

Saturday ❖ June 11 ❖ 10:00 a.m.

100± ACRES ~ HOME, LAND AND CONTENTS

**Offered
Divided**

- Nice Home on 4+ Acres
- Good Barn on tract 7
- Paved road frontage on all tracts
- Outstanding farmland, ponds and wildlife
- Great investment/MINI-Farms



Close proximity to Disney and Dollar General Distribution Center



**To be offered
individually
in combination
or as a whole.**

Personal Property Preview June 10 1-4 Only

- China Cabinet
 - Pine Glass Gun Cabinet
 - Victorian Oak Wardrobe
 - Bush Hog
 - International 460 Farm Tractor
 - Chevrolet Pick Up Truck
 - Oldsmobile
 - Club Mariner Boat
 - And Much Much More!!!
- All personal property is sold AS IS!**

AUCTIONEER'S NOTE

The Bateman Estate is being distributed and the heirs are selling at public auction the real and personal property to the last and highest bidder regardless of price. A wonderful opportunity to invest in prime Real Estate! The Farm will sell to the last and highest bidder on sale day! Don't miss this exciting sale.

Christ

SALE SITE: Under the Big Tent, Old Spartanburg Highway # 9 between Paolet & Jonesville in Union County, S. C. (Less than 1 mile from the Spartanburg County Line)

Preview Dates: Friday, June 3 and 10 from 1 to 4 p.m.

Real Estate Terms & Conditions: 15% down day of auction. Non-refundable earnest money deposit. BALANCE due on or before 30 days. **"TIME IS OF THE ESSENCE."** On house tract — lead-based paint is noted and inspection must be completed by purchaser by auction day and any advanced notice is waived.

A 10% buyers Premium will be added to the final bid price and paid at closing by the purchaser. Survey charge to be paid by purchaser. TAXES pro-rated as of the date of CLOSING. All property SOLD "AS IS, WHERE IS." Auctioneer/Brokers are agents for the seller.

Agency Disclosure: In all transactions, the auctioneers are acting as agents for the Seller, not as buyer's agents.

Disclaimer: All information contained herein is believed to be correct to the best of the auctioneer's knowledge. The information being furnished to bidders is 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 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. Announcements made from the auction podium take precedence over printed matter and prior oral statements.