

Real Estate Auction - Houses & Lots on Golf Course!
 North Cove Township McDowell County, Marion, North Carolina



ABSOLUTE!!

52 Fairlane Drive - SELLING ABSOLUTE!!

An outstanding Mountain Home and 4 Lots will be sold at ABSOLUTE AUCTION to the last and highest bidder regardless of price!! 2,400± sf., 4 Bedroom, 3 Bath Mountain Home with Stone Fireplace, Stone Porch and Outstanding Kitchen located off US Hwy. 221 N. @ 52 Fairlane Drive on Lot #4. The Mountain home and four lots are free and clear of liens, deeds of trust and all mortgages and will be SOLD to the LAST and Highest Bidder in single lots combinations of lots or as a Whole!!! WHAT A ONE DAY CHANCE to buy at YOUR PRICE!!!

ABSOLUTE!! All Lots Have Views of the Blue Ridge Parkway



Why is this property being offered for sale at Auction?? Our Sellers are moving to Florida and have a set arrival date. The auction method of marketing is being used to spotlight and expedite the sales process.

FRIDAY, OCTOBER 17 • 2:01 PM

AUCTIONS & PREVIEWS: ON-SITE OF

ABSOLUTE HOME & 4 LOTS

52 Fairlane Dr., U.S. Hwy. 221 N., Marion, NC

AUCTION! Prime North Carolina Real Estate

3 BIG PREVIEW DAYS: Wed., Oct. 8, Fri., Oct. 10

& Thurs., Oct. 16 Each Day from 2 PM - 5 PM

(Bidder Seminar 5:30 PM - 6 PM on Thurs., Oct. 16)

370 Blue Ridge Drive North
SELLER CONFIRMATION

3,500± sf., 4 bedroom, 3 bath home located in Blue Ridge Country Club on the 18th Fairway. This home is loaded with extras! Outstanding construction!! Fireplace, study, covered decks up and down with hot tub and much more!! Many of the home furnishing will be offered to a confirmed buyer. This property has a small deed of trust and is being offered by motivated sellers ready to do business on auction day! Subject to sellers confirmation.

In Blue Ridge Country Club!!



Nationwide Toll FREE 1-800-877-3044

www.prachtauction.com

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AUCTION!!

North Carolina Mountain Real Estate

Views of Blue Ridge Parkway
 Ajoins Blue Ridge Country Club

Friday, Oct. 17 at 2:01 PM

Marion, North Carolina

(North Cove Area - US 221 N.)

Prime North Carolina Real Estate



ABSOLUTE!!



AUCTIONEER'S NOTE:

Our Sellers love this area and property and desire to attract someone whose stewardship will be a continuation of their own efforts. Short term "Bridge Financing" at closing is available on a case by case basis.

Rarely do you find an opportunity to buy properties of this quality at public auction!!!!

Don't miss this one- in- a- lifetime Auction!! See ya at the Auction!!

Chris Pracht, CAI, Your Auctioneer

TERMS: 15% down on Auction day and the *balance due on or before 30 days. To bid you must present a certified, cashiers check or money order for \$20,000.00 House and \$5,000.00 for lot bidders. Additional deposit money may be paid by good check. All certified checks are to be made payable to yourself. Any and all other arrangements must be approved in advance by the auctioneer. A 10% Buyers premium will be added to the final bid price.

*Short term Bridge Financing is being offered by seller on a case by case basis - Call the Auctioneer!

Auction subject to prior sale.

All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. Any pronouncement from the Auction Stand takes precedence over printed matter in this brochure.



Chris Pracht Auctioneers
 REALTY & AUCTION LLC

J. Chris Pracht, CAI, AARE, Broker & Auctioneer
 NCAL #2786 NCREB #63253



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DIRECTIONS: From Asheville NC, Go I-40 EAST to Marion, NC. Take exit 85 northeast on US Hwy. 221 N. by-pass, Marion; at the U.S. Hwy. 221 N. & U.S. Hwy. 226 intersection - follow U.S. Hwy. 221 N, approx. 9 miles until you see "BLUE RIDGE GOLF COURSE" on Left. WATCH for Auction Signs - go to 52 Fairlane Dr.