

ALL PROPERTIES SELL FROM COWPENS COMMERCIAL SITES

ABSOLUTE AUCTION

THURSDAY • 26 OCTOBER • 2:31 PM

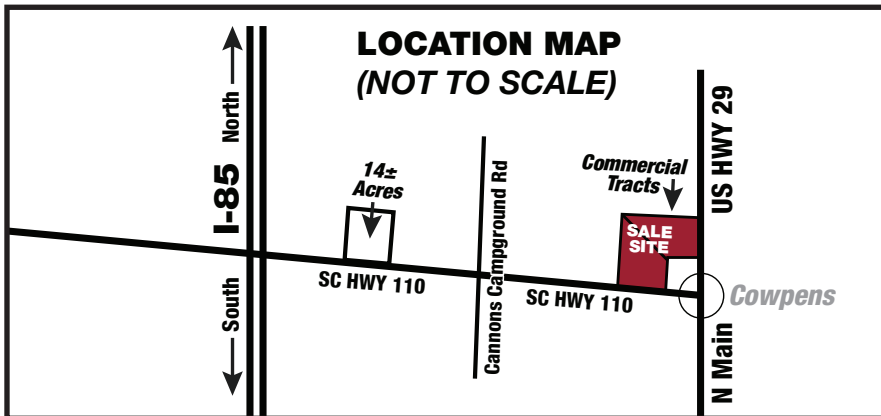
14± ACS ON SC HWY 110

- RESIDENTIAL/COMMERCIAL DEVELOPMENT POTENTIAL
- PUBLIC WATER, OPEN AND WOODED LAND
- PRIME LOCATION NEAR I-85, SPARTANBURG COUNTY, SC

ALL PROPERTIES SELL TO HIGH BID REGARDLESS OF PRICE

COWPENS, SC COMMERCIAL SITES

- TOTAL 1.65± ACS, FRONTING NORTH MAIN & BATTLEGROUND RDS
- IN TWO PARCELS AND/OR AS A WHOLE
- NEAR HARDEE'S, RITE AID AND LITTLE CRICKET



INSPECTION: THURSDAY, OCTOBER 19, 11 AM – 1 PM

GLADLY SHOWN ANYTIME BY APPOINTMENT

10% BUYER'S PREMIUM – BROKER PARTICIPATION WELCOME

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**14± ACRES, ON SC HWY 110
COMMERCIAL SITES • COWPENS, SC
SPARTANBURG COUNTY, SC**

TERMS OF SALE: 15% deposit is due on sale day by cash, cashier's check or good company or personal check. The balance due at closing in 30 days. The Seller only may extend the closing for an additional 30 days if necessary to complete paperwork. 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 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. Auction Company is not responsible for errors or omissions. Auction Company reserves the right to add to or modify the terms and conditions of sale. **10% BUYER'S PREMIUM.**