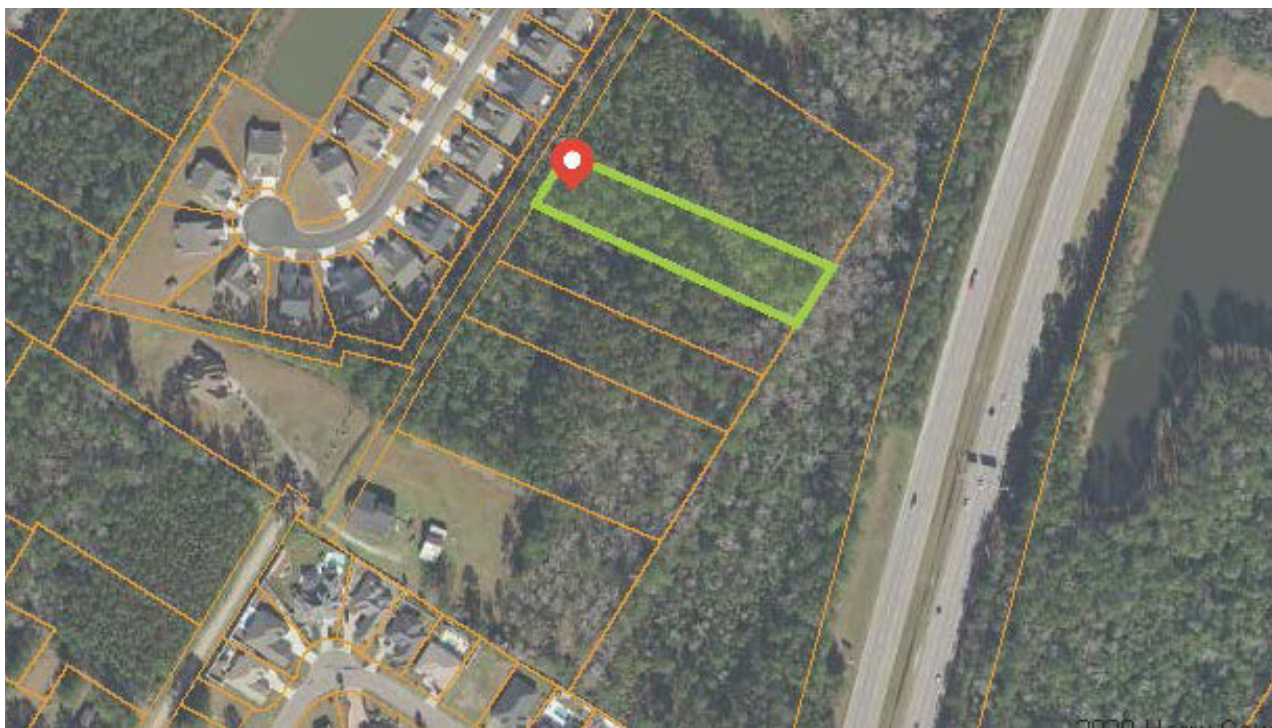


Off Carolina Bays Parkway (Highway 31), Little River
(Horry County) SC 29566

ABSOLUTE

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:	Land
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	1.01±
TAX ID:	31414010020
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
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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.

LITTLE RIVER; N OF HWY 90

PIN: 31414010020 - TMS: 1300001123

Parcel

Owner

BACKWOODS LLC
894 HWY 145 S
CHESTERFIELD SC 29709

Neighborhood Name VACANT RES NBHD 1508280 - B

Neighborhood Number 1518101

District 500 - LITTLE RIVER

Legal Acres 1.01

Transfer of Ownership

Grantor	Grantee	Consideration	Transfer Date	Deed Book / Page	Deed Type
	SUGGS ALVA CHARLES	1.00	1989-03-31	2022 / 1235	DEED
SUGGS ALVA CHARLES	SUGGS SANDRA B	1.00	1989-03-31	2022 / 1235	DEED
SUGGS SANDRA B	SUGGS SANDRA B	1.00	1990-02-05	1373 / 266	DEED
SUGGS SANDRA B	BACKWOODS LLC	3416.00	2018-04-03	4096 / 1101	DEED

Valuation Record

Assessment Year	Reason for Change	Appraised							Total
		Residential		Farm			Other		
		Land	Improvement	Land	Improvement	Use	Land	Improvement	
2010	Converted REASSESSMENT ROLL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,200.00	\$0.00	\$18,200.00
2019	Converted 2019 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,000.00	\$0.00	\$21,000.00
2023	Converted Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,000.00	\$0.00	\$21,000.00

Land Size

Land Type	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
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.

