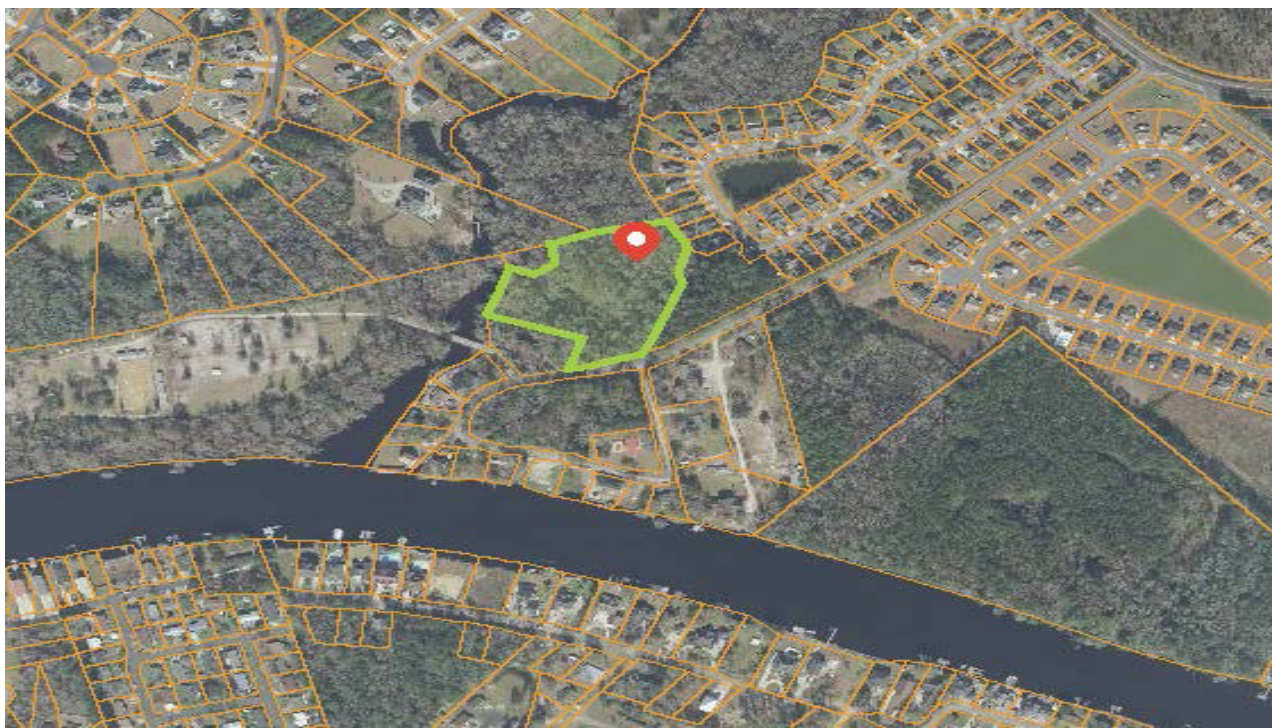


Hunters Ridge Area, Forestbrook
(Horry County) SC 29579
Reserve

THURSDAY, FEBRUARY 22, 2024

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



Features

**CALL FOR
INFORMATION**

**770.425.1141
or 800.479.1763
johndixon.com**



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Residential Land
SUBDIVISION:	n/a
LOT(S):	Parcel A
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	4.7±
TAX ID:	42715010019
AGENT:	n/a

02/24 GAL: 2034, NC: 6397, SC: 002815R

2140 Newmarket Parkway, Suite 118, Marietta, Georgia • 30067 • office: 770.425.1141 • fax: 770.425.4413 • toll-free: 800.479.1763

The above information is believed to be accurate but is not warranted. Offer subject to errors, changes, omissions, prior sales and withdrawals without notice.

**A
U
C
T
I
O
N**

This property was acquired by the seller due to delinquent tax sale deed and will be transferred by Quitclaim Deed only using the most recent deed description. No title search has been performed by the seller, auctioneer, or closing attorney. Title insurance will not be offered.

