

Off Highway 145 South, Chesterfield
(Chesterfield County) SC 29709

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:	3.25±
TAX ID:	171000000058 & 171008002004
AGENT:	n/a

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

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 Information Report

171 008 002 004



General Information

Map Number 171 008 002 004	Legal Description1	Plat Book 19
Owner Name BACKWOODS LLC	Legal Description2 020 005 010 004	Plat Page 97
Mailing Address1	Total Acreage 0.00	Description Location1
Mailing Address2 894 HIGHWAY 145 S	Deed Book 521	Description Location2
Mailing Address3 CHESTERFIELD SC	Deed Page 1128	Sale Price \$450.00
ZipCode 29709	Class1 Code OT	Sale Date 2019/06/03
Physical Address 0	Total Number Acres 0.00	
Market Acres 0	Total Number Bldgs 0	
Market Appraisal 1000	Total Number Lots 1	
Market Lots 1000		

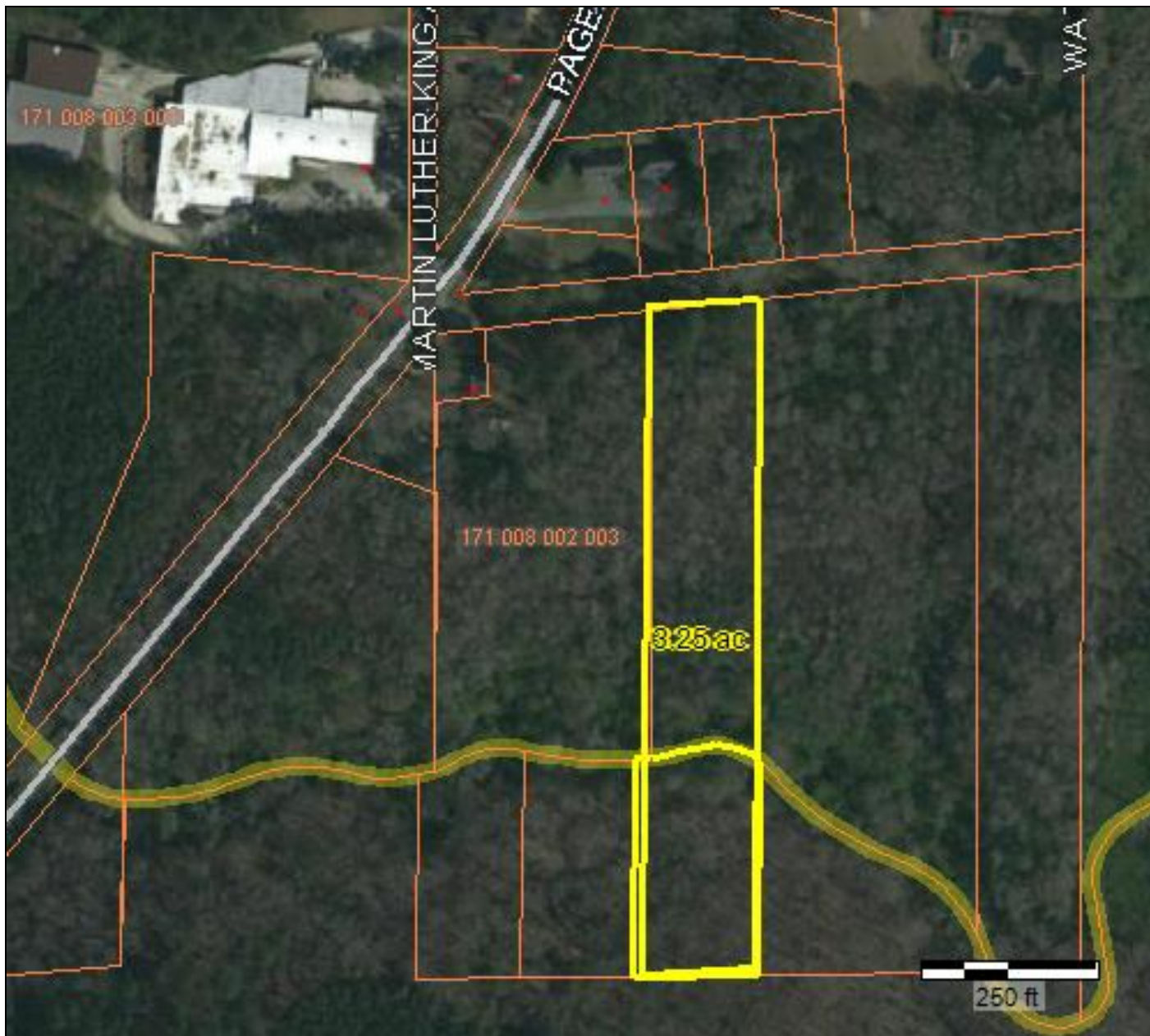
Parcel Information Report

171 000 000 058



General Information

Map Number 171 000 000 058	Legal Description1	Plat Book 19
Owner Name BACKWOODS LLC	Legal Description2 150 000 000 104	Plat Page 97
Mailing Address1	Total Acreage 0.00	Description Location1
Mailing Address2 894 HIGHWAY 145 S	Deed Book 521	Description Location2
Mailing Address3 CHESTERFIELD SC	Deed Page 1123	Sale Price \$475.00
ZipCode 29709	Class1 Code OT	Sale Date 2019/06/03
Physical Address 0	Total Number Acres 0.00	
Market Acres 0	Total Number Bldgs 0	
Market Appraisal 500	Total Number Lots 1	
Market Lots 500		



Type notes here	Printed 01/15/2024	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
-----------------	-----------------------	--

171 000 000 058

General

Assessment

Owner and General Parcel Information

Property Card	Show Property Card
Map Number	171 000 000 058
Owner Name	BACKWOODS LLC
Mailing Address1	

Mailing Address2	894 HIGHWAY 145 S
Mailing Address3	CHESTERFIELD SC
Mailing ZipCode	29709
Physical Address	0
Legal Description1	
Legal Description2	150 000 000 104
Total Acreage	0.00
Deed Book	521
Deed Page	1123
Plat Book	19
Plat Page	97
Description Location	OUT-OF-TWN PORTION O
Description Location2	
Sale Price	
Sale Date	2019/06/03

Assessment Information

Building Market Appraisal	0
Land Market Appraisal	0
Total Market Appraisal	500
Total Number Acres	0.00
Total Number Buldings	0
Total Number Lots	1