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REAL ESTATE AUCTION
SATURDAY • 19 JULY • 10:01AM

RESIDENTIAL, COMMERCIAL
& FARM PROPERTIES
 TRYON, NC, LANDRUM & SPARTANBURG, SC

SATURDAY • 19 JULY • 10:01AM

REAL ESTATE AUCTION
LANDMARK PROPERTIES LOCATED IN LANDRUM
AND SPARTANBURG, SC AND TRYON, NC
ONE SALE LOCATION AT 105 WEST
RUTHERFORD STREET, LANDRUM, SC
RESIDENTIAL, COMMERCIAL AND FARM PROPERTIES

TERMS OF SALE: 10% deposit on sale day by cash, cashier's check or good company or personal check. The balance is due at closing in 30 days. The seller only may extend the closing for an additional 30 days if necessary to complete paperwork. Buyers pay for deed preparation, documentary stamps, recording and survey fee for each property. Auction Company acts as agent of the seller only. All property sells "as is, where is", with all faults in its present condition, no warranty of any nature expressed or implied. It is assumed each purchaser has inspected the property prior to bidding and it is suitable for his/her purposes. Purchasers should rely strictly upon their own judgment in bidding. Sale day announcements take precedence over this or any other information. Auction Company is not responsible for errors or omissions. Auction Company reserves the right to add to or modify the terms or conditions of sale. Houses or buildings in this sale may have been constructed prior to 1978 and may contain lead based paint. Purchasers 10 day inspection period for same commenced upon the mailing date of this auction brochure. Purchasers waive any future inspection rights for lead based paint upon registration to bid. **10% BUYER PREMIUM ON EACH PROPERTY IN THIS AUCTION EVENT**



ONE SALE LOCATION AT 105 WEST RUTHERFORD STREET, LANDRUM, SC

AUCTION

SATURDAY • 19 JULY • 10:01AM

LANDMARK PROPERTIES LOCATED IN LANDRUM & SPARTANBURG, SC & TRYON, NC
RESIDENTIAL, COMMERCIAL AND FARM PROPERTIES

SELLING ABSOLUTE
REGARDLESS OF PRICE

- 22.96 ACRES, HOGBACK MOUNTAIN ROAD, LANDRUM, SC
- ESTATE PROPERTY WITH COMMERCIAL POTENTIAL – 4.88 ACRES, 3500± SQ. FT. "FARM HOUSE", 640± SQ. FT. GUEST HOUSE, MANICURED LANDSCAPING, BIG MOUNTAIN VIEWS, LANDRUM, SC
- 5.67 ACRES AND 2 HOUSES ON HWY 14, LANDRUM, SC
- 3 OFF WATER LOTS, NEAR LAKE LANIER
- 2 BUILDING LOTS, CITY OF LANDRUM, SC
- 1 1/2 ACRE SINGLE OR MULTI-FAMILY SITE, CITY OF TRYON, NC
- COMMERCIAL CORNER, HWY 14 AT NORTH RANDOLPH STREET, EXCELLENT LOCATION, LANDRUM, SC



SUBJECT TO CONFIRMATION BY A HIGHLY MOTIVATED SELLER

- TRYON FEDERAL BANK BUILDINGS, 12,500± SQ. FT., PLUS BASEMENT, EXCELLENT LOCATION, PRIME OPPORTUNITY FOR RESTAURANTS, RETAIL, APARTMENTS OR CONDOS, OFFERED AS 3 BUILDINGS AND/OR AS A WHOLE, REFERRING REALTOR COLLEAGUE ALLAN PRUETTE, CENTURY-21 TRYON REAL ESTATE
- 1600 ± SQ. FT., OFFICE, RESTAURANT OR RETAIL BUILDING, RECENTLY REMODELED, DOWNTOWN LANDRUM, SC
- 21,855± SQ. FT. METAL BUILDING – 136 CLIMATE CONTROLLED STORAGE UNITS INSIDE, 2.00 ACRES, FENCED AND PAVED, JOHN DODD ROAD, NEAR 1-26, SPARTANBURG COUNTY, SC
- 15 ACRES, HWY 74 AND PEA RIDGE ROAD, POLK COUNTY, NC
- 2.10 ACRE COMMERCIAL TRACT, 1-85 AND CASUAL DRIVE, SPARTANBURG COUNTY, SC, JUST OFF N. BLACKSTOCK ROAD



10% BUYER'S PREMIUM • BROKER PARTICIPATION WELCOME • EXCELLENT BANK FINANCING

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Real Estate is the best investment in America today - Buy at Auction where YOU set the price

