

# LEONARDI BRACKEN

REAL ESTATE

(864) 233-7655



*Selling Real Estate is What We Do...  
Helping People  
Is Our Passion*



## **LIVE AUCTION** **Online Auction** **Four Large** **Residential Lots**

**Clark Estates Subdivision, Inman SC**

**Bidding Opens:** August 8th, 2018

**Bid Deadline:** August 13 & 14, 2018

*Each Lot Will Be Sold To The Highest Bidder Above:*

**\$1,000**

### **Property Facts:**

Four large 1.15 to 1.45 acre lots on a cul-de-sac in the well established Clark Estates neighborhood. Just over a mile to Lake Bowen and 2 miles to I-26.

1 Story Minimum: 1600 Sq.Ft.

2 Story Minimum: 2000 Sq.Ft.

See restrictive covenants for full details.

*Here's your chance for an affordable lot  
in a quality subdivision...Don't Miss Out!*



**Directions:** From Spartanburg, take I-26 W to exit #10. Turn right on 292 N and go 1.5 miles towards Inman. Turn left onto SC 9N, and then turn right onto Victoria Drive. Go 0.3 miles and turn right onto Wild Azalea Drive. Follow to the cul-de-sac.

Lot #	Acreage	Physical Address	Tax ID	2017 Taxes	Bid Ends
28	1.45	342 Wild Azalea Drive	2-28-00-040.45	\$346.53	August 13th @ 11 am
29	1.31	346 Wild Azalea Drive	2-28-00-040.46	\$346.53	August 13th @ 3 pm
30	1.15	345 Wild Azalea Drive	2-28-00-040.47	\$346.53	August 14th @ 11 am
31	1.40	341 Wild Azalea Drive	2-28-00-040.48	\$346.53	August 14th @ 3 pm

**AUCTION REALTOR: DAN BRACKEN**

Leonardi Bracken Real Estate

**(864) 233-7655 or (864) 380-4537**

**[www.LeonardiBracken.com](http://www.LeonardiBracken.com)**

Bob Leonardi – Auctioneer, SCAL 1313 • Dan Bracken – Broker In Charge

Note: The information contained in this flyer is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors and omission is assumed by the seller or their agencies. ALL SQUARE FOOTAGES, DIMENSIONS AND TAXES, IF ANY, ARE APPROXIMATE.

This listing may be withdrawn or modified without notice at any time.



## Online Auction - Terms of Sale

### *Four Large Residential Lots*

*Lots 28 - 31, Clark Estates Subdivision, Inman SC*

Reserve Price: Each lot will be sold to the Highest Bidder Above \$1,000. Lots 28, 29, 30 and 31 are available for online auction.

To Bid on this property, you must be of legal age to enter into a contract to purchase real estate. If you're in doubt about the legal age to enter into contract, please consult with competent legal counsel before bidding.

The purpose of the \$1.00 credit card authorization is to verify the identity of each bidder. Your credit card will not be charged.

All bids are placed in US Dollars.

If you are out bid by another bidder, you will receive an email notice so you can return and increase your bid if you so desire.

The bidding will be open and everyone will have access to the bid history during the auction.

As the auction nears the ending time it will auto-extend until bidding is silent for 1 minute.

If there is more than one high bid at the same level (a tying bid), the bid first submitted will be honored.

The high bidder will be notified via email after the auction ends.

Financing: This sale is not contingent upon financing.

Inspection: Each bidder acknowledges it is their responsibility to inspect the property in order to determine its suitability for their intended use. The pictures used in this listing are from the four lots offered. It is the buyer's sole responsibility to inspect the lot.

Deposit: A \$500.00 deposit will be due immediately after being declared the winning bidder. Personal checks will be accepted. The balance of the purchase price is due at closing within 30 days.

Buyer's Premium: A 10% buyer's premium will be added to the high bid to determine the final purchase price.

Closing Costs: Purchaser will be responsible for any expense relative to financing his/her purchase, as well as statutory recording fees (deed stamps) associated with the sale and deed preparation.

Taxes: Taxes will be prorated as of the day of closing.

Final Bids: All bids are irrevocable by the bidder. This property will be sold to the highest bidder above \$1,000.

The Successful Bidder will be required to sign the approved real estate purchase agreement immediately upon conclusion of the auction and make their earnest money deposit to Leonardi Bracken Real Estate LLC. An auction representative will contact the High Bidder shortly after the bidding concludes in order to make arrangements for executing the Purchase Agreement.

Agency: Leonardi Bracken Real Estate. represents the seller in this transaction.

Broker Participation Invited: A 3% referral fee, of the High Bid Amount, will be paid to the Broker whose prospect pays and settles for the property. To qualify for a referral fee, the Broker must register their prospect in writing no later than 3 hours prior to the auction on the approved form with Leonardi Bracken Real Estate LLC. A complete registration file on all prospects will be maintained. No Broker will be recognized on a prospect that has previously contacted or has been contacted by the Seller or their agents. No referral fees will be paid to any broker or agent who is acting on their own behalf, on the behalf of another agent, or on behalf of a member of their immediate family, or who is a partner, stockholder, or principal of entity purchasing the property. Referral fees will be paid upon closing. There can be NO EXCEPTIONS to this policy and no oral registrations will be accepted.