

Real Estate Auction

126 McGonigle Avenue, Santee, SC 29142

Property will sell "ABSOLUTE" on Thursday, June 23, 2016 at 1:30 pm

Preview: Wednesday, June 1 and Saturday, June 11 from 9-12 and by Appointment

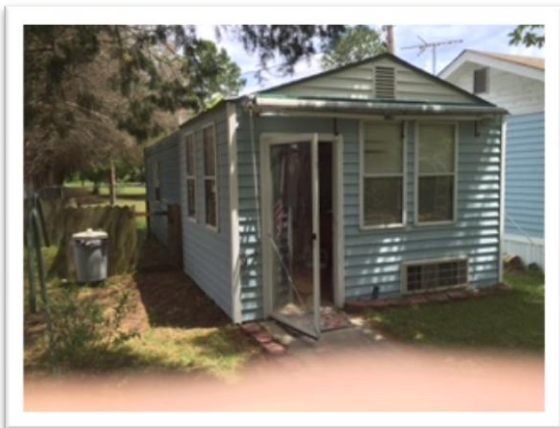
Home Information:

- 3 Bedrooms, 2 Baths
- One Home (1973 single wide mobile home with 3 enclosed porch/room additions)
- Totally re-done with new electric wiring, new windows, new floors, heating and air
- New kitchen cabinets
- Built-in emergency electric generator
- Well pump house equipped with electric heat strips
- Two car garage



Additional Property Information:

- 4.78 acres, Parcel ID#0178390
- One separate apartment
- 3 potential mobile home spaces
- Lots of flat, clear land for rental expansion, gardens, etc
- 3 septic tanks and 2 water wells
- Train track on one side – one train per week



Rental Potential:

- House monthly rental potential at least \$700
- Apartment (separate structure) at least \$200
- Mobile Home spaces (at least 3) @ \$100 = \$300

★ **Total potential monthly rental income – at least \$1200.00**

Location / Area Features:

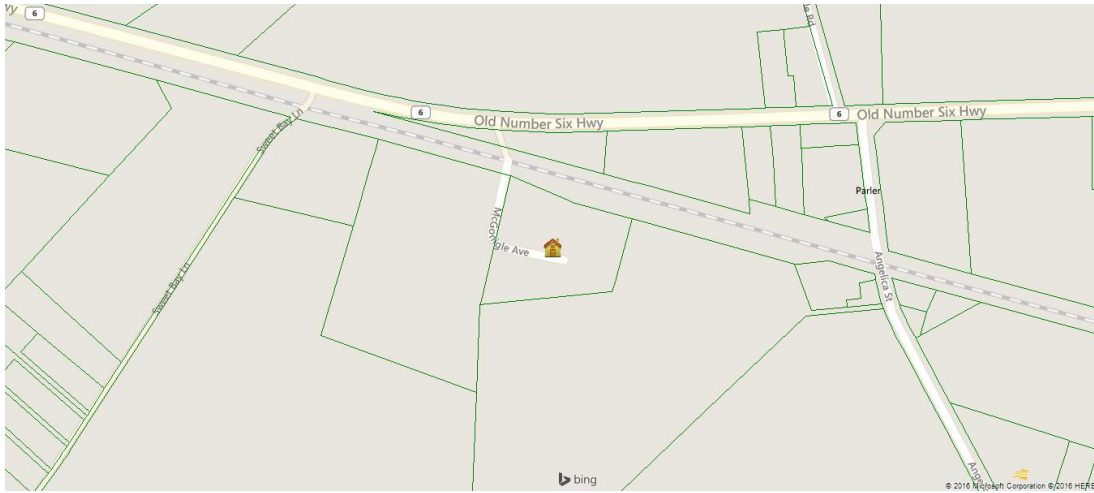
- Located between Elloree and Santee, SC
- Minutes from great golf and lake access
- Minutes from the new Volvo plant location
- Minutes to Orangeburg/in Orangeburg County
- Minutes from the I-26 and I-95 intersection

Tax Information:

- Orangeburg County Parcel ID# 0302-00-10-003.00

Auction Contact: Merle Sharick, SCAL 2489, SCRE 26089 – 803.422.8460





Real Estate Terms:

- Seller will pay any outstanding liens; property taxes prorated to the date of closing, and title search. Buyer(s) will pay all other closing costs including, but not limited to, attorneys fees, for preparation of the deed, for the recording stamps on the deed, any purchasers mortgages, survey if required and other normal closing costs.
- A Ten Percent (10%) Buyer’s Fee will be added to the final bid to arrive at the Contract Sales Price. An Escrow Deposit of \$2,500.00 will be due on day of Auction with balance due within 30 days after the high bid is accepted
- This property is being sold “AS-IS”. 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. The sale is not contingent on any financing or any home inspection reports.
- The Property is being sold ABSOLUTE.
- Announcements made day of Auction take precedence over any previous announcements or advertisements
- Broker Participation Invited.



Agency: Auctioneer is representing the seller(s) in this transaction

www.MearesAuctions.com

MEARES LAND & AUCTION COMPANY
 315 Eastview Rd. Pelzer, SC 29669
 864.947.2000 / Office

Contacts:

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