

AUCTION!

**53± Acres & 3360 Sq. Ft. Commercial Building
Hwy. 1, Marlboro County, Wallace, SC
Tues., Dec. 5TH @ 2 PM - On-Site**



Auctioneer's Note: This is an outstanding former video poker building. Great adjacent tract containing 53± acres. Building has many uses. Special financing terms by Seller for qualified buyer. 80% possible owner financing. See you at the auction. *Chris*



P.O. Box 574 • Anderson, SC 29622
J. Chris Pracht, CAI, AARE, Broker & Auctioneer
SCAL #156 • NCAL #2786
800-877-3044
www.prachtauction.com

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TUES., DEC. 5TH @ 2 PM - ON-SITE**

TERMS: Min 15% down non-refundable deposit; Closing on or before 30 days; Financing available; 8.75% rate; 15 year amortization; 36 month balloon; Contingent on pre-approval of finances. **10% Buyer's premium** will be added to the final bid price and paid at closing by the purchaser. TAXES pro-rated as of the date of closing. All property SOLD "AS-IS, WHERE-IS." Auctioneer/Brokers are agents for the Seller. Subject to prior sale.

DIRECTIONS: From Wallace, South Carolina, go approx. 6 miles north on Hwy. #1. Watch for signs!!!! **Property is approx. 1 1/2 miles from the SC/NC state line.**

PREVIEW: Drive by inspections welcome. For a private showing, please contact Chris Pracht Auctioneers, R & A, LLC at 800-877-3044.

CLOSING: On or before January 4th, 2007. "TIME IS OF THE ESSENCE."

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 Realty & Auction, LLC on December 5th, 2006 in Marlboro County, South Carolina.



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