

Chris Pracht Auctioneers
 REALTY & AUCTION LLC
A Licensed Real Estate Broker
 Post Office Box 574, Anderson, SC 29622
 Nationwide **800-877-3044**
 Auction Day Phone 864-933-3588
www.prachtauction.com
 SCAL #156 NCAL #2786

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AUCTION!

359± ACRES

Acreage & Timber Land
Offered Divided

Sale Site: Intersection of
Hwys. 9 & 114, Union County, SC
Saturday ❖ January 29
10:00 a.m.

Do You Receive Duplicate Mailings?
 Please Call us at 800-877-3044

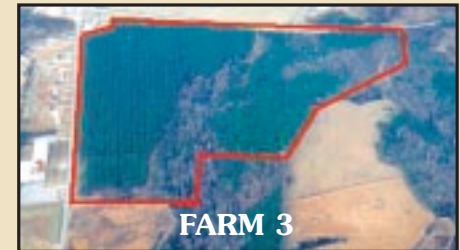
AUCTION!

359± ACRES
Acreage & Timber Land

Offered Divided
Income Producing ~ 135± Acres CRP Program
Excellent Hunting
Sale Site: Intersection of Hwys. 9 and 114, Union County, SC



FARM 1



FARM 3



FARM 1



FARM 3

Saturday ❖ January 29 ❖ 10:00 a.m.

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 J. Chris Pracht, CAI, AARE

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



AUCTION!

359± ACRES
Acreage & Timber Land
Offered Divided (34 Tracts)
Sale Site: Intersection of
Hwys. 9 & 114, Union County, SC

Saturday ❖ January 29 ❖ 10:00 a.m.



SATURDAY ❖ JANUARY 29 ❖ 10:00 A.M.

359± ACRES ~ ACREAGE & TIMBER LAND

FARM 1 - 136± ACRES



- Timber Tracts
- Hardwoods & Ponds
- Paved Road Frontage on all tracts
- CRP Program, Income Producing
- Water Available

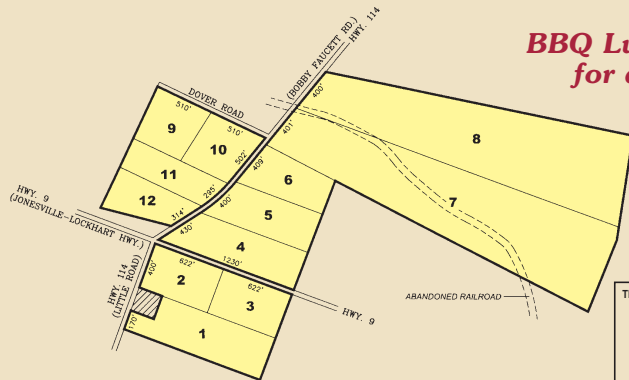
FARM 2 - 160± ACRES



FARM 3 - 63± ACRES

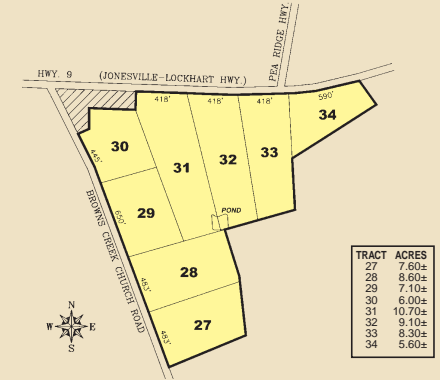
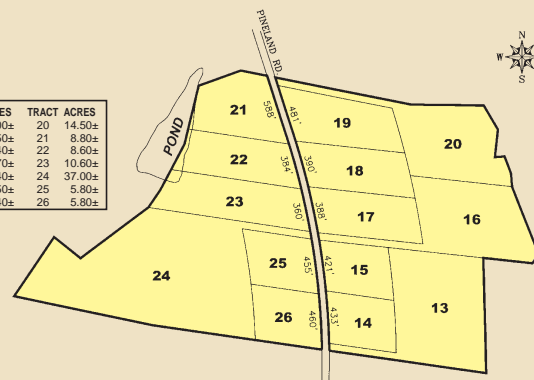


**BBQ Lunch Provided
for all Bidders**



TRACT ACRES	TRACT ACRES
13	19.00±
14	5.50±
15	5.40±
16	15.70±
17	7.40±
18	7.50±
19	8.40±
20	14.50±
21	8.80±
22	8.60±
23	10.60±
24	37.00±
25	5.80±
26	5.80±

TRACT ACRES	TRACT ACRES
1	9.30±
2	5.40±
3	5.40±
4	8.30±
5	6.70±
6	5.50
7	38.25±
8	35.15±
9	5.70±
10	5.70±
11	5.40±
12	5.20±



From Union, SC: Take Hwys. 18 to 114. Sale site is at the intersection of Hwys. 9 & 114.

From Spartanburg, SC: Take Hwy 176 to Hwy 9 continue on Hwy. 9 until intersection of Bobby Faucette Rd. **WATCH FOR SIGNS!!!!**

Preview Dates: Wednesday January 19 & Friday January 28 12-3 pm

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 will apply.**

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 29, 2005 in Union 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.