

AUCTION

+/- 11.63 Acre Prime Development Land

(Located on the Booming East Side of Spartanburg!!)

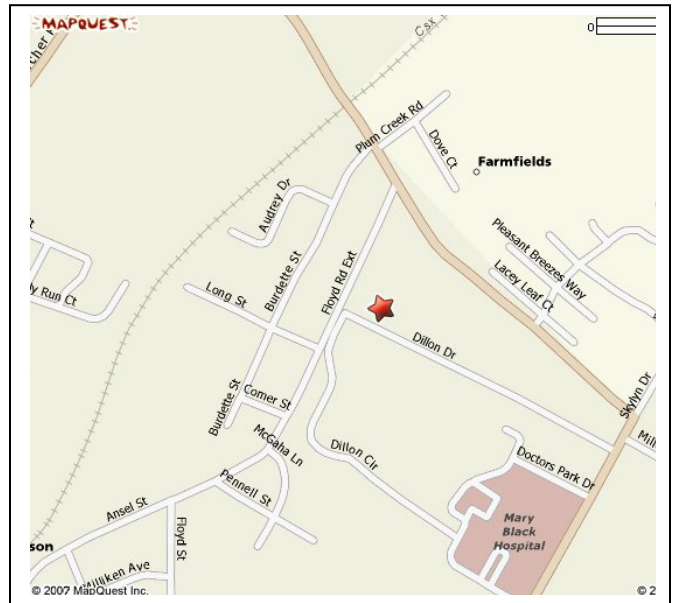
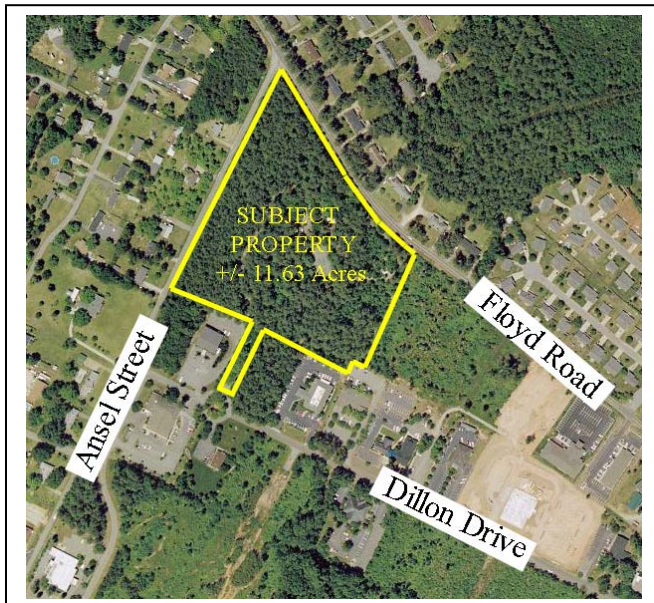
360 Dillon Place, Spartanburg, SC 29307-1068

Thursday, October 11th, 2007

11:00 a.m. Registration 12 Noon Auction

**Auction Location: 360 Dillon Place
Spartanburg, SC**

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



- +/- 11.63 Acre Prime Development Tract with access on three main roads.
- +/- 2,757 square foot owners house / clubhouse including tennis court and guest house.
- Natural, serene setting surrounded by beautiful pine trees, walking trails, and man-made brooks
- All Utilities On Site including sewer manholes for future development.
- Great Location! Minutes from Mary Black Hospital and the booming eastside of Spartanburg.
- **Perfect property for a medical office park, condominiums, townhouses, apartments, assisted living, executive estate, etc.**
- Come and bid **YOUR PRICE** on October 11th!!

**Located in
Spartanburg
County with No
Zoning
Restrictions !!**

Directions:

From Mary Black Hospital in Spartanburg, travel North on Skylyn Drive approximately 1/8 mile. Make a left on Dillon Drive and travel approximately 1/4 mile. Property is on the right hand side (north side) of the Cul-de-Sac.

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, November 12th, 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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