

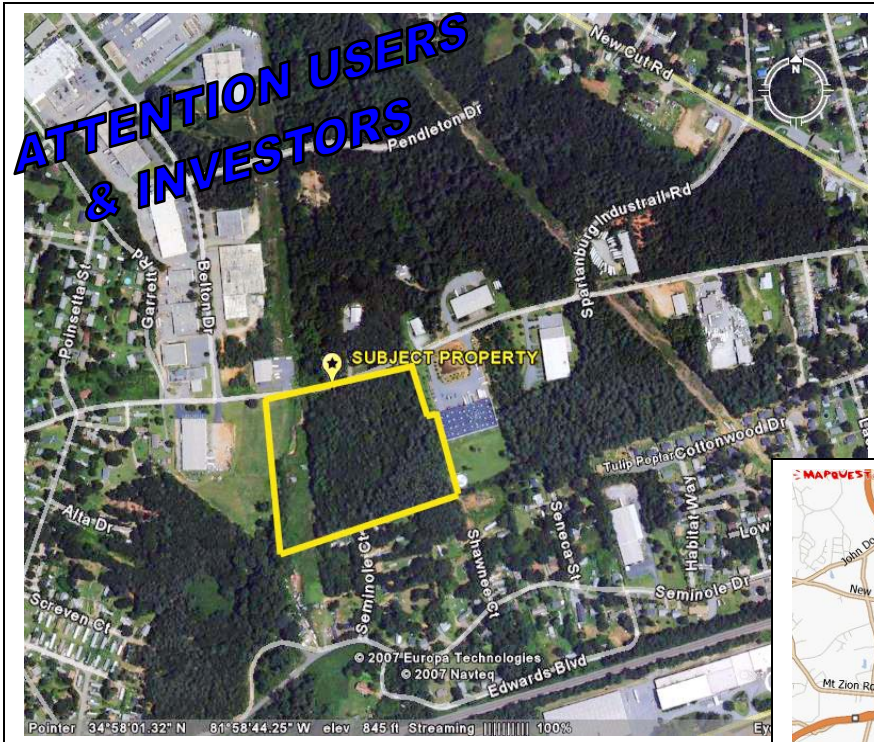
AUCTION

+/- 12.12 Acres Prime Industrial Site
355 Old Greenville Road, Spartanburg, SC

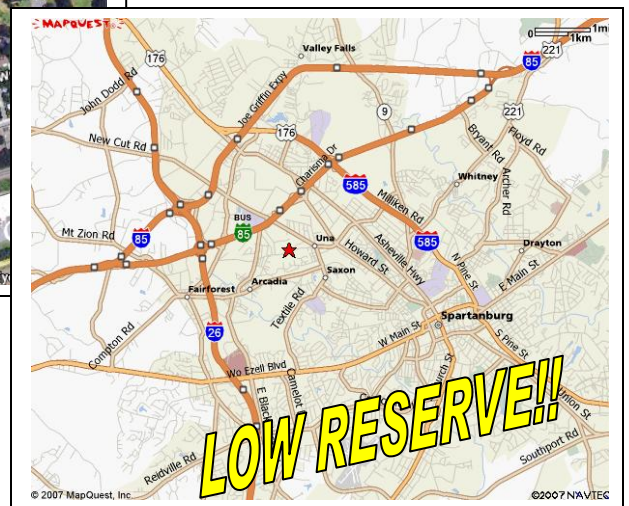
Thursday, September 27th, 2007
11:00 a.m. Registration 12 Noon Auction

**Auction Location: 355 Old Greenville Road
Spartanburg, SC 29301**

*****ON SITE***
(Rain or Shine)**



- GREAT INDUSTRIAL LOCATION!!
- All Utilities
- Level Topography
- Convenient to Bus-85, I-85, and I-26
- Excellent site for a light industrial park or for a single user
- Over 1,000 lineal feet of frontage on Old Greenville Road



- Tax Appraised for \$206,000
- Previously listed for \$9,750 / per acre
- AGGRESSIVE SELLER COMMANDS A QUICK SALE!!
- Come and bid **YOUR PRICE** on September 27th!!

Directions:

From Business-85, take Exit 3 (New Cut Road). From the southeast side of Business-85, turn right on Simuel Road. After less than 0.1 mile turn left onto Belton Drive. Belton Drive intersects Old Greenville Road after approximately 1/2 mile. Turn left at onto Old Greenville Road and the property is to the right. For more detailed directions, please access Mapquest on this property's link at www.LyonsGroupLLC.com.

Terms & Conditions:

An escrow deposit of 10% of the final contract price will be required in cash or good check on the day of the sale, balance is due at closing on or before Monday, October 28th, 2007. 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, environmental assessment 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. 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. Lot size is an estimate. Refer to survey for exact acreage. Auction Company is not responsible for errors and omissions.

The
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