

PROPERTY SPECIFICATIONS

THE OPPORTUNITY: Absolute Land Auction
Tuesday, December 6th, 2005
6:30 p.m. (Registration begins at 5:30 p.m.)
Auction Location - Hampton Inn (Intersection of Hwy. 25 & 276)
593 Roe Center Court
Travelers Rest, SC 29690

PROPERTY ADDRESS: Goodwin Bridge Road, Travelers Rest, SC
Greenville County

SITE: +/- 51.8 Acres divided into 2 Tracts
Tract A +/- 7.3 ac. with 860 lineal ft. of frontage on Goodwin Bridge Rd
Tract B +/- 44.5 ac. with 860 lineal ft. of frontage on Goodwin Bridge Rd
Excellent site for homeowners, investors, developers
Good topography with gentle slope
Close proximity to scenic Hwy. 11 and Hwy. 25 with Mountain Views

LEGAL DESCRIPTION: Greenville County, SC Tax Map #: 0522.03-01-011.00
PROPERTY TAX (2004) \$98.56

ZONING: This parcel is unzoned in Greenville County, SC. Landowners and developers must abide by Greenville County land use ordinance.

RESTRICTIONS: This property is unrestricted.

UTILITIES: Power: Blue Ridge Electric
Water: Greenville Water System

TERMS:

\$5,000 deposit by cash or good check for Tract A, \$10,000 deposit by cash or good check for Tract B, balance is due at closing by Friday, January 6th, 2006. A 10% Buyers Premium will be added to the winning bid price to determine the final contract price paid by the purchaser. Purchaser pays for deed preparation, survey fee and their portion of legal fees to close the sale. Property sells "as is, where is" with all faults and in its present condition with no warranty of any nature expressed or implied. Roll back taxes if applicable to be paid for by the purchaser. Seller and Auction Company assume that the Purchaser has inspected the property prior to bidding and that it is suitable for his purposes. Property is subject to prior sale. Sale day announcements take precedence over this and any other information. Land tract acreages are estimates refer to survey for exact acreage of each tract. Auction company is not responsible for errors and omissions.

DIRECTIONS:

From Greenville take US-25 North, go through Travelers Rest approximately 5 miles and turn left on Bates Crossing Road / SC-414, go 0.5 miles and turn slight right on Goodwin Bridge Road. Travel approximately 2 miles and the large tract will be on the left and small tract will be on your right. For more detailed directions, please access Mapquest on this property's link at www.lyongroupllc.com.

From Hwy. 11 take Hart Cut Road for approximately ¾ mile and take left on Goodwin Bridge Road. Once on Goodwin Bridge Road go approximately 1.5 miles after passing Banks Road the large tract will be on your right side and the small tract will be on your left side of Goodwin Bridge Road.