

ON THE SITE • RAIN OR SHINE
ABSOLUTE AUCTION
SATURDAY • 19 APRIL • 10:01 AM

In the same family for decades and never before offered for sale in tracts - From the Estate of Mrs. Rachel Hayes

BATTLEGROUND MEADOWS

42.72 ACRES - 15 TRACTS - 1.45 TO 6.91 ACRES

CHEROKEE COUNTY, SC

ON SC HWY 11, NEAR COWPENS NATIONAL BATTLEFIELD

- **PRISTINE, SCENIC HOME SITES**
- **BEAUTIFUL SMALL FARMS**
- **PUBLIC WATER, PAVED FRONTAGE**
- **EXCELLENT LOCATION, EASY ACCESS**
- **CLEAN, RURAL/RESIDENTIAL AREA**
- **EXCELLENT HORSE FARM POTENTIAL**
- **SCENIC COUNTRY LIVING**
- **REASONABLE RESTRICTIONS**



SELLING TO THE HIGH BID - REGARDLESS OF PRICE

10% BUYER'S PREMIUM - BROKER PARTICIPATION WELCOME

Excellence In Auction Marketing

CAROLINA AUCTION TEAM, INC.

(864) 597-0784

1-800-292-9666

www.carolinaauction.com

Excellence In Auction Marketing
CAROLINA AUCTION TEAM, INC.

AUCTIONEERS • REALTORS • CONSULTANTS • DEVELOPERS
P.O. Box 4125, 135 Metro Dr., Spartanburg, SC 29305
SCAL 2087F, NCAL 4551NR, GAL 1680, TAL 2606



ABSOLUTE LAND AUCTION
SATURDAY • 19 APRIL • 10:01 AM

BATTLEGROUND MEADOWS
42.72 ACRES - 15 TRACTS - 1.45 TO 6.91 ACRES
ON SC HWY 11, NEAR COWPENS NATIONAL BATTLEFIELD
CHEROKEE COUNTY, SC

SELLING TO THE HIGH BID
REGARDLESS OF PRICE

TERMS OF SALE: 15% deposit due on sale day by cash, cashier's check or good company/ personal check. The balance is due at closing in thirty (30) days. Seller 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 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. Purchaser should rely strictly upon their own judgement in bidding. Sale day announcements take precedence over this or any other information. Auction Company is not responsible for errors or omissions. **10% BUYER'S PREMIUM**

LAND IS THE BEST INVESTMENT IN AMERICA TODAY - BUY AT AUCTION WHERE YOU SET THE PRICE

LAND AUCTION

SATURDAY • 19 APRIL • 10:01 AM

ON THE SITE • UNDER THE TENT • RAIN OR SHINE

- PUBLIC WATER
PAVED FRONTAGE
- BEAUTIFUL
SMALL FARMS
- SCENIC HOME SITES
- EXCELLENT HORSE
FARM POTENTIAL

AGENT ON SITE

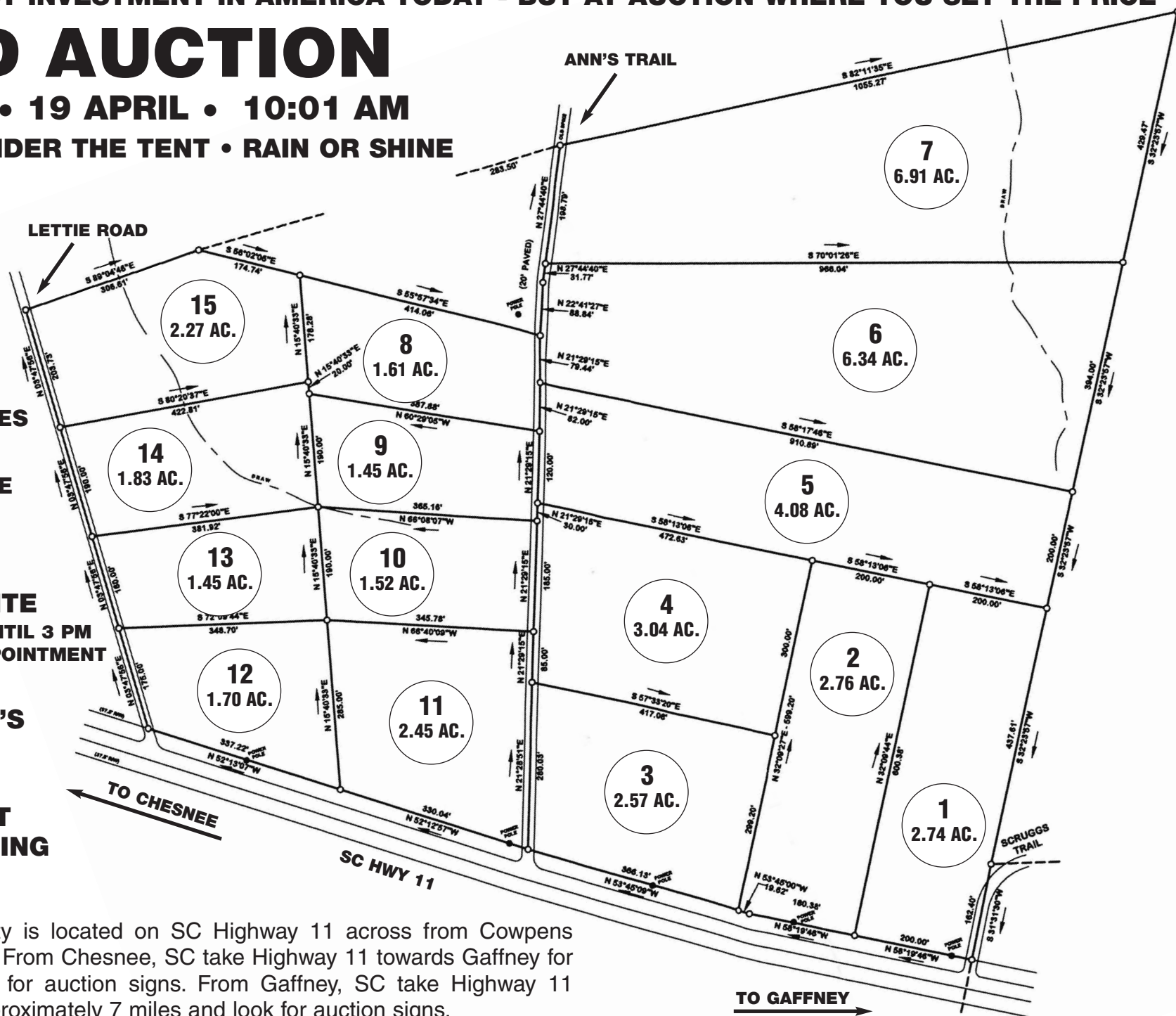
SUNDAY 13 APRIL, 1 UNTIL 3 PM
SHOWN ANYTIME BY APPOINTMENT

**10% BUYER'S
PREMIUM**

**EXCELLENT
BANK FINANCING**

DIRECTIONS: Property is located on SC Highway 11 across from Cowpens National Battlefield Park. From Chesnee, SC take Highway 11 towards Gaffney for about 4 miles and look for auction signs. From Gaffney, SC take Highway 11 towards Chesnee for approximately 7 miles and look for auction signs.

CAROLINA AUCTION TEAM, INC. (864) 597-0784 - CALL FOR DETAILS



BATTLEGROUND MEADOWS SITE PLAN