

Off Highway 145 North, 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:	1.17±
TAX ID:	188 000 000 051
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.

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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.

# Parcel Information Report

188 000 000 051



## General Information

Map Number 188 000 000 051	Legal Description1 188 000 000 050	Plat Book 42
Owner Name BACKWOODS LLC	Legal Description2 149 000 000 098	Plat Page 104
Mailing Address1	Total Acreage 0.00	Description Location1
Mailing Address2 894 HIGHWAY 145 S	Deed Book 520	Description Location2
Mailing Address3 CHESTERFIELD SC	Deed Page 463	Sale Price \$425.00
ZipCode 29709	Class1 Code OT	Sale Date 2019/04/02
Physical Address 0	Total Number Acres 0.00	
Market Acres 0	Total Number Bldgs 0	
Market Appraisal 2200	Total Number Lots 1	
Market Lots 2200		



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.
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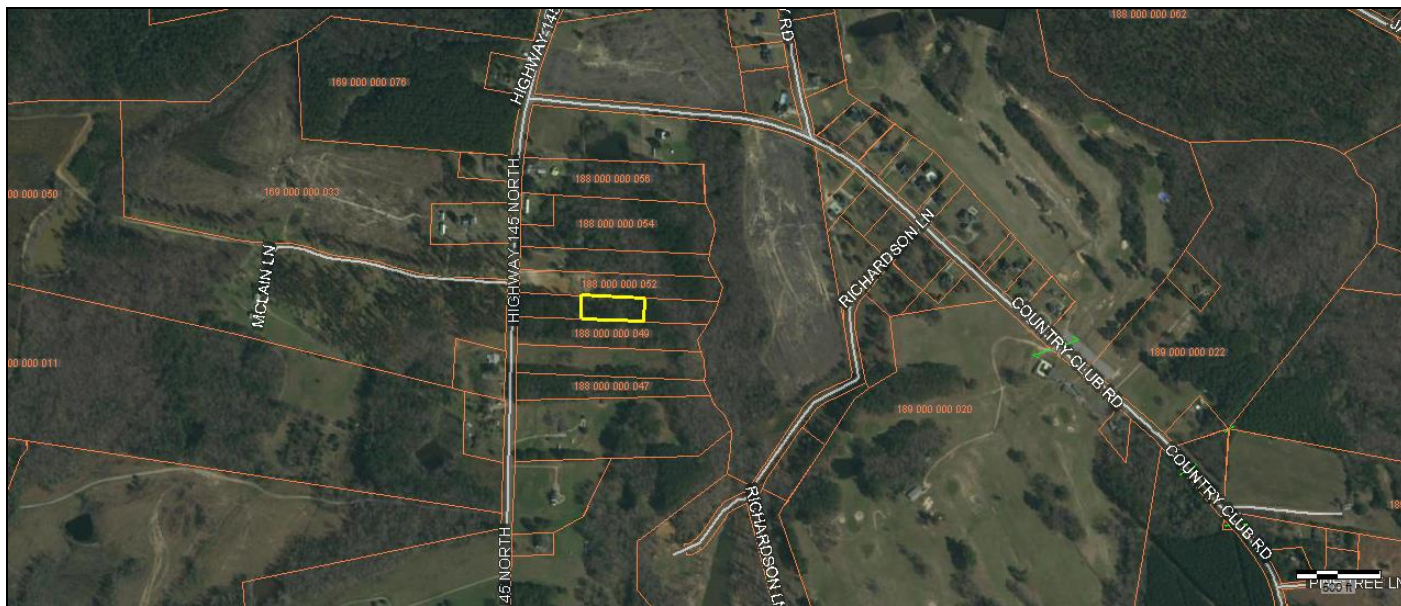
## 188 000 000 051

### General

### Assessment

#### Owner and General Parcel Information

<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>Map Number</b>	188 000 000 051
<b>Owner Name</b>	BACKWOODS LLC
<b>Mailing Address1</b>	
<b>Mailing Address2</b>	894 HIGHWAY 145 S
<b>Mailing Address3</b>	CHESTERFIELD SC
<b>Mailing ZipCode</b>	29709
<b>Physical Address</b>	0
<b>Legal Description1</b>	188 000 000 050
<b>Legal Description2</b>	149 000 000 098
<b>Total Acreage</b>	0.00
<b>Deed Book</b>	520
<b>Deed Page</b>	463
<b>Plat Book</b>	42



Type notes here	Printed 01/16/2024	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.
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## 188 000 000 051

General

Assessment

Owner and General Parcel Information

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<b>Owner Name</b>	BACKWOODS LLC
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<b>Mailing Address2</b>	894 HIGHWAY 145 S
<b>Mailing Address3</b>	CHESTERFIELD SC
<b>Mailing ZipCode</b>	29709
<b>Physical Address</b>	0
<b>Legal Description1</b>	188 000 000 050
<b>Legal Description2</b>	149 000 000 098
<b>Total Acreage</b>	0.00
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<b>Deed Page</b>	463
<b>Plat Book</b>	42
<b>Plat Page</b>	104
<b>Description Location</b>	1.17 ACRE LOT
<b>Description Location2</b>	