It is the bidder's responsibility to inspect the property and conduct own due diligence prior to bidding. Neither the Seller nor the Auctioneer make any representations as to suitability for buyer's intended use.

The Seller acquired these properties by tax sale deed. The properties were previously sold by the county at the annual real property tax sale due to delinquent property taxes.

The Seller does not warrant title to the property and shall convey the subject property by Quitclaim Deed only using the most recent deed description. Purchaser understands the Quitclaim Deed conveying the property only transfers the interest the Seller obtained by virtue of its tax sale deed.

The Seller is not conveying and cannot convey marketable title in this Property by virtue of its tax deed.

The legal axiom of caveat emptor or "buyer beware" applies to this auction. Therefore, you are charged with knowledge of the titles of the properties that are sold and any defects in these titles. The Seller does not warrant the titles and no title search has been conducted. No survey has been prepared. The purchaser is encouraged to and should consult an attorney of your choice prior to bidding on any tax sale property in this auction. Seller's attorney represents only the Seller and does not represent the Purchaser. Purchaser should obtain advice from Purchaser's Attorney prior to bidding on tax sale properties.

The Seller hereby expressly disclaims and negates any representations or warranties of any kind, whether expressed or implied, relating to the condition, merchantability, or fitness for a particular purpose of the real property and improvements thereon, including without limitation any warranty relating to the condition of the real property, its suitability for Purchaser(s) purposes or the status of the properties' maintenance or operation. The Seller does not make any representations or warranties that the real property and improvements thereon may be used for any purpose whatsoever.

; PARCEL A

PIN: 42715010019 - TMS: 1792001014

Parcel

Owner

GUIGNON BRANDON R
9234 FREEWOODS RD
MYRTLE BEACH SC 29588

Neighborhood Name	HUNTERS RIDGE AREA
Neighborhood Number	1206650
District	600 - SOCASTEE
Legal Acres	4.57

Transfer of Ownership

Grantor	Grantee	Consideration	Transfer Date	Deed Book / Page	Deed Type
	FISHER GEORGE T ETAL	5.00	2004-05-20	2739 / 770	DEED
FISHER GEORGE T ETAL	GSGLAND LLC	5.00	2004-05-20	2739 / 770	DEED
GSGLAND LLC	GUIGNON BRANDON R	160000.00	2019-08-26	4237 / 2117	DEED

Valuation Record

Assessment Year	Reason for Change	Appraised							
		Residential		Farm			Other		Total
		Land	Improvement	Land	Improvement	Use	Land	Improvement	
2010	Converted REASSESSMENT ROLL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96,620.00	\$0.00	\$96,620.00
2014	Converted 2014 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$77,270.00	\$0.00	\$77,270.00
2019	Converted 2019 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,500.00	\$0.00	\$115,500.00
2020	Converted 2020 Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$158,500.00	\$0.00	\$158,500.00
2023	Converted Tax Roll	\$0.00	\$0.00	\$158,500.00	\$0.00	\$1,255.00	\$0.00	\$0.00	\$158,500.00

Land Size

Land Type	Acreage	Square Feet	Influence Factor
	- or - Effective Frontage	- or - Effective Depth	
Agricultural	0.470000	20473.200000	Producing
Agricultural	4.230000	184258.800000	Producing
Res Residual	3.700000	161172.000000	Acres by Rate on RR
Res Undevelopd	1.000000	43560.000000	Acres by Rate on RU

Summary of Improvements

No Improvement Data Available.

