

REAL ESTATE AUCTION

WEDNESDAY, APRIL 4 • 11:00 A.M. • MCCORMICK, SC



Selling Property Known As Savannah Lakes Lodge

Consisting of:

- 22,000± SF Conference Center
- 80 Room Lodge & 5,000 SF Lakefront Restaurant
- Pool
- Two Tennis Courts
- 18 Hole Miniature Golf Course
- Situated on 10.51± Acres Fronting on Lake Thurmond At The SC & GA State Line
- Just Off U.S. 378 In McCormick County, SC
- All Furniture & Fixtures Included
- Selling As A Whole
- Presently Closed



Also Selling:

514± ACRES AT ABSOLUTE AUCTION

- SELLING IN 10 TRACTS RANGING FROM 2± ACRES TO 214± ACRES
- PAVED ROAD FRONTAGE, SEWER, WATER, UNDERGROUND UTILITIES
- FIBER-OPTIC IN FRONT OF ALL TRACTS

Bid Live at the Auction or Online!

JD

CALL FOR A PROPERTY INFORMATION PACKAGE
johndixon.com • 800.479.1763

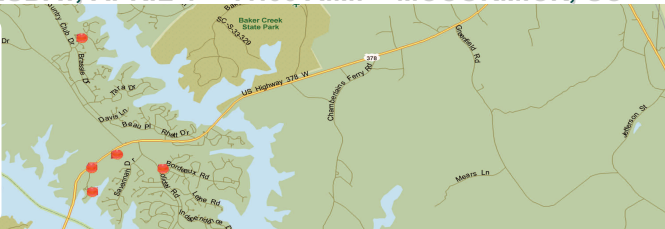
JOHN DIXON
& ASSOCIATES
AUCTIONS • MARKETING

04/18 SC: 002815R

PROPERTY KNOWN AS SAVANNAH LAKES LODGE & 514± ACRES IN MCCORMICK, SOUTH CAROLINA

REAL ESTATE AUCTION

WEDNESDAY, APRIL 4 • 11:00 A.M. • MCCORMICK, SC



AUCTION TERMS & CONDITIONS

AUCTION LOCATIONS & TIMES: The properties will be sold from the Hickory Knob State Park, 1591 Resort Drive, McCormick, South Carolina 29835 (Located In The Vicinity Of All Properties).

INSPECTION: John Dixon & Associates Representatives will be onsite at the Savannah Lakes Conference Center on the following dates: Wednesday, March 28 - 1:00 p.m. to 5:00 p.m. • Thursday, March 29 - 10:00 a.m. to 3:00 p.m. • Tuesday, April 3 - 2:00 p.m. to 5:00 p.m. • Wednesday, April 4 - 9:00 a.m. to 11:00 a.m.. Contact auctioneer for additional information at (800.479.1763).

TERMS FOR LIVE BIDDING: Pay 15% down of the total purchase price at auction (calculated by adding the high bid amount plus the buyer's premium). Balance will be paid in full at closing to be held on or before thirty (30) days from the binding agreement date. A copy of the contract of sale may be reviewed prior to the auction by contacting the auctioneer.

TERMS FOR ONLINE BIDDING: A deposit of \$10,000 in certified funds made payable to John Dixon & Associates or wire transfer to qualify. Registration must be completed by 5 p.m. EDT on Monday, April 2, 2018. The \$10,000 deposit must be received by 4:00 p.m. EDT on Tuesday, April 3, 2018. Balance of 15% down must be sent within 24 hours. The successful online bidder will be notified immediately following the closing of the auction and issued the purchase contract. The executed contract shall be submitted per the instructions received with the contract. If you have any questions, please call our office at 800.479.1763.

BUYER'S PREMIUM: A 10% buyer's premium will be added to the high bid. Example: For each \$10,000, a 10% buyer's premium of \$1,000 will be added to arrive at the total purchase price of \$11,000.

CLOSING ATTORNEY: Closing cost to be paid by purchaser. Closing will be conducted by Curtis G. Clark, Attorney at Law. Contact Ann Seymour at 764.852.3907 or ann@clarklawonline (McCormick Office - 4172 Hwy 378).

SPECIAL NOTE: Announcements made at the auction will take precedence over previously written matters. The seller and their agents reserve the right to place bids on the property up to the seller's reserve unless selling absolute, if desired, at their sole discretion.

AGENCY: John Dixon & Associates, auctioneer/broker, is acting exclusively as agent for the seller.

BROKER PARTICIPATION: Two percent (2%) for qualified licensed brokers. Contact auctioneer for requirements and details.

AUCTIONEER'S AUTHORITY: The auctioneer shall make the sole and final decision as to the winning high bid amount. Acceptance by the online bidding platform does not necessarily constitute an accepted bid by the auctioneer.

**VISIT JOHNDIXON.COM FOR COMPLETE DETAILS AND
PROPERTY INFORMATION PACKAGE!**

mail@johndixon.com • johndixon.com • 800.479.1763

Setting the standard in professionalism.



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING



*200 Cobb Parkway North, Suite 120
Marietta, GA 30062-3538
telephone: 770.425.1141
facsimile: 770.425.4413*

04/18 SC: 002815R