

# AUCTION – FEBRUARY 27, 10 AM EDT 10 PROPERTIES LOCATED IN NORTH & SOUTH CAROLINA SALE SITE: 914 CHAMPION FERRY RD, GAFFNEY, SC FOR MORE INFORMATION, CONTACT OUR OFFICES AT 800-533-0673

# PROPERTY 5 - ABSOLUTE

26.02 +/- ACRES OFFERED IN TRACTS, COMBINATION OF TRACTS & AS A WHOLE McCRAW RD, MOORESBORO(CLEVELAND CO), NC

# GIS COORDINATES 35° 10' 47"N 81° 40' 53"W

- MOSTLY OPEN CROP LAND
- EXCELLENT PASTURE LAND
- IDEAL MINI FARMS
- SELLS ABSOLUTE, WITHOUT RESERVE





Real Estate Terms: All properties are selling as is, where is 10% buyer's premium. 10% down day of auction. Balance at closing within 30 days. There are no contingencies for the buyer obtaining financing.

Broker Participation: Rebel Auction Company offers any licensed Broker/Agent a 3% commission for a registered, successful purchase. Please contact our office for more details.

Note: All information provided by seller. It is believed to be correct, but not guaranteed by the auction company. Prospective bidders should rely upon their own inspection. All announcements from auction stand take precedence over all printed and oral statements. For compliance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, interested purchasers have a ten (10) day inspection period prior to auction for assessment of possible lead-based paint hazards. Property is subject to all easements, current survey, inspection of property and information contained in public records. Visit our website for more photos and plats. Rebel Auction is acting solely as agents for the seller. All announcements from the auction stand take precedence over any verbal or printed material.

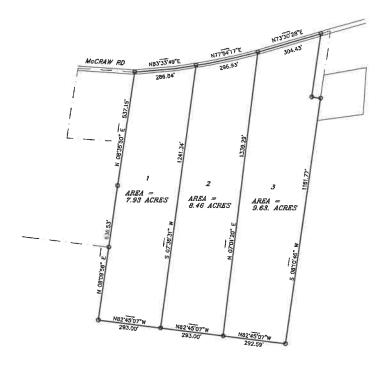
Call Office for Information. Keith Baldwin, CAI, SC AL4867, SC RE 110531, NC AL 10219, NC RE 309175

## ALL PROPERTIES TO BE SOLD FROM PROPERTY 7, 914 CHAMPION FERRY RD, GAFFNEY, SC

**DIRECTIONS:** EXIT 90 OFF I-85 (GAFFNEY, SC) TURNS NORTH ON HYATT STREET. GO 1.4 MILES, TURN RIGHT ON POST ROAD (STATE ROAD S-11-61) GO 1 MILE, TURN LEFT ON HWY 11 SOUTH, GO 2.4MILES VEER RIGHT ONTO BUCK SHOALS ROAD, GO 1.3 MILES TURN RIGHT ONTO BONNER ROAD WHICH, TURNS INTO CHAMPION FERRY ROAD FOR 1.8 MILES. SALE SITE WILL BE ON THE RIGHT.

EXIT 92 OFF I-85 (GAFFNEY, SC) GO 4.5 MILES TO BUCK SHOALS ROAD, GO 1.3 MILES TURN RIGHT ON BONNER ROAD WHICH TURNS INTO CHAMPION FERRY ROAD FOR 1.8 MILES. SALE SITE WILL BE ON THE RIGHT.







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# STATE OF NORTH CAROLINA

I certify that this map was drawn from an actual survey made under my supervision and was prepared in accordance with St. 47-30 as amended. The unadjusted ratio of proteion is 11 all posed descriptions are reacced in Book (4607), if may, see 100 posed descriptions are reacceded in Book (4607), Page 2332.

my hand and seal this 31st day of \_\_JANUARY

JANES W. CAPPS
Professional Land Surveyor L-3316 Dounse No.

# BOUNDARY SURVEY FOR: CHARLES LEE JONES

TAX I.D.: 218 COUNTY: CLEVELAND STATE: NORTH CAROLINA JANUARY 31, 2019 JOB NO.: 0119115 REVISIONS DATE:

DESCRIPTION DATE



# CBS Surveying 4 Mapping Inc.

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