

US BANKRUPTCY * ON-LINE ONLY*

AUCTION

Bidding Opens:

Tuesday, Dec. 3 @ Noon

Bidding Closes:

Thursday, Dec. 12 @ 10:00 AM

US Bankruptcy Court Ordered Auction

5.1+/- Acres of Commercial Property

200 N. Harper Street, Laurens, SC 29360



Pursuant to an Order in the US Bankruptcy Court in the case of TAG FL, LLC , Case No. 6:24-bk-04923-LVV, Ewald Auctions has been authorized to sell the following real estate at **PUBLIC AUCTION!**



Property Features:

- +/- 5.1 Acres
- (3) Buildings totaling approx. 23,620 sq ft
- Former Chevrolet dealership property (current zoning does not allow for this use)
- Access from S Harper St, BUS 76 & Gordon Street
- (8) Parcel IDS



Amenities:

- Located in the heart of downtown Laurens
- 4 miles off of SR 385
- A great investment/re-development opportunity for storefront retail space
- Situated between Greenville and Columbia
- 4.1 miles from Walmart Distribution Center on the corner of US385 and SR221
- 10 miles to Clinton, SC
- 37 miles to Greenville, SC
- 70 miles to Columbia SC
- 104 miles to Charlotte, NC

Terms and Conditions

- Real Estate sells subject to an Order in the US Bankruptcy Court, Middle District of Florida, Orlando Division!
- Property is selling Free & clear of any liens and encumbrances, with any such liens attaching the sale proceeds.
- Real Estate sells on an **'AS IS, WHERE IS'** basis with NO warranties of any kind, expressed, implied, or otherwise.
- 10% Buyer's Premium.
- \$25,000 cashier's check must be deposited into escrow of the attorney for the debtor by **Wednesday, December 11, 2024 @ 10am**, contact Auctioneer for information.
- A total of a 10% non-Refundable Deposit of the Purchase Price and a fully executed Contract for Sale and Purchase will be due **within 24 hours of the auction.**
- Closing must be within 45 days of the entry of the Order Approving the Auction.
- There will be NO CONTINGENCIES for financing, inspection, or otherwise.
- The Buyer will pay **ALL Closing Costs** associated with the transfer of title.
- Buyer will pay ALL Property Taxes due on the property, both current and delinquent.
- A Purchase and Sale agreement will be entered into by both the Highest Bidder and a Backup Bidder.
- Any inquiries should be directed to the auction company at 407-275-6853 or bob@ewaldauctions.com.



In cooperation with



Lisc. RE Broker - AB3381 - AU1340

407-275-6853

www.ewaldauctions.com

