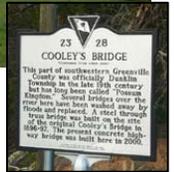


REAL ESTATE FOR SALE

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: 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!



Real Estate Terms & Conditions: 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 buyer 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 within 24 hours of the contract being accepted. The balance due on the property is due within 30 days following contract acceptance date. The Buyer pays ALL closing costs, including, but not limited to: attorney, deed, deed stamps, wood infestation report and survey. WHAM AARE, LLC – Sunil Varghese, BIC SCAF 3988



www.whamauctions.com
104 Middleton Way - Greer, SC
864-801-9468
SCAF 3988