

ONLINE AUCTION

Real Estate & Personal Property

2501 Hwy 247 - Belton, SC

Directions: From I-85, take the Hwy 25 (Augusta Rd) Exit towards Greenwood. Go 11.7 miles to a left onto Cooley Bridge Rd (Hwy 247). Go 5.8 miles to the home on your left. 2501 Hwy 247, Belton, SC.

REAL ESTATE

STARTS - Sun. May 22 **ENDS** - Tues. May 31

PERSONAL PROPERTY

STARTS - Sun. May 22 **ENDS** - Thurs. May 26

OPEN HOUSE

Sat. May 21, from 10am - 5pm

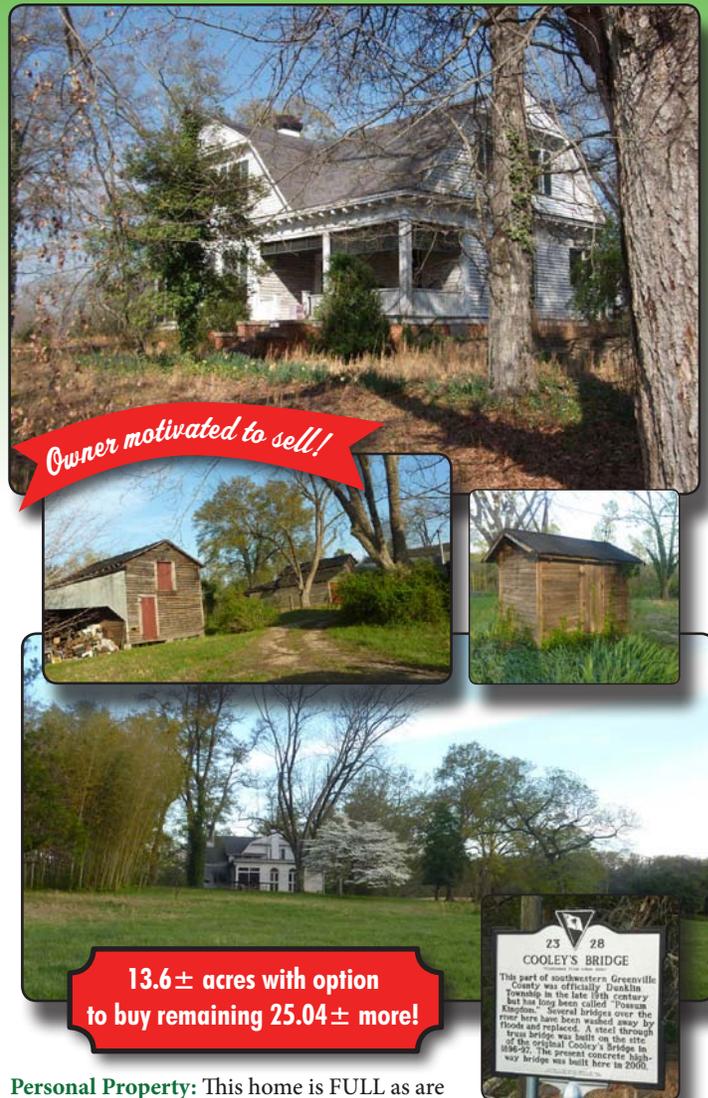
(BBQ Available - TV Filming in Progress)

Real Estate: We are selling 13.6 +/- acres with a "ready to be restored" two-story home. As you walk up the steps of this home to the Covered Porch you can feel a touch of days gone by - all that's needed is a few big oak rockers and you can rock yourself back in time to days when living was a little less hectic. Enter through the Beveled Glass Door of this massive home, and you will be welcomed by the large Entrance Hall. On one side of the Hall you have double doors opening into a Parlor complete with Fireplace and Bay Windows. On the other side, you have a Bedroom with a Bath as well as a small Office area. Walk up the large Stairway w/ beautiful stained glass windows and you will find 3 Bedrooms with a wonderful walk-in attic area and as found in most homes of this age, a large Open Hall. This home also boasts a Large Library w/ Rolling Ladder. A Dining Room with a Fireplace is off the spacious Kitchen that has been partially updated and has a Pantry and Mudroom with a Bath off the deck. A Greenhouse and Morning Room off the back of the home with a Brick Patio look over the property with many mature trees & flower beds.



Outbuildings, Barns and an old Well House are just some of the treasures you will find as you roam this great piece of land which is steeped in history. We have been told the bank of the Saluda River which runs along side this property was a campsite for Civil War soldiers. The old Toney Creek Post Office, which was once on this property, was named after an old Cherokee Indian Chief. You will also find near the river a large old farmhouse (not in livable condition) and old log buildings. Be totally self-sufficient on this property with your own garden, cattle or horses.... enjoy country living to the fullest....be the high bidder on this property so we can say SOLD to YOU!

Real Estate Terms & Conditions: The bidding on this property will end at 3 pm on 5/31/11. All property sells "AS-IS, WHERE IS" condition without guarantee or warranty. There will be a 10% buyer's premium added to the final bid price to determine the contract sales price. The winning bidder is expected to bring a check amounting to 5% of the contract sales price and meet the agent at WHAM Office, 104 Middleton Way, Greer, SC, 29650 by 5pm on 5/31/11. The high bidder acknowledges by bidding that his bid will be effective for 36 hours following the auction for seller confirmation. The balance due on the property is due within 30 days following the auction. The Buyer pays ALL closing costs, including, but not limited to: attorney, deed, deed stamps, wood infestation report and survey. WHAM AARE, LLC.



Personal Property: This home is FULL as are the barns...a partial listing to include: Early Huntboard, Armoires, Wardrobes, Empire Dressers, Wash Stands, Morris Recliners, Tables, Sofas, Early Ornate Iron Beds, Trunks, Old Tin Toys, Mercury Glass, RS Germany Hat Pin Holder, Carnival Glass, Artwork, Silver-plate, Ironware, Pottery, Quilts, Cotton Scales, Books Galore, Old Phones, Globe, Lamps, Barns "FULL" & Attic yet to go through, Restaurant Equipment, you will have to go on-line or come to the "ALL DAY" preview on May 21 from 10am until 5pm to check this one out - we are SURE to find many treasures in this auction - see them all at the preview. Plan to spend the day with us and roam the grounds. We will have BBQ, drinks and snacks available. Bring your family and friends (we will also be filming for TV, if you want, get in on the action). You know you can always find fun and a treasure at WHAM! Don't miss an auction beat...bid 24/7!

Personal Property Terms & Conditions: All items to be sold at online auction only. All items are sold "as is, where is" & ALL sales are FINAL! There are NO warranties or guarantees expressed or implied on any of the merchandise. Bidders are given ample time to preview items, but in the event that they cannot preview, they acknowledge by bidding that they accept the auctioneer's description when they bid on a particular item. WHAM will not be responsible for any errors or omissions in the description of the merchandise. A 15% buyer's premium will be added to all purchased lots and all items will be paid for immediately following the close of the auction by a credit/debit card on file. Items to be shipped will be subject to shipper's instructions per our information page on www.proxibid.com.



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