

AU AUCTION

Saturday ★ August 8th ★ 10:00AM

Laurens County ★ South Carolina

Property of Roman and Mary Wagler

Home, Restaurant Building, Guest House

Restaurant & Farm Equipment, Home Furnishings

EVERYTHING MUST GO!



12360 Highway 39 Cross Hill, SC

This well known Mennonite family is moving back home to Ohio and selling their home, restaurant, equipment and guest house.

Real Estate Terms: A 10% Buyer's Premium will be added to the final bid and due at the end of the auction. Balance due in 30 days.

Equipment and Personal Property Terms: A 10% Buyer's Premium will be added to the final bid. Full payment is due the day of the sale in the form of cash, cashier's check, personal or company check accompanied by a bank letter of credit.



AUCTIONS UNITED INC.

16 Commerce Court, Rome, Georgia

Licensed • Bonded • Insured

SCAL 1445F

(706) 295-7501

1-800-222-5003 ★ auctionsunited.com

3 Bedroom, 2 Bath Home & Furnishings



The home is a well kept ranch style, 3 bedroom, 2 bath home with large living room with fireplace. The fireplace has a woodburning insert with electric blower. It also has central air with a heat pump and an attic fan in the hallway. The kitchen has an abundance of cabinets for storage and up to date appliances. There is a huge laundry room and a finished former garage that is now a dining room/den area. The three bedrooms feature large closets with folding doors and the bathrooms have a shower/tub with single vanity. Out back is a large outdoor kitchen area with aluminum awning cover and a large swingset for the kids. There is also a 465 foot deep well and septic tank on the property.

For additional information call 800-222-5003

Please visit www.auctionsunited.com/current-auctions for a video tour of the property.

The Guest House, 5 Bedroom 3 Bath Manufactured Home



Used by Mennonite families as a "Guest House," this 5 bedroom, 3 bath manufactured home has the look of a home that was built there. A separate roof with two car carport has been added along with a master suite and master bath. There is also a large front porch. The home has central air and many large trees that help keep it cool in summer. The stove and the refrigerator are included. Most of the furnishings are being sold separately. There is also a storage area underneath. The bedrooms and two of the baths are typical for a manufactured home with a shower/tub and single vanities. The new master bath is larger. Like the main home, the guest house is spotless and ready to move into.

There is a 10% Buyer's Premium

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“Wagler’s Black Buggy Restaurant” Building



This is a well-built, handicap accessible, restaurant building with a 24' x 36' main dining room that seats 80 and a separate 16' x 26' back dining room that seats 40. There are nice modern men's and women's rest rooms adjoining the dining areas. Near the back door is a separate full bath with shower accessible from the kitchen. Inside the front door to the left is a serving line with steam table. The 23' x 25' kitchen is a well equipped, full size, industrial kitchen with nice wood cabinets and large food preparation areas. Behind the building is a covered area presently housing a walk-in commercial freezer, cooler, and a wood fired commercial barbeque grill. Pre-Auction offers for the restaurant with equipment intact, along with the home will be considered.

Look for the big Auctions United Tent

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Commercial Kitchen Equipment



Hobart 20 Qt Mixer Model A-200-T



True Refrigerator Model T-23G



Frymaster 2 Basket Deep Fryer



5 and 3 Section Serve Well
Serverby Vollrath



8 Ft. Stainless Steel Table



Bunn Coffee Maker Ser. 893973



3 Section Stainless Sink



Champion Dishwasher Mod# UH-
1508 Ser# W7919



Delfield Refrigerator



Fleetwood Mixer Mod# AZ30
Ser# 3803003



2 Door Oven Blodgett Mark V



Accutemp Steam N Hold Steamer
S/N 4125

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Commercial Kitchen Equipment



Vulcan 6 Burner Gas Stove/Oven



Univex Mod. "G" Potato Peeler
Ser# 6P1970109



Star Max 4 Ft Flat Table Gas Grill



True Double Freezer



8 x 10' Walk-In Cooler



6 x 8' Walk-In Freezer



Double Charcoal Grill w/
rotating grill



36 Blue Seat Stacking Chairs



17 3ft x 8ft Tables



27 Oak High Back Chairs



58 Low Back Chairs



1999 National BD 847212 60 Gal.
6.5 Hp Compressor

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Equipment & Personal Items



Couch and Love Seat



Couch and Love Seat



6" Closed Oak Table w/6 1" Leaves
Seats 14



Corner Cabinet



Wood Frame Bed (in Main House)



Washer and Dryer



Case 580 Backhoe Mod# 80C-CK
Ser# 8962478



763 Bobcat #512212174



30' Gooseneck Lowboy Trailer



Utility Box Trailer (Home Made)



18 Ft Equipment Trailer



Attachment Post Hole Digger
9", 12", 18" Auger Bits

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AUCTION

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**Property of Roman
and Mary Wagler**

12360 Highway 9

Cross Hill, SC

Crosshill

72

Highway 39

560

Auction Site

You Tube

See our YouTube video
"The Roman and Mary
Wagler Property, Cross
Hill, South Carolina"

**EVERYTHING MUST BE SOLD!
EVERYTHING WILL BE SOLD!
EVERYTHING MUST GO!**

Directions: From the Cross Hill Post Office take Highway 39 south and go 4.2 miles. The property is on the right. From the intersection of SC Highway 34 and SC Highway 39 (Chappells, SC Crossroads) go north 8.3 miles on SC Highway 39. The property is on the left.

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SCAL 1445F

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