





**Directions:** From the intersection of SC Hwy 34 and SC Hwy 395 (By-pass) go south on SC Hwy 395 approx. 1 mile to the property. Look for the Auctions United signs to lead the way.

Financing: Financing is available to qualified buyers through Ag South Farm Credit. A representative will be on site the day of the sale. Contact Lisa Crawford in the Laurens office at 864-984-3379 or 800-521-6697.

Financing available to qualified buyers



864-984-3379 800-521-6697 www.agsouthfc.com

## For additional information call 800-222-5003 or visit www.auctionsunited.com

All information contained in this brochure was derived from sources believed to be correct, but is not quaranteed Any announcement made from the auction stand shall take precedence over any printed matter in this brochure. 2014 For compliance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, interested purchasers have a ten (10) day inspection period for assessment of possible lead-based paint hazards.



## **FAUGTION** FRIDAY ★ AUGUST 8 ★ 6:00 PM 3 Bedroom House & 6 Acres 7947 Highway 395 Newberry, South Carolina



Co-Broker: Linda Renwick Realty 803-276-3676

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TERMS: There is a 10% buyer's premium added to the final bid with the balance due in 30 days. You can bid with confidence with Auctions United.

**CONTACT INFORMATION:** Call Linda Renwick at Linda Renwick Realty at 803-276-3676 or David Faulkner at Auctions United at 770-324-4545 or 800-222-5003 or email davidfaulkner@ auctionsunited.com for more information.

**OPEN HOUSE/INSPECTION:** Auctions United representatives will be on the property Sunday, August 3 from 2-5 pm. Other times by appointment only.









800-222-5003 ★ auctionsunited.com

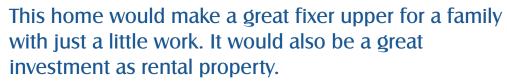






The land is mostly level farmland. The home has white vinyl siding with window shutters and a concrete floored front porch with wrought iron railing and a two-car carport. There are three bedrooms, living room with gas fireplace, dining room with built-in cabinets, large kitchen with lots of cabinets and storage space, major kitchen appliances, single bath with linen closet and tub with shower, and laundry room. Most rooms have ceiling fans. Heating and cooling is from a Rheem package unit. Flooring is vinyl in the kitchen, carpet in the living room and dining room, and hardwood floors in the bedrooms.

Outside you'll find several small buildings. The largest is a garage with workshop. There's also a barn at the rear of the property and a pump house over the well and water system.







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