

Real Estate Auction

Thursday - October 25
1:00 PM - On the Site

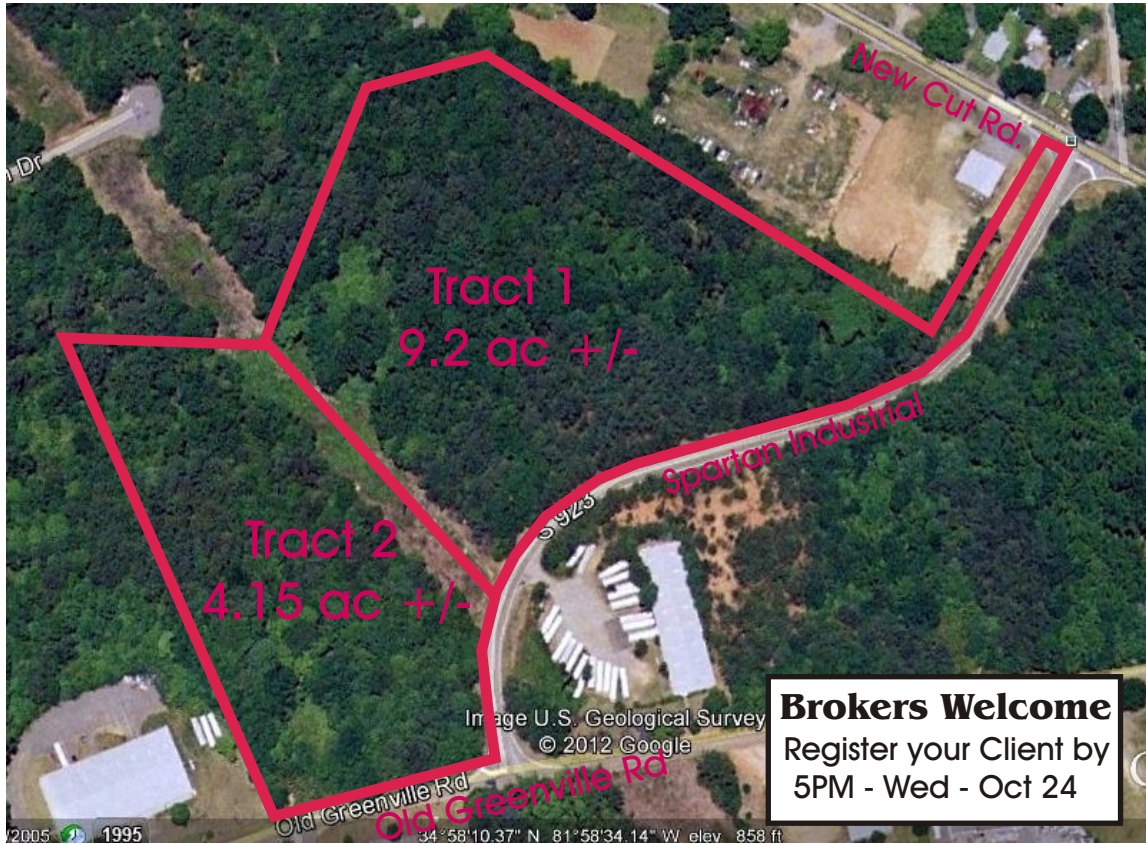
Just off New Cut Road
Spartanburg, SC

13.35 Acres Prime Commercial - 2 Tracts

½ Mile Off Business I85 - at the Spartanburg Community College Exit

Sells to the High bid over a \$2900/acre Minimum

2011 Spartanburg County Tax Assessor's Value - \$179,975



- * Water & Sewer
 - Timber on both Tracts
- * Long Roadfront
 - Easily Dividable
- * Multiple Uses
 - Manufacturing
 - Warehousing
 - Multi-family
- * No Rollback Tax

Directions

On Business I85 - Spartanburg
Take the New Cut Road Exit
Turn toward Spartanburg.
Go ½ mile, turn Right on
Spartan Industrial. Look For
Signs.

Brokers Welcome
Register your Client by
5PM - Wed - Oct 24

TERMS OF SALE - DEPOSIT - 10% of purchase price on sale day - **Maximum - \$4000.00** by personal or company check. Balance due at closing on or before Friday, November 30, 2012. A **Buyer's Premium of 10%** will be charged on sale day. **Property sells to the highest bid above \$2900 per acre**, plus Buyer's Premium. Selling subject to a 1992 Survey recorded at Spartanburg County RMC Plat Book 118 pg 779. Copy available at sale site or from Auctioneer. Corners and lines currently marked in their approximate location. If property sells as a whole, any new survey will be at buyer's option and expense. If property sells in 2 tracts, buyers will pay for new survey prior to closing. **SELLER GUARANTEES** good title and all taxes paid to date of closing. **ALL PROPERTY SELLS** in its current condition assuming buyer has performed a personal inspection and found it suitable for their purpose. **ALL INFORMATION** CONTAINED IN THIS BROCHURE IS BELIEVED TO BE ACCURATE BUT IS SUBJECT TO CHANGE. ANNOUNCEMENTS MADE IMMEDIATELY BEFORE THE SALE WILL TAKE PRECEDENCE OVER INFORMATION FROM ANY OTHER SOURCE. BIDDING IS OPEN TO ALL MEMBERS OF THE PUBLIC EIGHTEEN YEARS OF AGE OR OLDER REGARDLESS OF RACE, COLOR, SEX, AGE, NATIONAL ORIGIN, FAMILIAL OR HANDICAP STATUS. SCAL 1707.

Agent on Site

Friday- Oct 19- 11AM to 2PM
and Sale Day 11Am to Sale
with Plats & Complete Details

Sale - Thursday
Oct 25 - 1PM

Landhorse.com

Mike Lowe - 864-542-4733