

Real Estate Auction

3436 Clemson Boulevard, Anderson, SC 29621



Auction Date: Tuesday, June 26, 2018 – 1:00 pm

Real Estate Contacts: Larry J. Meares, Real Estate Broker / 864-444-1321

Auction Type: Live onsite auction at carwash location with live online simulcast

Property Information:

- Anderson County TMS: #121-22-02-006
- Lot is approximately 0.49 acres
- Located at corner of Clemson Boulevard and Cinema Drive.
- Traffic count was 30,600 cars per day in 2017 per internet.
- Suggested starting bid - \$500,000.00

Real Estate Auction Terms:

- The property is sold with seller confirmation of the high bid.
- The property is being sold AS-IS with no warranties or guarantees express or implied.
- Seller will pay property taxes prorated to the date of closing.
- Buyer(s) will pay all other closing costs including but not limited to, attorneys fees, preparation of the deed, recording stamps, title search, \$350 transactional fee and any additional fees associated with the closing.
- Buyer's Premium applies – 10% or 11% for online bidding.
- Nonrefundable Escrow Deposit of \$15,000.00 will be due on the day of auction - amount deposited will be deducted from contract sales price at closing, which will happen within 30-45 days of signing.
- Seller makes no warranty, express or implied, as to the title of the property or zoning of the property except as warranted by its deed.
- Announcements made the day of auction take precedence over any previous announcements or advertisements.
- Agency: Auction Company is working for the seller only in this transaction.

Please Note: This auction is not subject to any contingencies, financing or appraisal. You are buying this property as they sit, so bid your price on auction day!