVIDENCE OF TITLE:** Preliminary title evidence will be available to review before the auction. Buyer will receive a final title insurance commitment before closing. At closing, Seller will pay for the cost of a standard coverage owners title insurance policy.

**SURVEY:** It is expected that each tract will be conveyed using existing legal descriptions without a new survey. A new survey will be obtained only if necessary to record the conveyance or otherwise deemed necessary in Seller's sole discretion. The cost of any such survey will be shared equally (50:50) by Seller and Buyer.

**ACRES/TRACT MAPS:** Advertised acres and depictions of boundary lines are approximations based on property tax data and maps.

**DISCLAIMER: THE PROPERTY IS OFFERED AS IS, WHERE IS, WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE.** The information contained in this brochure and any other marketing materials for this auction is provided without any warranty or representation as to the accuracy, completeness, or significance of any such information. Prospective bidders are responsible

for completing their own independent inspections, investigations, inquiries and due diligence prior to bidding and for independently verifying any information relied upon. No liability for its accuracy, errors, or omissions is assumed by the Seller, Broker, or Auction Company.

**AGENCY:** The Auction Company (Schrader Real Estate and Auction Company, Inc.) is providing auction services on behalf of (and will represent only the interests of) the owner/seller.

**CONDUCT OF AUCTION:** The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company. Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.

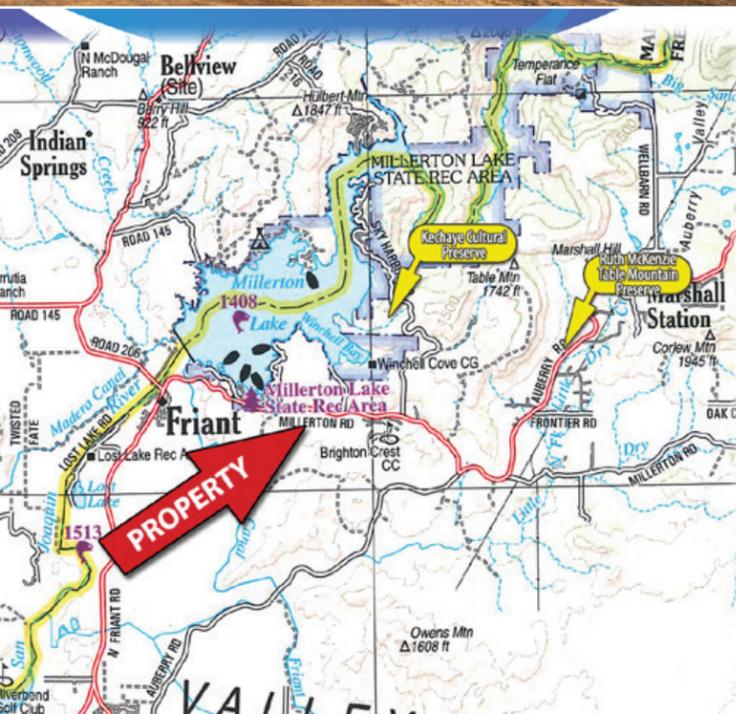
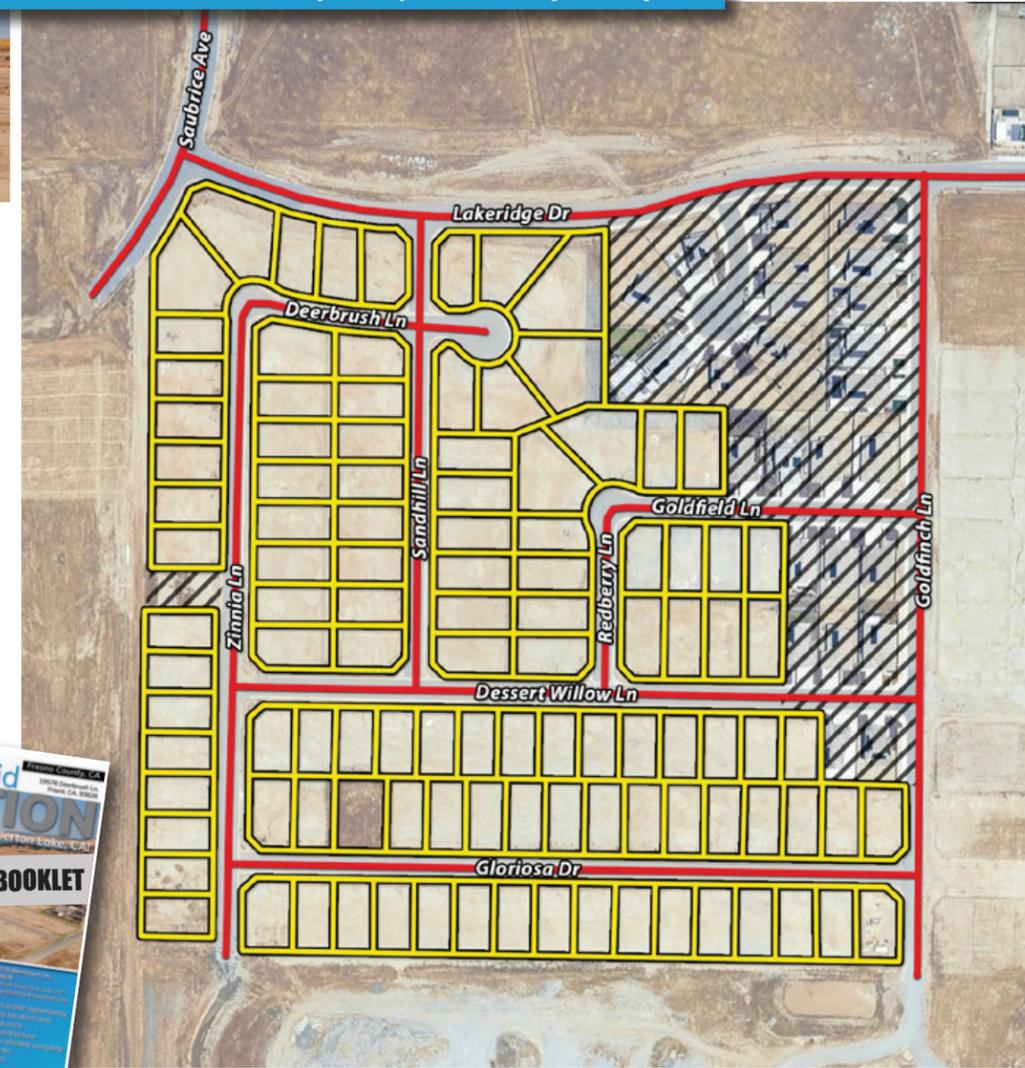
**CHANGES:** Please regularly check [www.schraderauction.com](http://www.schraderauction.com) to review any changes and/or additional information.

**THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

**SCHRADER**  
Real Estate and Auction Company, Inc.



Inspection Date: Monday, July 21<sup>st</sup> • 4pm-7pm



SELLER: 3B Development, Inc.  
AUCTION MANAGER: Luke Schrader, 260-229-7089  
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