REAL ESTATE AUCTION

SATURDAY • 19 JULY
10:01AM UNDER THE TENT

EVERY PROPERTY SELLS FROM ONE SALE LOCATION AT 105 WEST RUTHERFORD STREET, LANDRUM, SC

SELLING ABSOLUTE - TO THE LAST, FINAL AND HIGH BID - REGARDLESS OF PRICE

- **ABSOLUTE - 22.96 ACRES, HOGBACK MOUNTAIN ROAD**, near Landrum, SC, paved frontage, open and wooded land, panoramic views, prime horse farm or development tract
- **ABSOLUTE - PRESTIGIOUS ESTATE PROPERTY, LANDRUM, SC** - with commercial potential, 105 West Rutherford Street, 3500± sq. ft, 2 story "farm house" with 4 bedrooms, 3 full baths, spacious porch, all beautifully remodeled, plus updated 640 sq. ft guest house, large hardwoods, manicured landscaping, wonderful private estate, excellent location
- **ABSOLUTE - 5.67 ACRES AND 2 HOUSES** - on HWY 14 West, just out of Landrum, one house ready to move in, 1 handy man special, public water, lots of potential, excellent location
- **ABSOLUTE - 3 OFF WATER LOTS** - Lake Lanier Area, lake and mountain views, excellent building sites, close to Tryon, NC
- **ABSOLUTE - NORTH LAUREL COURT** - 2 building lots, approved for 8 unit town home project or excellent single family sites, City of Landrum, water and sewer
- **ABSOLUTE - 1 1/2 ACRE SITE** - Grady Avenue, City of Tryon, water and sewer, excellent home site or multi-family opportunity
- **ABSOLUTE - COMMERCIAL CORNER** - HWY 14 at 103 North Randolph Street, Landrum, SC, public water and sewer



SELLING SUBJECT TO CONFIRMATION OF A HIGHLY MOTIVATED SELLER

THE SELLER RESERVES THE RIGHT TO DECLARE THESE PROPERTIES ABSOLUTE AT ANYTIME PRIOR TO, DURING OR UNTIL CONCLUSION OF AUCTION EVENT AND FULLY INTENDS TO SELL EVERY PROPERTY

- **TRYON FEDERAL BANK BUILDINGS** - 15 South Trade Street, City of Tryon, NC, total of 12,500 ± SQ. FT., plus basement, high visibility, high profile location, lots of opportunity for restaurants, retail, apartments or condos, seller expects to be ABSOLUTE by sale time, opening bid incentive available, offered in 3 buildings &/or as a whole, referring REALTOR colleague Allan Pruette, Century-21 Tryon Real Estate
- **DOWNTOWN LANDRUM** - 202 E. Rutherford St., Landrum, 1,600 ± sq. ft, recently remodeled, excellent office, restaurant, retail location, plus living quarters, active business community
- **21,855± SQ. FT. METAL BUILDING** - 136 climate controlled storage units inside building, roll up doors, nicely finished office space, fenced and paved parking, 700 John Dodd Road, near I-26, Spartanburg County, SC
- **2.10 ACRE COMMERCIAL TRACT** - 1-85 and Casual Drive, Spartanburg County, SC, just off North Blackstock Road
- **15 ACRES** - Hwy 74 and Pea Ridge Road, Polk County, NC, excellent convenience store location & business sites



INSPECTION: AUCTION COMPANY REPRESENTATIVES WILL BE ON EACH OF THE ABOVE PROPERTIES ON SUNDAY, 13 JULY, FROM 2PM UNTIL 4 PM, EVERY PROPERTY SHOWN ANYTIME BY APPOINTMENT.

BROKER PARTICIPATION WELCOME, CALL FOR DETAILS & FORMS

ABSENTEE - TELEPHONE BIDS ACCEPTED

DIRECTIONS TO SALE SITE: FROM INTERSTATE 26, EXIT ONTO HWY 14, TURN TOWARDS LANDRUM, GO THROUGH THE TOWN OF LANDRUM AND ACROSS HWY 176. SALE SITE IS ONE BLOCK ON LEFT. SALE SITE AND ROUTE ARE WELL MARKED.

ALL PROPERTIES IN THE SATURDAY, 19 JULY AUCTION EVENT SELL FROM 105 WEST RUTHERFORD STREET, LANDRUM, SC.

ABSOLUTE AUCTION
THURSDAY, 17 JULY
5:31PM • ON SITE
25.20 ACRES AND HOUSE
NORTH TIGERVILLE ROAD
GREENVILLE COUNTY, SC
CALL FOR DETAILS



Sale Executive

Mrs. Rachel Smith Yelton

REALTOR, GRI

Multi-Million Dollar Agent

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