Summary of Addons

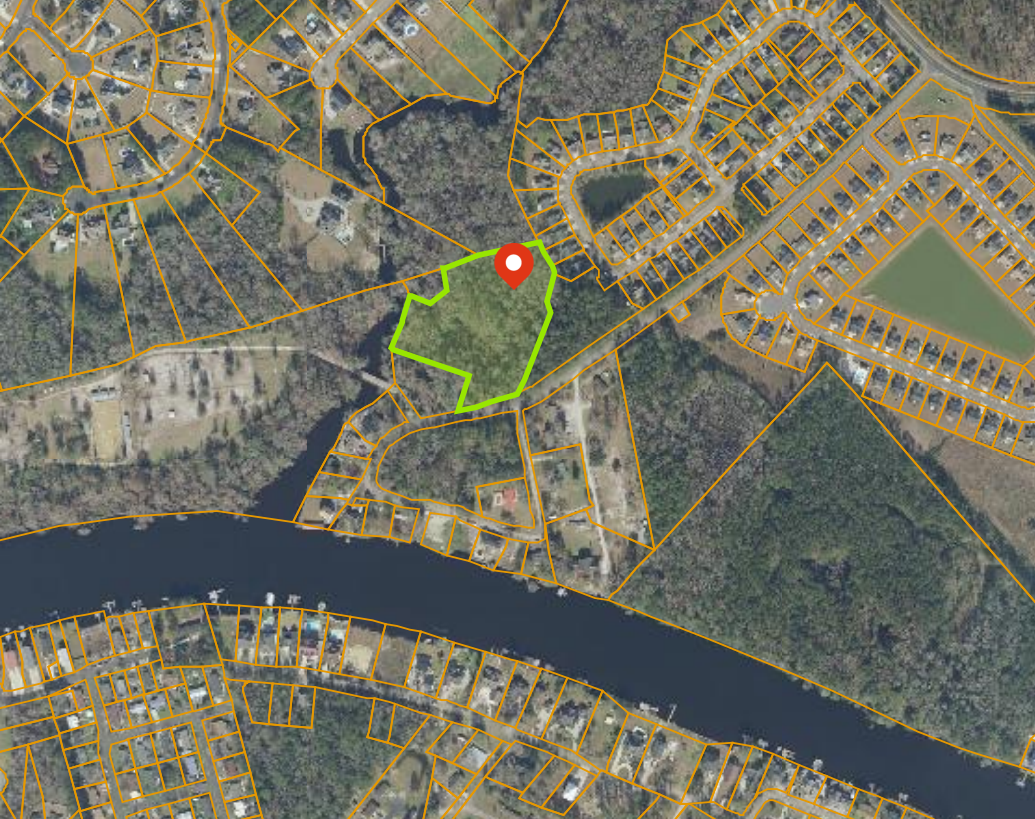
No Improvement Data Available.

Summary of Details

No Improvement Data Available.

