



**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 9**

32,000 +/- SQ FT PACKING SHED W/ OFFICES AND 15.82 +/- ACRES OFFERED IN TRACTS, COMBINATIONS OF TRACTS & AS A WHOLE  
2457 McCRAW RD, MOORESBORO(CLEVELAND CO), NC

GIS COORDINATES 35°11' 06"N 81°42' 46"W

- 3BR/1BATH BRICK RENTAL HOME LOCATED ON 3+/- ACRES
- ROLL UP DOORS AND SHIPPING DOCKS
- 3 PHASE ELECTRICITY
- OFFICE SPACES
- IDEAL FOR LIGHT INDUSTRY, CONTROLLED ENVIRONMENT STORAGE OR A PACKING FACILITY
- (2) 2.5+/- ACRE LOTS ALSO AVAILABLE



**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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°39'24"W	37.60'
L2	S29°09'36"E	113.00'
L3	S57°01'18"E	40.07'
L4	S82°51'19"E	88.77'

PRELIMINARY PLAT

GREENWAY FARMS INC.  
DB 154B PG 1249  
PARCEL ID# 196

**AREA = 4.25 ACRES**  
**CHARLES LEE JONES**  
DB 1554 PG 1511  
PARCEL ID# 195

AREA = 11.57 ACRES  
CHARLES LEE JONES  
DB 1554 PG 1511  
PARCEL ID# 59379

GREENWAY FARMS INC  
DB 1548 PG 1249  
PARCEL ID# 196

**NOTES:**  
**(S)** DENOTES OBJECT SET  
**(F)** DENOTES OBJECT FOUND

PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR. NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE. WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND MAY AFFECT AREA AND LIMIT OF TITLE.

CM197 - CONCRETE MONUMENT

ONLY VISIBLE RIGHTS OF WAYS/EASEMENTS SHOWN. TITLE  
OPINION WAS NOT PROVIDED TO THIS OFFICE.  
NO MOGS MONUMENT WITHIN 2000 FEET OF SITE.



BOUNDARY SURVEY FOR:	
<i>CHARLES LEE JONES</i>	
TOWNSHIP: NO. 1	TAX ID.: 53079 & 556
COUNTY: CLEVELAND	STATE: NORTH CAROLINA
DATE: JANUARY 2019	JOB NO.: 0719113
DATE:	REVISIONS
DESCRIPTION	

**moving & Mapping Inc.**  
3510 UNION HIGHWAY PO BOX 578  
GAFFNEY, SC 29342  
(864) 489-5068  
EMAIL: CBSSURVEYING@aol.com

I hereby certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations of Cleveland County, North Carolina and that this plot has been approved by \_\_\_\_\_ on \_\_\_\_\_ for recreation in the Cleveland County Parks Office.

1. REVIEW OFFICER OF CLEVELAND COUNTY, IDENTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OF PAPER \_\_\_\_\_ DATE \_\_\_\_\_

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 G.S. 47-30 as amended.  
 The unaltered ratio of precision is 1".  
 Standard not surveyed. If any, are noted. Drawn (check) by \_\_\_\_\_  
 recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.  
 Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2019.

JAMES W. CAPP  
Professional Land Surveyor  
1-5376  
License No.