

Thousands Of Properties Sold
 Decades of Excellence In Auction Marketing
CAROLINA AUCTION TEAM, INC.
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 SCAL 2087F, NCAL 4551NR, GAL 1680, TAL 2606



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LAND AUCTION
SAT • 25 OCT • 10:01 AM
GREENVILLE COUNTY, SC
 • Excellent Development Potential
 • 142.87 Acres in 12 Tracts
 • At Least 1st 75 Acres Absolute

ON THE SITE • RAIN OR SHINE • UNDER THE TENT

LAND AUCTION

SATURDAY • 25 OCTOBER • 10:01 AM

TYPICAL OF NEARBY PROPERTIES



Buying & Selling At Auction

The Carolina Auction Team, Inc., Accelerated Auction Real Estate Marketing Program is a win-win situation for both the seller and buyer. As a buyer, you have the opportunity to select from much larger offering of properties, in a much shorter time than through conventional marketing methods. Terms & conditions of sales are set prior to the transaction, so no needless haggling over details is eliminated. Additionally, the buyer pays only a few dollars more than another real buyer is willing to pay, assuring you good of value on your investment.

As a seller, the Carolina Auction Team, Inc., Accelerated Real Estate Marketing Program dramatically reduces the holding costs associated with the ownership of real estate, such as advertising, maintenance, management, taxes & interest. Because the seller saves on these costs, the buyer can receive better value, while the seller recognizes the same net bottom line, in a much shorter time.

ON THE SITE • RAIN OR SHINE • UNDER THE TENT

LAND AUCTION

SATURDAY • 25 OCTOBER • 10:01 AM

IN THE SAME FAMILY FOR DECADES AND NEVER BEFORE OFFERED FOR SALE IN TRACTS

BAILEY MILL FARM

NORTHERN GREENVILLE COUNTY, SC

142.87 ACS - 12 TRACTS - 5 TO 35 ACS

**BAILEY MILL & CHINQUAPIN ROADS
 NEAR TIGERVILLE, NORTH GREENVILLE COLLEGE
 & CHEROKEE VALLEY GOLF COMMUNITY**

- EXCELLENT GENTLEMEN FARMS AND DEVELOPMENT POTENTIAL
- MATURE HARDWOOD STANDS AND BOLD STREAMS
- OPEN AND WOODED TRACTS, REASONABLE RESTRICTIONS, PAVED FRONTAGE
- EASY ACCESS VIA US HWY 25 AND SC HWY 414
- PUBLIC WATER ON CHINQUAPIN ROAD



SELLING ABSOLUTE

AT LEAST THE FIRST 75 ACS SELL TO THE LAST, FINAL & HIGH BID, REGARDLESS OF PRICE - NO MINIMUM, NO RESERVE, HIGH BIDDER'S CHOICE, BY THE ACRE

AGENTS ON SITE

SUNDAY, 19 OCTOBER, 1 TO 3 PM

SHOWN ANYTIME BY APPOINTMENT

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

Thousands of Properties Sold • Decades of Excellence in Auction Marketing

CAROLINA AUCTION TEAM, INC.

1-800-292-9666

864-597-0784

www.carolinaauction.com

**CALL FOR COMPLETE DETAILS: (864) 597-0784 OR 1-800-292-9666
 BROKER PARTICIPATION IS SUBJECT TO AUCTION COMPANY GUIDELINES**

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

LAND AUCTION

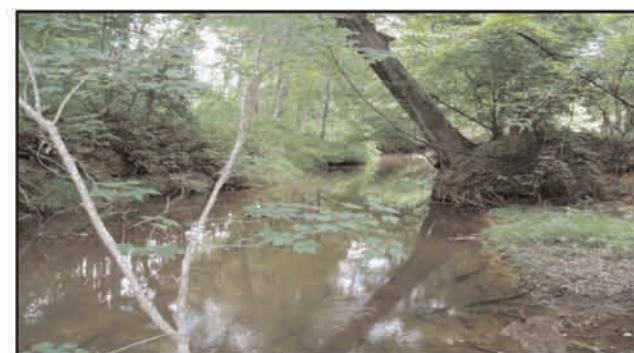
**SATURDAY • 25 OCTOBER • 10:01 AM
ON SITE • UNDER THE TENT**

SELLING ABSOLUTE - AT LEAST THE FIRST 75 ACRES SELL TO THE LAST, FINAL AND HIGH BID, NO MINIMUM, NO RESERVE, HIGH BIDDER'S CHOICE, BY THE ACRE

