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ABSOLUTE AUCTION
FRIDAY • 26 JULY • 1:01 PM

THE HISTORIC
RICHMOND PLANTATION
EAST COOPER RIVER FRONT
CHARLESTON, SC

ON THE SITE • RAIN OR SHINE • UNDER THE TENT
ABSOLUTE AUCTION
FRIDAY • 26 JULY • 1:01 PM

TERMS OF SALE: \$100,000 deposit due on sale day by cash, cashier's check or good company or personal check. The balance is due at closing in thirty (30) days. The sale is for cash consideration and is not subject to financing. The Seller only reserves the right to extend closing for an additional thirty (30) days if necessary. Buyer pays for deed preparation, documentary stamps, recording and survey fee. Auction Company acts as an agent of the Seller only. All property sells as is, where is, with all faults, in its present condition, no warranty of any nature is expressed or implied. It is assumed that the Purchaser has inspected the property prior to bidding and that it is suitable for his/her purposes. Purchasers should rely strictly on their own judgment in bidding. No concealed weapons are permitted on the property. Auction Company is not responsible for errors, omissions or accidents on the property or sale site. Some houses and other buildings were constructed prior to 1978 and may contain lead based paint. The Purchaser's inspection period for lead based paint commenced upon the mailing date of this brochure. The property is sold subject to the existing Conservation Easement. Sale Day Announcements take precedence over this or other information.
10% Buyer's Premium

BROKER PARTICIPATION ENCOURAGED: Subject to Auction Company guidelines, which are available at carolinaauction.com or 1-800-292-9666. There will be absolutely no sale day registrations. Brokers buying in any form as a principal are not entitled to Broker Participation Fee.



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ON THE SITE • RAIN OR SHINE • UNDER THE TENT

ABSOLUTE AUCTION
FRIDAY • 26 JULY • 1:01 PM

CHARLESTON, SC AREA, BERKELEY COUNTY

THE HISTORIC
RICHMOND PLANTATION
"The Girl Scout Plantation"

ON THE EAST BRANCH OF THE COOPER RIVER

35 miles from Charleston Harbor, located between Cordesville and Huger, 9 miles east of Moncks Corner and 17 miles north of Mount Pleasant, in the "Cooper River Historic District" area, surrounded by The Bonneau Ferry State Forest

**152.40 ACRES, HIGH LAND, RICE FIELDS, POND
BOAT HOUSE, BOAT DOCK & BOAT LAUNCH**

**SELLING ABSOLUTE - TO THE LAST, FINAL
AND HIGH BID, NO MINIMUM, NO RESERVE
AND REGARDLESS OF PRICE**

**AVENUE OF THE OAKS, WALLED GARDEN
MODERN HOMES, GUEST COTTAGES, CABINS,
HISTORIC MANOR HOUSE, CARRIAGE HOUSE, PAVILIONS,
JUNIOR OLYMPIC POOL**

**EQUESTRIAN CENTER, 2 STORY BARN, 20 STALLS,
PADDOCKS, PASTURES & OFFICE**

**4,300 SQ FT DINING LODGE WITH VAULTED CEILING
AND COMMERCIAL KITCHEN**

OPENING BID INCENTIVE AVAILABLE • BROKERS WELCOME • 10% BUYERS PREMIUM



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A ONCE IN A LIFE TIME OPPORTUNITY TO BUY A CHARLESTON, SC AREA RIVER FRONT, HISTORIC PLANTATION AT ABSOLUTE AUCTION – WHERE YOU SET THE PRICE

ABSOLUTE AUCTION

**SELLING ON SITE • RAIN OR SHINE • UNDER THE TENT
FRIDAY • 26 JULY • 1:01 PM**

Along the East Branch of the Cooper River, 35 miles from Charleston is a National Historic Landmark

THE RICHMOND PLANTATION

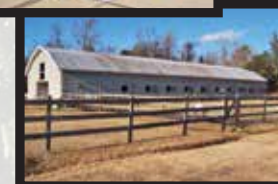
“The Girl Scout Plantation”

PRISTINE RIVER FRONT ESTATE, RESIDENCE OR RETREAT

152.40 ACS, 114.70 ACS OF HIGH LAND, 34.8 ACS OF RICE FIELDS AND 2.90 AC POND

SOME FACTS, FEATURES AND AMENITIES...

- Historic entranceway through the Avenue of the Oaks
- Modern 1,500 sq. ft. home, 3 bedrooms, 2½ baths, heat pump, large porch, double garage, with equipment shed and barn
- Historic Tudor Revival Style Manor House Complex – situated on a river bluff – the complex includes the Manor House - 1½ stories, 13 rooms, 6,900± sq. ft., elaborate moldings and woodworking, fireplaces, restorable condition with Junior Olympic pool, 2 guest houses, carriage house complex and courtyard, log cabin, historic cemetery, walled garden and private boat dock
- The very comfortable “Walker Cottage”, with a large deck, nearby the modern, 4,300 sq. ft. dining lodge with its vaulted ceilings and commercial kitchen, an open air pavilion with fireplace, adjoining campsites and pond
- An Equestrian Center which includes a 2 story, 5,400 sq. ft., 20 stall horse barn, office, ½ bath, paddocks and pastures, the “Stono Pavilion”, a large open air meeting or recreation area with fireplace and restrooms, plus an additional guest cottage
- Your own, large private boat house, complete with a channel to the river and a boat launch
- Bordered on three sides by the 10,690 acre Bonneau Ferry Tract
- A nice interior road system, several other pavilions, multi-use buildings, storage buildings and entertainment facilities, abundant deer, turkey and wildlife
- Richmond Plantation enjoys a Conservation Easement typical to Low State South Carolina Plantations and Estates



RICHMOND PLANTATION SELLS ABSOLUTE TO THE LAST, FINAL AND HIGH BID, NO MINIMUM, NO RESERVE AND REGARDLESS OF PRICE

OPENING BID INCENTIVE AVAILABLE – The successful bidder may receive a credit towards the purchase price in the amount of 1% of bidder’s opening bid, provided that opening bid is at least 80% of the final bid. Please call Auction Company for complete details.

ABSENTEE OR TELEPHONE BIDS WELCOME – PLEASE CALL FOR DETAILS

SCHEDULED INSPECTIONS:

Saturday, 13 July	10 AM-3 PM	Monday, 22 July	10 AM-3 PM
Sunday, 14 July	1 PM-3 PM	Tuesday, 23 July	10 AM-3 PM
Friday, 19 July	10 AM-3 PM	Wednesday, 24 July	10 AM-3 PM
Saturday, 20 July	10 AM-3 PM	Thursday, 25 July	10 AM-3 PM
Sunday, 21 July	1 PM-3 PM	Sale Day Morning	

Gladly Shown Anytime by Appointment, please call 800-292-9666

SALE DAY SCHEDULE:

10:31 AM Registration opens
12:55 PM Fun Auction
1:01 PM Auction Time

THE SALE SITE WILL BE UNDER THE TENT, COMFORTABLE SEATING, REFRESHMENTS AND RESTROOMS WILL BE PROVIDED

FINANCING AVAILABLE FROM

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Regional Vice President
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LOCATION MAP

(Not to Scale)

1280 Three Mile Rd.
Cordesville, SC 29434

