

0 CASALERO LANE, LA HABRA HEIGHTS, CA 90631  
SALE BY AUCTION



COLDWELL BANKER  
REALTY



**POTENTIAL 4 TO 5 LOTS FROM 2 TO 2.5 ACRES EACH**

This large 22.74 acre lot offers great investment possibility of splitting into 4-5-acre separate estate lots of up to 2.5 acres each and is now up for non-distressed Auction! Bidding Start Price to start from \$999,000. Get involved in the Auction process early by submitting an offer NOW. Seller can receive an offer at ANY POINT that may satisfy the requirements needed. The link to more information on the property is <https://tinyurl.com/LHH22info>

## **AUCTION INFORMATION**

Auction Start Price \$999,000. Offer should be submitted before Auction Deadline of July 1, 2026.

Auction Process Currently Underway. Please seek advice before submitting offers.

Full Property File available upon request.

- 22.74 ACRES
- AUCTION START PRICE: \$999,000

**AuctionBIDx.com**  
Entertaining All Offers

# FOR SALE BY LUXURY AUCTION GUIDE FOR BUYERS

Auction allow buyers the opportunity to OFFER or BID on the property of interest after first reviewing the necessary reports and disclosures. Offers are encouraged and invited before the Auction Date.

THE INFORMATION BELOW WILL BE HELPFUL IN EXPLAINING THE AUCTION PROCESS.

## PROPERTY FILE:

The agent will provide a link of all readily available reports and disclosures of the property ordered by the seller upon request. The buyer may still order their own.

The file in the link provided will contain, but not limited to:

- A full property description
- Seller Disclosures
- Agent Visual Disclosures
- Natural Hazard Disclosure
- Auction Deadline information

## REGISTERING YOUR INTEREST:

Interest in the property must be made with an offer/bid, so that the AuctionBid team can keep you informed of the process. Only those who are participating will be fully informed of the current state and their standing.

## OFFERS OR BIDS:

Making an offer on this property is as easy as 1,2,3.

1. Register your interest by requesting the disclosures and reports by using the QR code below.
2. Your Agent or the Listing Agent can assist in reviewing the documents supplied and your representative can provide comparable sales for you to determine the market value of this property.
3. Your Agent or the Listing Agent can prepare and submit an offer on or before the Auction Date for the property.

## WHAT TO EXPECT ONCE YOU HAVE SUBMITTED AN OFFER

It is important to understand this type of sale works differently than a traditional sale. What to expect once you have submitted your offer:

- The property is being sold 'AS-IS'
- The listing agent will give you or your agent any and all information on the property.
- Questions related to the Auction can be directed to the advisor of auction.
- Your offer should be submitted at a level that represents current market value.
- The advisor of auction will ask you whether you have reviewed the reports and whether you have been given any advice on these items.
- The best offer will be one that can be supported by evidence as to the price of the offer, and also the commitment of a buyer reviewing all of the reports.
- All buyers will be cross-qualified prior to the fully executed agreement.

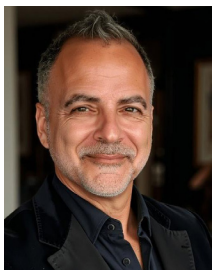
## FOR QUESTIONS ABOUT THE AUCTION PROCESS PLEASE CONTACT THE ADVISOR OF AUCTION:

**MICHAEL CHACONAS: 760-571-9090**



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