

## AUCTION INFORMATION

# WILLIAMS ISLAND DRIVE, LITTLE RIVER INTRACOASTAL WATERWAY LOT (With Dock & Boat Lift)

DATE: **Thursday, February 18, 2010**

TIME: **CALL-IN-BID** to (803) 739-0550 - **bidding ends at 4:00 PM**

LOCATION: Paradise Island Subdivision, Little River, SC 29566

DIRECTIONS: From SC Hwy 90 West, traveling towards US Hwy 17, turn **RIGHT** on Sea Mountain Hwy. Go .3 miles on Sea Mountain Hwy to **RIGHT** on North Plantation Harbor Drive to **LEFT** into Paradise Island on Williams Island Drive.

HOMESITE AVAILABLE: Lot 65 (Horry County TMS #130-29-01-009)

LAND AREA: 0.1773 +/- acres and 50' on the Intracoastal Waterway

PREVIOUS APPRAISED VALUE: \$435,000 as of 08/01/2008

AMMENITIES: Dock & Boat Lift

UTILITIES: Little River Water & Sewerage Co., Santee Cooper Electric Company, Horry Telephone Cooperative, & Time Warner Cable.

RESTRICTIONS: Paradise Island Homeowners' Association Restrictions & Protective Covenants – available upon request

HOA FEES & TAXES: HOA annual fees = \$500/lot/year. 2009 Taxes = \$2,055

TERMS: \$10,000 from high bidder at time of auction. Balance due in 30 days.

METHOD OF PAYMENT: Cashier's or Personal Check



**McGee Auction Company** SCAL 1458F

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NOTE: Auctioneers reserve the right to add or delete any property prior to auction. Announcements made at the time of auction supercede any previous announcement. Information is deemed accurate. However, McGee Auction Company makes no representations or warranties. Information should be verified by interested parties.