NORTHERN GREENVILLE COUNTY, SC - IN THE SAME FAMILY FOR DECADES & NEVER BEFORE OFFERED FOR SALE IN TRACTS

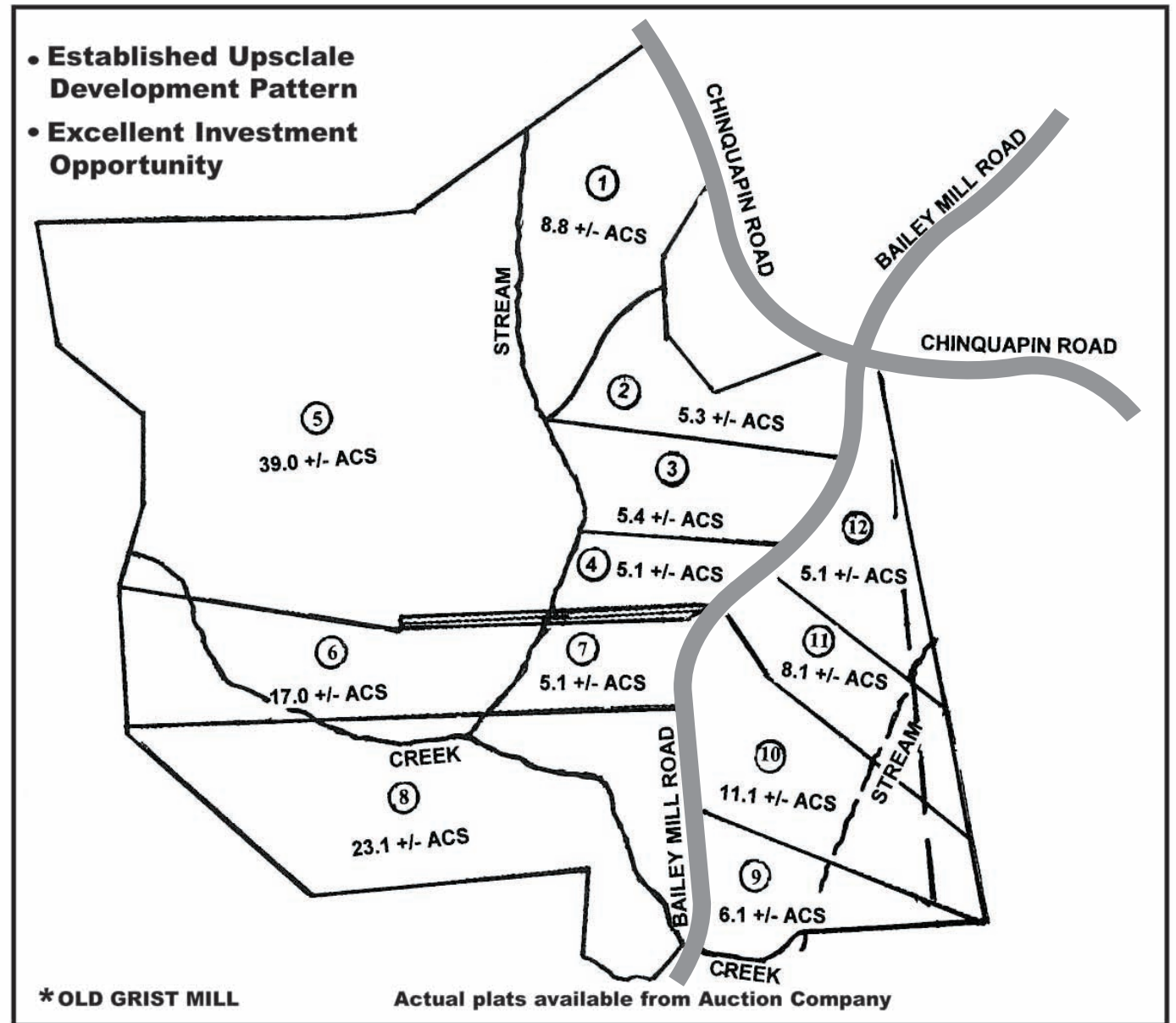
BAILEY MILL FARM

- PRIME RURAL RESIDENTIAL HOME SITES
- EXCELLENT SMALL FARMS & TIMBERLAND
- CLOSE PROXIMITY TO TRAVELERS REST, FURMAN UNIVERSITY, NORTH GREENVILLE COLLEGE, TIGERVILLE, CHEROKEE VALLEY GOLF COMMUNITY, SC HWY 11
- EASY ACCESS TO GREENVILLE
- PAVED FRONTAGE FOR EVERY TRACT
- PUBLIC WATER IN CHINQUAPIN ROAD
- EXCELLENT STAND HARDWOOD TIMBER



BAILEY MILL FARM CONCEPTUAL SITE PLAN

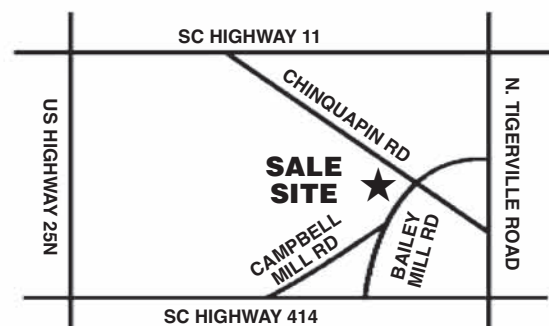
- Established Upscale Development Pattern
- Excellent Investment Opportunity



AUCTION DAY SCHEDULE

- 8:00 AM - REGISTRATION OPENS
- 9:00 - 10:00 AM - PROPERTY TOURS
- 9:55 AM - FUN AUCTION
- 9:59 AM - AUCTION ANNOUNCEMENTS
- 10:01 AM - SALE TIME/BIDDING BEGINS

LOCATION MAP (Not to Scale)



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