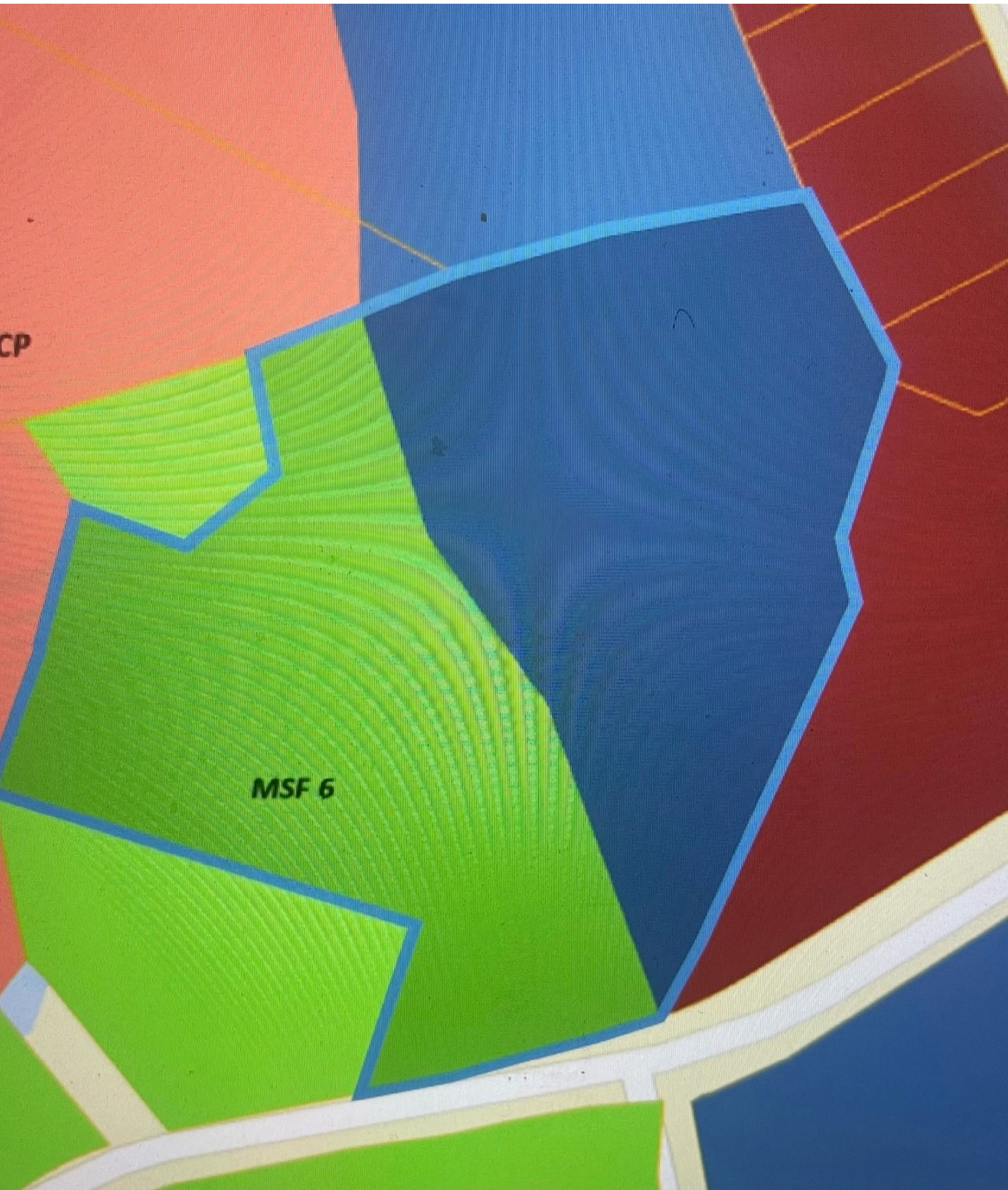
Physical Characteristics

No Physical Characteristic Data Available.

