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**AUCTION!**  
Murrells Inlet, SC  
**9.77± Acres**  
Marina and Commercial  
Zoned Property  
Prime South Carolina  
Coastal Property  
Thursday, April 26<sup>th</sup> • 10 AM



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# AUCTION!

Marina - Restaurants - Out Parcels  
**9.77± ACRES**  
Divided - In Combinations - In Entirety

**In the Heart of Murrells Inlet, South Carolina**

**THURSDAY, APRIL 26TH • 10 AM**

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A Licensed Real Estate Broker  
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# AUCTION!

**9.77± Acres**  
Marina & Commercial  
Zoned Property  
45 Slip Marina  
2 Restaurants  
12 Divided Parcels

US HIGHWAY 17 BUSINESS

**AUCTIONEER'S NOTE:**  
Don't miss this opportunity!  
There are parcels  
to suit every need.

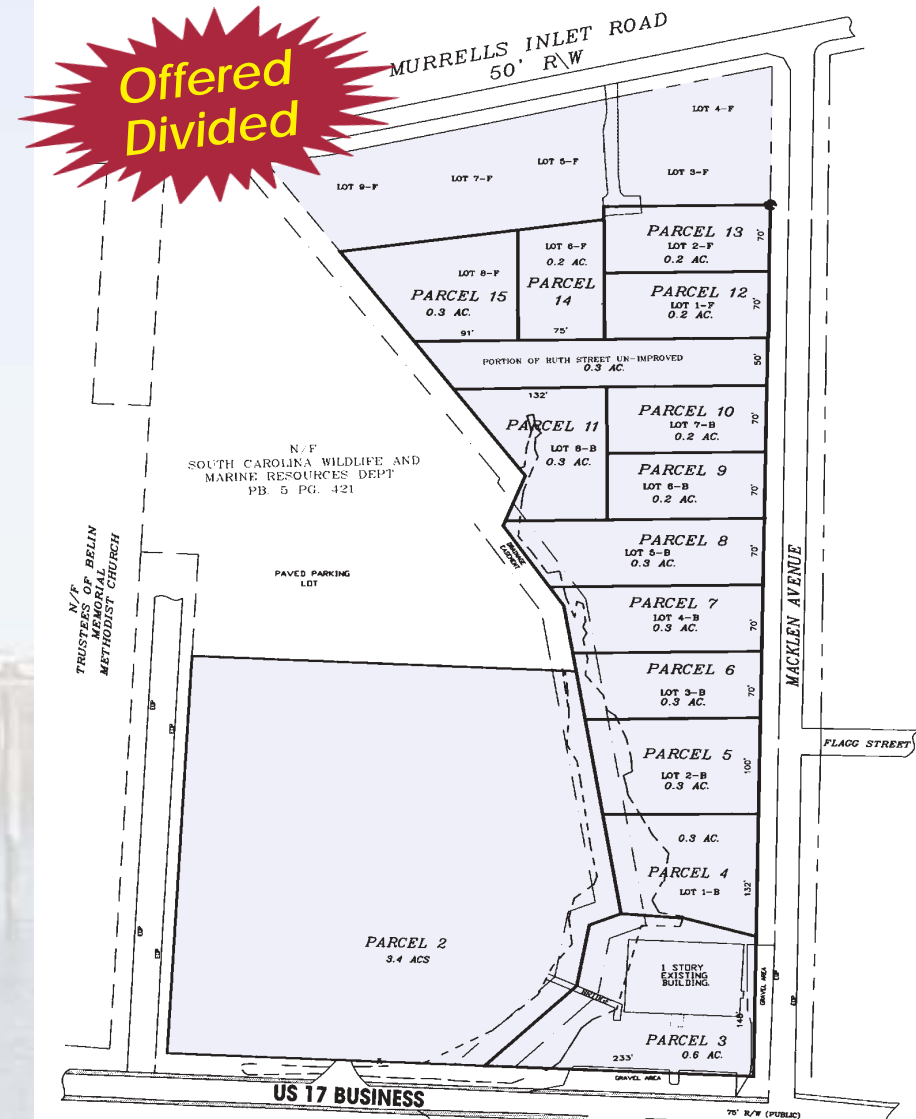
**Thursday, April 26<sup>th</sup> • 10 AM**

# ONCE IN A LIFETIME OPPORTUNITY

## 9.77± ACRES OF AN OUTSTANDING SOUTH CAROLINA COASTAL PACKAGE



- Located in the historic fishing village of Murrells Inlet
- 12 miles south of Myrtle Beach
- One of the largest properties on the water in Murrells Inlet
- All property is zoned commercial
- Adjoins the Department of Natural Resources boat ramp and large parking area
- Walking distance to great food establishments
- Marina on 2.17 acres with 45 slips capable of mooring 120 foot yachts
- 18,000 square feet of buildings
- Two restaurants with seating for 900, on Marina site and across US 17 Business on corner lot
- 3.3± Parcel fronting 240 feet on US 17 Business directly across from the marina
- 12 old subdivision Parcels fronting 800+ feet on Macklen Avenue



