

REAL ESTATE AUCTION

Lovely home on a 1.4 acre lot.

200 WILLIAM EPPS LOOP

KINGSTREE, SC

NICE QUIET SUBURBAN LOCATION

Approx. 1.7 miles from downtown-take 261 South (Main St.) 1.4 miles to William Epps Loop, turn right, go .3 miles to sale site on left.

Downtown Convenience in a rural county atmosphere.

SATURDAY, JULY 20, 10:00AM

SALE ON SITE • RAIN or SHINE

PUBLIC INVITED - anyone can buy

1950+/- sq. ft. Lovely Home. 3 bedrooms, 2 baths, crown molding, hardwood flooring, french doors, central heat and air, and more. Other improvements include small house in back yard for relative or rental, large equipment barn, 2 storage buildings, all this situated on a beautiful 1.4 +/- acre nicely landscaped completely fenced lot, This property blossoms with many oak, magnolia, dogwood, crepe myrtles, native honeysuckle, and holly trees, along with shrubbery, and flowers galore (in season).



TERMS OF REAL ESTATE: FIFTEEN PERCENT (15%) of contract price paid in escrow. Balance due within thirty (30) days. Purchasers will be furnished a deed free and clear of any encumbrances with stamps. All property sells "AS IS WHERE IS" with no warranty implied or expressed. Auctioneers assume no liability for errors or omissions in this listing. Property will be sold subject to all easements to include highway, power lines, and etc., zoning and restrictions if applicable. Announcements made by the auctioneer at the time of the sale take precedence over printed matters. Buyers pay for survey. Auctioneers note: Seller discloses that due to the fact that residence was built prior to 1978 there may be the presence of lead-based paint in the residence; however the Seller has no knowledge of any lead-based hazards in the home and has no report or records pertaining to the same. Prospective buyers have the right to inspect the property at their expense (10) days prior to the auction or to sign a waiver to forego the inspection. **Auctioneer/Broker will represent the Sellers in the transaction. No Buyers Premium.**

VOTED 2019 BEST OF THE PEE DEE



843.669.5717 OR TEXT 843.319.2734
FLORENCE, SC (SCAL 124)
RICK@RICKWATTS AUCTIONS.COM

TO VIEW THIS HOME
OPEN HOUSE
SUNDAY JULY 7 & SUNDAY JULY 14
{2 - 4 P.M.}

VERY MOTIVATED SELLER
NO BUYERS PREMIUM