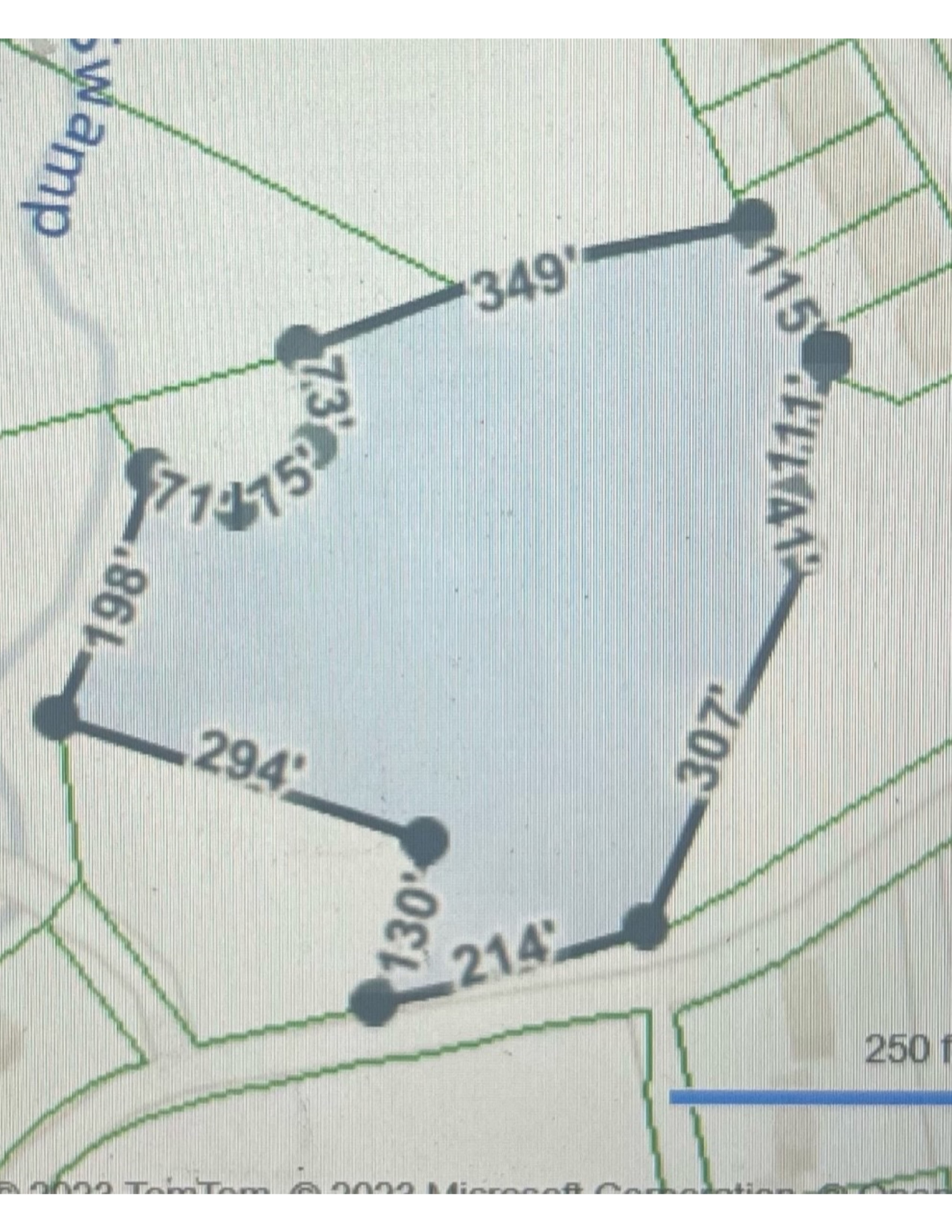


CP

MSF 6



		religious uses
Forest Agriculture		Agriculture, forestry, low-density residential, limited commercial (maximum size of 4,500 sq.ft.), social, cultural, recreational, and religious uses
Commercial Forest Agriculture		Agriculture, forestry, low-density residential, commercial, social cultural, recreational and religious uses
Conservation/Preservation		Preserves environmentally sensitive or scenic lands
Conservation/Preservation		Preserves environmentally sensitive areas, such as wetlands, bays, creeks etc.
Boating/Marine Commercial		Businesses reliant on the ocean, rivers and streams
Rural Estates		Rural family farms with minimum 1-acre lots excluding mobile homes and including livestock and limited commercial
0	Residential, no mobile homes allowed	Minimum lot size - 40,000 sq. ft.
0	Residential, no mobile homes allowed	Minimum lot size - 20,000 sq. ft.
4.5	Residential, no mobile homes allowed	Minimum lot size - 14,500 sq. ft.
0	Residential, no mobile homes allowed	Minimum lot size - 10,000 sq. ft.
.5	Residential, no mobile homes allowed	Minimum lot size - 8,500 sq. ft.
	Residential, no mobile homes allowed	Minimum lot size - 7,000 sq. ft.
	Residential, no mobile homes allowed	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
F40	Residential, including mobile homes	Minimum lot size - 40,000 sq. ft.
F20	Residential, including mobile homes	Minimum lot size - 20,000 sq. ft.
F14.5	Residential, including mobile homes	Minimum lot size - 14,500 sq. ft.
F10	Residential, including mobile homes	Minimum lot size - 10,000 sq. ft.
F8.5	Residential, including mobile homes	Minimum lot size - 8,500 sq. ft.
F7	Residential, including mobile homes	Minimum lot size - 7,000 sq. ft.
F6	Residential, including mobile homes	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
P	Mobile Home Park	Mobile home developments in which lots are leased
RD 1	Multi-Residential One	Allows for mixed residential development in the <i>rural</i> areas of the county as identified on the future land use map.
RD 2	Multi-Residential Two	Allows for mixed residential development in the <i>suburban</i> areas of the county as identified on the future land use map
RD 3	Multi-Residential Three	Allows for mixed residential development in the <i>suburban</i> areas of the county as identified on the future land use map



Swamp

250 f