

ESTATE AUCTION

SATURDAY, DECEMBER 4

PREVIEW STARTS AT 10:00 AM

PERSONAL PROPERTY AUCTION STARTS AT 11:00 AM | REAL ESTATE AUCTION AT 12:00 NOON

103 BRAMLETT STREET SIMPSONVILLE, SC 29681

DALEWOOD HEIGHTS SUBDIVISION



Personal Property and Real Estate Auction
Living Estate of Doris Gentry

Tax Map #: **0294000400400**

MLS #: **1214219**

Fair Market Value: **\$131,140**

Taxable Market Value: **\$124,569** Taxes for 2009: **\$376.90**

+/- 1400 sq ft house (1462 sq ft)

3 bedrooms, 2 baths, Living room with fire place and built in shelves, Kitchen with dining room, Sun room, Wash area, Large garage, Yard fenced on one side, Flat lot, large yard with mature trees

Master Bedroom: **14 x 11.6**

Bedroom 2: **10 x 11.4**

Bedroom 3: **11 x 11.4**

Master Bathroom: **8 x 5.6**

Hallway: **9.10 x 3.4**

Open Foyer: **7.6 x 6**

Living Room: **14 x 17.9**

Sunroom: **10 x 15**

Kitchen & Dining: **20 x 11.9**

Utility Room: **5.6 x 9**

Garage: **1 Car**

Attic: **Good Insulation**

House Overall: **65 x 41**

Lot, roughly: **270 x 130 = 35,100 sq ft or 0.80 acre**

Water: **Public**

Sewer: **Public**

Whole house electric

Showing by appointment and near auction date. For information, please contact Jake Ohlinger (864) 918-7572 or Norma Edwards, REALTOR, (864) 380-9806

Terms & Conditions

1. Sold "AS IS," Seller will make no repairs
2. House will be sold to the highest bidder above \$100,000.
3. No warranty or guarantee by seller, realtor or auctioneer
4. 10% Buyer's Premium applies
5. Comments by auctioneer at auction take precedence over previous oral or written material
6. 10% Earnest money deposit due day of auction
7. Buyer pays associated closing cost
8. Taxes prorated to day of closing
9. 3% Buyer's agent commission

Jake Ohlinger:
auctioneer

200 Del Norte Road Greenville, SC 29615
www.ohlingerauctions.com

Jake Ohlinger, Auctioneer, SCAL3200, (864) 918-7572
Betsy Klotz, BIC, Keller Williams (864) 234-7500
Norma Edwards, Realtor, (864) 380-9806

Directions: Take Interstate 385 to Highway 417, Mauldin and Simpsonville Exit. This is also the same as NE Main Street. Proceed south toward Simpsonville. Bramlett Street is the second street on the right and the property is the second house on the left. Watch for auction signs.



Real Estate: Terms & Conditions

103 Bramlett Street
Simpsonville, SC 29681

Saturday, December 4, 2010 at 11:00 A.M.
rain or shine & on site

Tax Map # 0294000400400

MLS # 1214219

1. Auction, sold to the highest bidder over \$100,000.
2. Property sold "AS IS." Seller will make no repairs.
3. No warranties or guarantees by seller, auctioneer or Keller Williams Realty expressed or implied. It is important that you inspect the property prior to auction.
4. No liability for its accuracy, errors or omissions is assumed by the Seller or their agents. All descriptive information should be verified independently by the bidders.
5. Taxes are pro-rated to day of closing.
6. 10% Buyers Premium applies. Buyers Premium will be added to the final bid price to determine the final sale price. What this means is that if the final bid price is \$10,000, 10% or \$1,000 will be added to the bid price to determine the final sale price of \$11,000. The successful high bidder will be required to sign the contract of sale. Balance due within 30 days of the auction, January 3rd.
7. 10% deposit on day of auction. Cash, certified or personal check will be accepted as earnest money.
8. Buyer pays associated closing cost. This means inspections, surveys, deed preparation, title search and other related closing cost. The Seller will pay \$300 toward attorney fees if the buyer closes in 15 days of the auction and close at the Law Office of Harold Sutter. 200 E. Main St., Easley, SC 29640, (864) 855-3114, www.upstatelawgroup.com
9. Buyer's Agent participation is welcomed. Real Estate Agent of the successful buyer will qualify for 3% commission of the bid price. Requirements are:
 - a. Licensed real estate agent
 - b. Submit completed buyer's agent form one hour prior to auction.
 - c. Agent and buyer must be present at auction and closing
 - d. Commission will be paid to the agent's company at closing

10. All bidding is open to the public. You must, however, be registered and get a bidder number before you bid on the property. Bidder registration will begin one hour before the auction.
11. Management of the auction and increments of bidding are in the direction and at the discretion of the auctioneer.
12. Financing available to qualified borrowers: First Palmetto Mortgage, Inc., David "Kim" Kendrick, kk@1stpalmetto.com 3501 Pelham Road, Suite 201, Greenville, SC 29615, (864) 423-6872, www.1stpalmetto.com/kk
It is best to have financial arrangements made in advance of the auction. If the successful buyer is not able to close on the property, the buyer will lose its earnest money.
13. Announcements made at the time of the auction take precedence over all previous oral, written or printed materials.
14. For additional information please contact Jake Ohlinger, Auctioneer, Ohlinger Auctions, (864) 918-7572, 2jake@ohlinger.com www.ohlingerauctions.com or Norma Edwards, Realtor, (864) 380-9806, normaeedwardsllc@kw.com and Betsy Klotz, BIC, Keller Williams Realty, (864) 234-7500, www.kwgreenvillesc.com

Personal Property: Terms & Conditions

103 Bramlett Street
Simpsonville, SC 29681

Saturday, December 4, 2010 at 11:00 A.M.
rain or shine & on site

15. Bidding is open to the public. You must, however, be registered and get a bidder number before you bid on the personal property. Bidder registration will begin one hour before the auction.
16. Items are sold "AS IS" to the highest bidder. Seller will make no repairs.
17. A few items have reserve prices.
18. No warranties or guarantees by seller, auctioneer or Estate N Garage Treasures expressed or implied. It is important that you inspect the merchandise prior to bidding at auction.
19. No liability for its accuracy, errors or omissions is assumed by the Seller or their agents. All descriptive information should be verified independently by the bidders.
20. SC Sales Tax of 6% will be collected on the final sale price of an item.
21. 10% Buyers Premium applies. Buyers Premium will be added to the final bid price to determine the final sale price. What this means is that if the final bid price is \$100, 10% or \$10 will be added to the bid price to determine the final sale price of \$110.
22. SC Sales Tax of 6% will be collected on the final sale price of an item.
23. Auction staff may bid and purchase items for auction.
24. Auctioneer will settle disputes and may remove or resale items.
25. Management of the auction and increments of bidding are in the direction and at the discretion of the auctioneer.
26. Announcements made at the time of the auction take precedence over all previous oral, written or printed materials.

27. Purchases are to be paid in full on day of auction and prior to the removal of items from premises.

28. Accepting cash or good check payable to Estate N Garage Treasures.

29. For additional information please contact Jake Ohlinger, Auctioneer, Ohlinger Auctions, (864) 918-7572, 2jake@ohlinger.com, www.ohlingerauctions.com or Michael Licavoli, Auction Manager, Estate N Garage Treasures, (864) 244-6768, dtlions@msn.com