

# real estate auction



## 312 TURKEY BEARD COURT CHAPIN, SC 29036

**Auction Date:** Tuesday, March 14, 2017 at 4:00 pm

**Auction Location:** At the property site located at 312 Turkey Beard Court, Chapin, SC 29036

**Auction Contact:** Darron Meares, CAI, SCAL 3737  
864-444-5361

**Auction Information:** 3 BR, 2 BA home located in the Turkey Pointe Subdivision

**Lexington County Tax ID:** #00716-01-075

### Home Features:

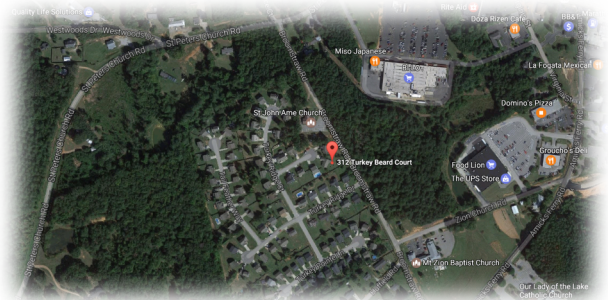
- 1410 sq ft +/-
- Built in 2007
- Zoned Single Family
- 2 Car Attached Garage
- Located at the end of Cul-De-Sac

### Lexington 05 School District:

- Chapin Elementary School
- Chapin Middle School
- Chapin High School

### Area Interests:

- Crooked Creek Park Recreation Complex
- Minutes from Lake Murray access
- Lake Murray Golf Center
- 30 minutes to downtown Columbia



Meares Land & Auction Company  
315 Eastview Road – Pelzer, SC 29669  
864-947-2000 / office  
Larry J. Meares, BIC, SCAL 109  
David J. Meares, Agent, CAI, SCAL 620  
Darron Meares, Broker, CAI, SCAL 3737



### Auction Terms for 312 Turkey Beard Court, Chapin, SC:

- Seller will pay any outstanding liens, property taxes prorated to the date of closing, CL-100 infestation report and title search. Buyer(s) will pay all other closing costs including, but not limited to, attorneys fees, for preparation of the deed, for the recording stamps on the deed, or any purchasers mortgages, survey if required and other normal closing costs.
- A Ten Percent (10%) Buyer's Fee will be added to the final bid to arrive at the Contract Sales Price. An Escrow Deposit of Two Thousand Five Hundred Dollars (\$2,500.00) will be due on day of Auction with balance due within 30 days after the high bid is accepted
- This property is being sold "AS-IS". Seller makes no warranty, express or implied, as to the title of the property or zoning of the property except as warranted by its deed. The sale is not contingent on any financing or any home inspection reports.
- Announcements made day of auction take precedence over any previous announcements or advertisements
- Broker Participation Invited. See our website for information.

**Agency:** Auctioneer is representing the seller(s) in this transaction

**Please note:** This auction is not subject to any contingencies, financing or buyer requests. You are buying this property as it sits, so bid your price on auction day!

### Real Estate Notes:

- Preview by appointment outside of published open house dates.
- Potential buyers can schedule and pay for their own home inspections at their cost.

### Broker Participation:

- Complete the Broker Participation Form in the Documents section of our website.
- Submit prior to 48 hours of auction date and time.
- Show the property to your client
- Attend auction with your client

For upcoming auction information on other property listings, visit our website at [MearesAuctions.com](http://MearesAuctions.com)