One of many original Macklen Ave. parcels

**Chris Pracht Auctioneers**  
 REALTY & AUCTION, LLC  
*A Licensed Real Estate Broker*  
 J. Chris Pracht, CAI, AARE

In Cooperation With  
**Rowell Realty & Auction Co., Inc.**  
 SCAL #1577-F

WITH ASSISTANCE FROM  
**Myrtle Beach Real Estate**  
 PROFESSIONALISM, EXPERIENCE, AND RESULTS

**GEORGETOWN COUNTY**  
 A true coastal treasure and a great place to live!  
 2005 Winner of the National Civic League's All-America City Award

**MYRTLE BEACH**  
 Number 1 on the 2005 list of 10 Most Desirable Second Home Markets

**BBQ Lunch Provided to all registered bidders**

**AUCTION HELD ON-SITE THURSDAY, APRIL 26<sup>TH</sup> AT 10 AM**

**DIRECTIONS:** From Myrtle Beach: Go south on US 17 approximately 12 miles, merge left onto US 17 South BUSINESS. Follow into Murrells Inlet. Property is on the left between "Captain Dick's" and the Public Boat Ramp, at the site of the old "Voyager's View Marina".  
 From Georgetown: Go north on US 17 approximately 15 miles, merge right onto US 17 BUSINESS. Follow into Murrells Inlet. Property is on the right between the Public Boat Ramp and "Captain Dick's".

**PREVIEW DATES:** Representatives of Chris Pracht Auctioneers, Realty & Auction, LLC will be at the property on Tuesday, March 27<sup>th</sup> 2-5 pm, Thursday, April 19<sup>th</sup>, 2-5 pm and Wednesday, April 25<sup>th</sup>, 2-5pm. For a private showing call the Auctioneer at 800.877.3044. Special appointment with advance notice.

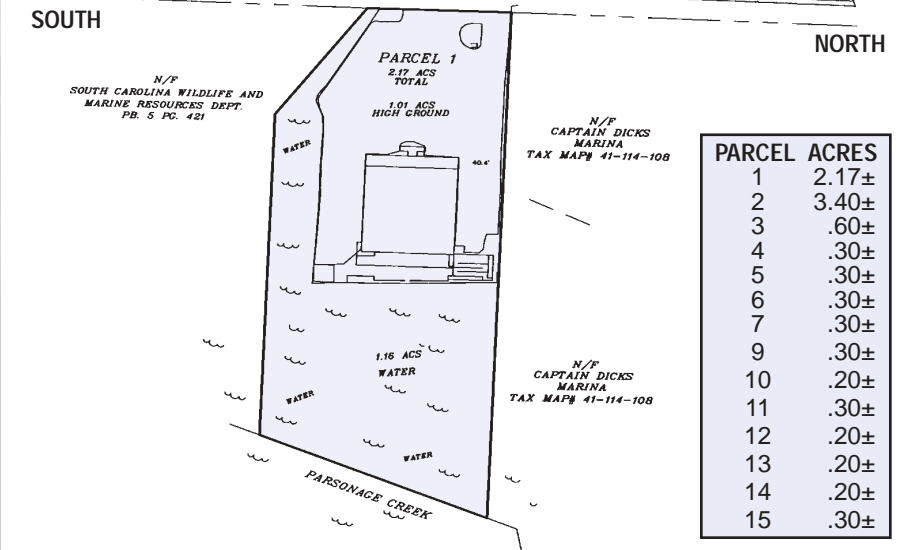
**TERMS:** Successful bidders will deposit 15% of the purchase price the day of the auction in the form of cash, cashier's check, personal check with a bank letter of guarantee; sign a real estate contract with the balance due at closing. 10% buyer's premium will be added at this auction. Subject to prior sale.

**SAMPLE GUARANTEE LETTER:** As a customer of our bank, we will guarantee payment of checks drawn on account # \_\_\_\_\_ not to exceed the aggregate amount of \$ \_\_\_\_\_ for the purchase at the auction of Chris Pracht Auctioneers, R&A, LLC, on April 26<sup>th</sup>, 2007 in Georgetown County, South Carolina.

**AGENCY DISCLOSURE:** In all transactions, the auctioneers are acting as agents for the Seller, not as buyer's agents.

**CLOSING:** All transactions close on or before 45 days. All property is being offered for sale from the existing recorded plats of record, Georgetown County, South Carolina.

**DISCLAIMER:** All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. The information is being furnished to the bidders for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipient's risk. Each bidder must conduct and rely solely upon its own investigation and inspection. The property is being sold "AS IS" with any and all faults. Please review all information supplied and seek appropriate assistance prior to attending and bidding at the auction. Any announcements made from the auction podium take precedence over printed matter.



PARCEL	ACRES
1	2.17±
2	3.40±
3	.60±
4	.30±
5	.30±
6	.30±
7	.30±
9	.30±
10	.20±
11	.30±
12	.20±
13	.20±
14	.20±
15	.30±