

# ESTATE AUCTION

233 N. LAKEWOOD DRIVE - FLORENCE, SC

(OFF HOFFMEYER ROAD)

ESTATE OF BILLY MILES (DECEASED)

**SAT AUG 22, 8:00 am**

\*HOME SELLS FIRST AT 8AM

ON SITE {RAIN OR SHINE}



VERY NICE SPACIOUS BRICK HOME, 2150 +/- SQ FT, 3 BEDROOM, 2.5 BATH, LIVING ROOM AND DEN, FORMAL DINING ROOM, LARGE BREAKFAST ROOM, 2 CAR GARAGE, FENCED BACKYARD, LARGE LANDSCAPED YARD. ADDITIONAL AMENITIES INCLUDE: DETACHED WORKSHOP, DETACHED ONE ROOM APARTMENT AND STORAGE BUILDING.

**OPEN HOUSE:** SUNDAYS AUG 2 & 16, 2-4PM  
OR BY APPOINTMENT SHOWN ANYTIME

**NOTE:** LARGE TENT WITH FANS WILL BE PROVIDED FOR SHADE AND COOLING. SALE WILL BE SET UP TO ENHANCE SOCIAL DISTANCING, MASKS ARE RECOMMENDED

**Very Motivated Seller**

**PERSONAL PROPERTY - PARTIAL LISTING**

Computer: Tower, Monitor, Keyboard, Printer, Scanner, Entertainment Center, 2 Swivel Rockers, 42" Polaroid TV, 2 Sofas, 4 Recliners, 2 Coffee Tables, Oak Table With 4 Chairs, 3 Analog TV's, Mahogany Dining Room Table With 6 Chairs And Matching China Cabinet, Lamp tables, 5 Piece Bedroom Suite (Queen Bed), Double Bed, 3 Piece Bedroom Suite (King Size Bed), Cedar Blanket Chest, Treadmill, Washer And Dryer, Student Desk, Mirrors, Assortment Of Electronics, Vacuum Cleaners, Lamps, Pictures-Prints-Paintings, Sharp Stereo, Lots Of Small Household Decor, Pots, Pans, Dishes, Kitchen Counter top Appliances, Many Other Related Items In Box Lots.

**Workshop:** Hilti Bit And Anchor Set, Battery Chargers, Hilti Piston Drive Tool Set, Utility Trailer 5'X10', Craftsman 7 Drawer Tool Box, Briggs And Stratton 8 HP Electric Generator, Tiller, Shop Fan, Craftsman 10" Radial Arm Saw, 10" Table Saw, Dewalt 10" Miter Power Saw, Jig Saw, Portable Cut-Off Saw, Power Hand Tools, Misc. Tools, Several Boxes Of Misc. workshop Related Items- 4 Section Werner Alumina-Plank Scaffold Deck, Pallet Truck, Misc. Lumber Pieces, Very Old Counter Top Drill Press, 2 Combination Floor Safes 16"X16"X22", Many Other Items Not Listed

**Don't Miss This Auction**

**Preview: Friday, Aug. 21st - 1-5PM and Auction Day 7AM**



For More Details and to View the Home Contact

Auction Marketing Since 1975

843.319.2734 | Florence, SC

Rick@rickwattsauctions.com | SCAL 124



P.O. Box 4979

Florence, SC 29502

AUCTION MARKETING SINCE 1975

## **AUCTION HOME & CONTENTS**

**PERSONAL PROPERTY TERMS:** Cash, Good Local Checks accepted. Out of State checks accepted only with Bank Letter or Guarantee, No Credit Cards. Total purchase price due immediately following auction. Everything sold "AS IS, WHERE IS" subject to purchaser's own inspection. Announcements at auction take precedence over any prior verbal or written material and additional terms & conditions may apply. Auctioneers or Seller has right to add or delete items.  
**NOTE:** Auctioneers are only Selling Agents for the Seller and do not in themselves guarantee condition of or warranty any items. **10% Buyer Premium applies.**

**TERMS OF REAL ESTATE:** TEN (10%) of contract price paid in escrow/Balance due within (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 auctioneer at the time of 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 paints or 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 this transaction. **10% BUYERS PREMIUM.**