



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 8

32,000 +/- SQ FT PACKING SHED WITH 6 +/- ACRES
SARRATT CREEK RD, GAFFNEY(CHEROKEE CO), SC

GIS COORDINATES 35° 10' 09"N 81° 43' 41"W

- 1,500 SQUARE FEET OFFICE SPACE
- 5 ROLL UP DOORS, 6 WALK-IN DOORS
- 3 PHASE ELECTRICITY
- SERVICED BY SEPTIC TANK
- IDEAL FOR LIGHT INDUSTRY, CONTROLLED ENVIROMENT STORAGE OR A PACKING FACILITY



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

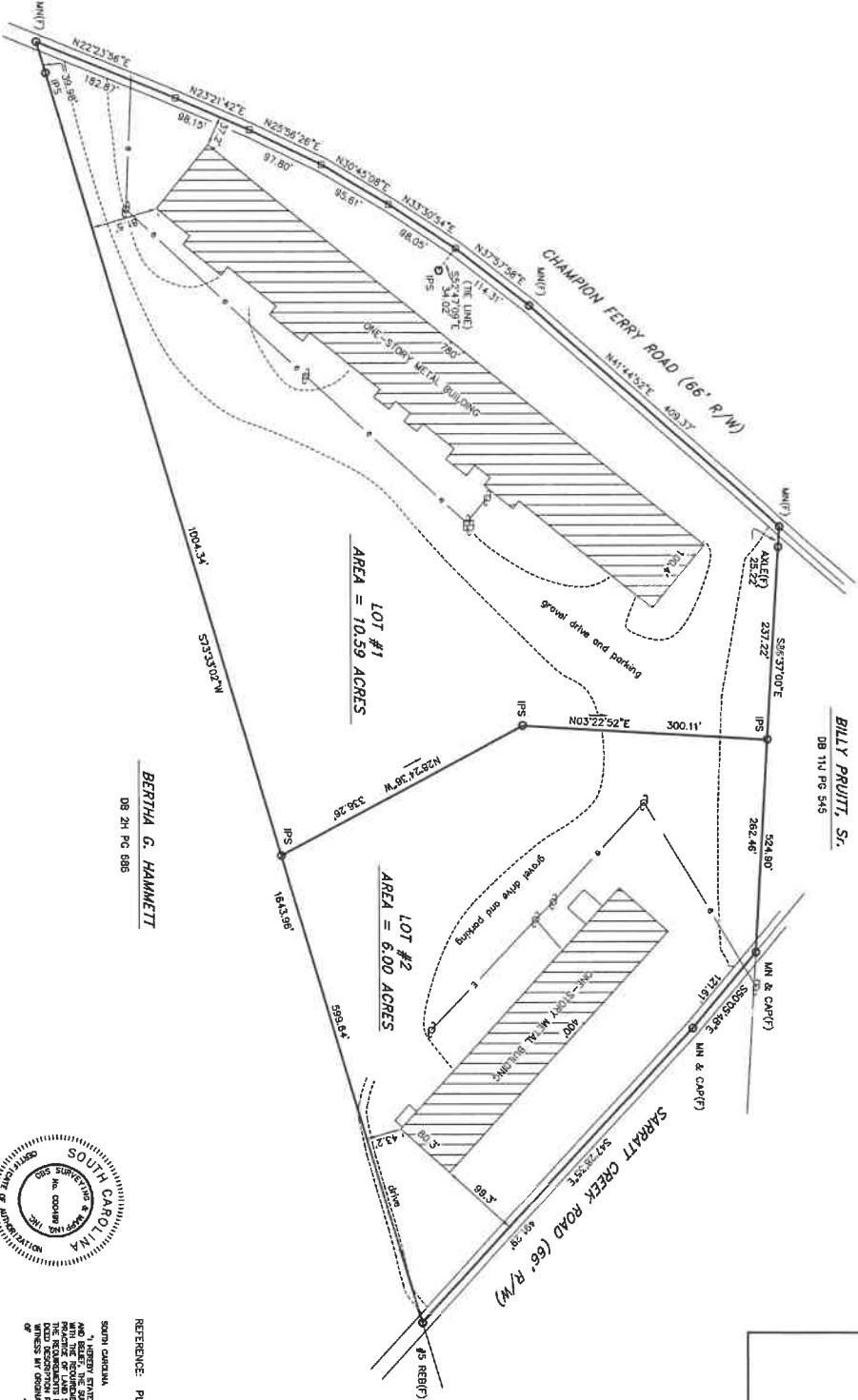
ALL PROPERTIES TO BE SOLD FROM PROPERTY 7, 914 CHAMPION FERRY RD, GAFFNEY, SC

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.



PLAT 06/0



REFERENCE: PLAT SLIDE 06 PAGE 2

SOUTH CAROLINA
AND BEING A PART OF THE STATE OF NORTH CAROLINA, IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC STATUTES RELATIVE TO THE RECOGNITION OF A CLASS B SURVEY AS SET FORTH THEREIN BY CHAPTER 100, SECTION 40 OF THE PUBLIC STATUTES OF THE STATE OF SOUTH CAROLINA, I, THE SURVEYOR, DO HEREBY CERTIFY AND SEAL THIS 20th day of _____, 2018.

JAMES K. CARNEY
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 1400

BOUNDARY SURVEY FORM

CHARLES LEE JONES

TOWNSHIP: LIFESTONE TAX ID.: 39 00 00 0181
COUNTY: CHEROKEE STATE: SOUTH CAROLINA
DATE: JANUARY 2018 JOB NO.: 017501
REVISIONS: DESCRIPTION



CBS Surveying & Mapping Inc.

3810 UNION HIGHWAY PO BOX 578
GARFIELD, SC 29342
(864) 483-5088
EMAIL: CESS@CIVILENGINEERING.COM

GRAPHIC SCALE



NOTES:
 (1) RECORDS SUBJECT ARE TO BE MAINTAINED AT THE OFFICE OF THE SURVEYOR.
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