



Post Office Box 574, Anderson, SC 29622

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Auction Day Phone 864-933-3588

www.prachtauction.com

SCAL #156 NCAL #2786

AUCTION

Motel/Restaurant & Extra Lot

Excellent Investment Property

I-85 & Lakeshore Drive

Fairplay, Oconee County, SC

Minutes From Lake Hartwell

**Thursday ❖ January 27
11:00 a.m.**

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AUCTION

MOTEL/RESTAURANT & EXTRA LOT

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SCAL #156 NCAL #2786

In Cooperation With **Rowell Realty & Auction Co., Inc.**

SCAL #1577-F

Thursday ❖ January 27 ❖ 11:00 a.m.

I-85 & Lakeshore Drive, Fairplay, Oconee County, SC

MOTEL/RESTAURANT & EXTRA LOT

Located just off I-85, this motel is in operation. Restaurant ready for occupancy. Property also offers extra lot that is ideal for boat storage or warehouse. Great location from I-85 and exit ramp. Currently operates as The Lakeside Inn. For more details visit us on the web at www.prachtauction.com or Nationwide 800-877-3044



Previews: Representatives of Chris Pracht Auctioneers, Realty & Auction, LLC will be on the property Tuesday January 18 and Wednesday January 26 from 12 to 3 pm. For a private showing call the auctioneer at 800-877-3044.

Directions: From Georgia: Take I85 to exit # 2. **Watch for signs.**
From South Carolina: Take I85 to Hwy. 59 exit.

Terms: Sale subject to Seller confirmation. Successful bidders will deposit 15% of the purchase price at the auction in the form of cash, cashier's check, personal or company check with a bank Letter of guarantee (as indicated in brochure), sign a real estate sales contract, with the balance due at closing on or before 30 days. **10% Buyers Premium Added!**

Closing: All transactions must close on or before 30 days.

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 January 27, 2005 in Oconee County, South Carolina.

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 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. Announcements made from the auction podium take precedence over printed matter and prior oral statements.



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