

AU AUCTION

Thursday ★ June 1st ★ 5:00PM

HUGE Joanna Exit Sale!

23 Acres+- Two Great Properties-One Great Sale!

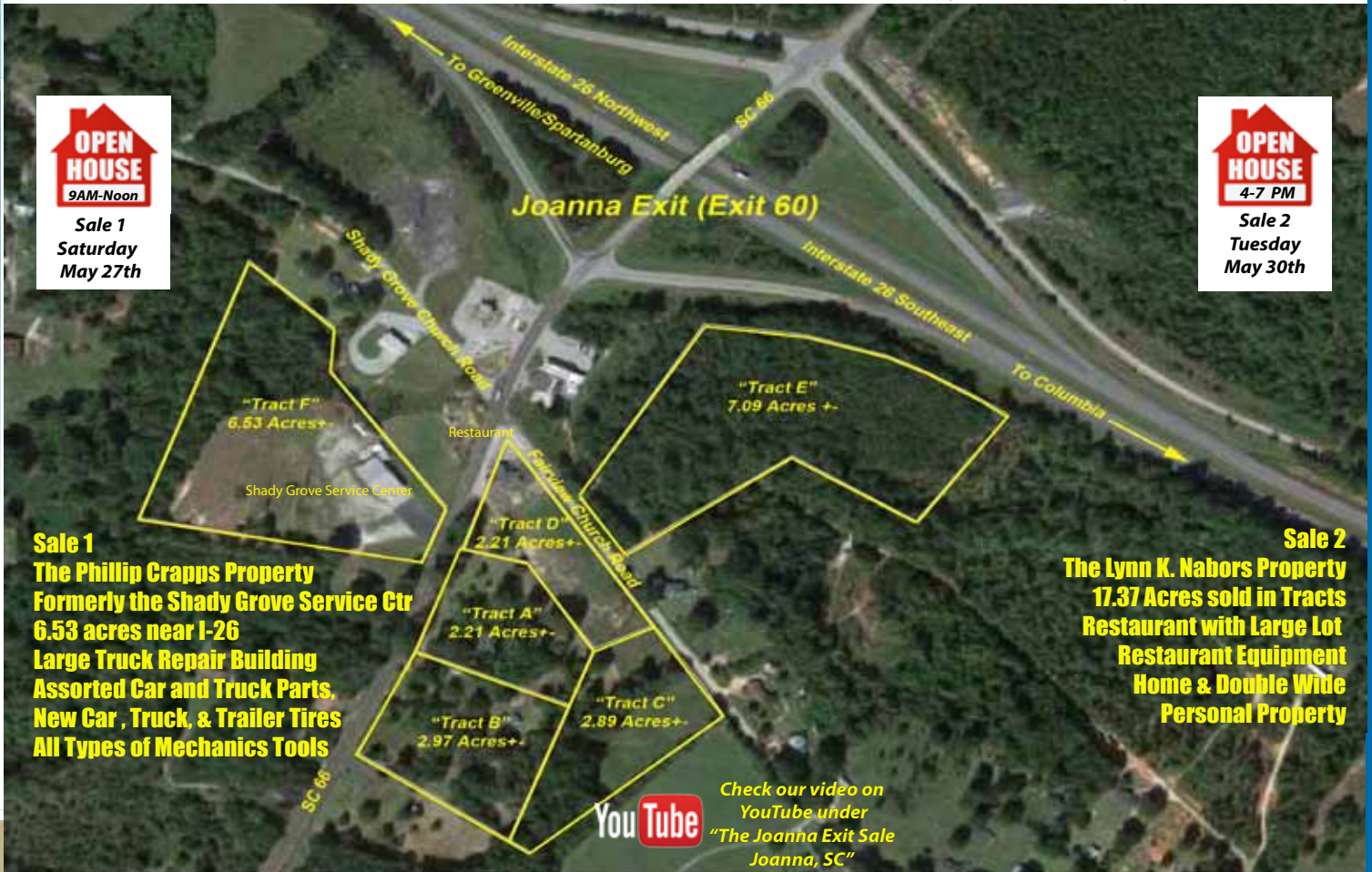
Just off of the Joanna Exit (Exit 60) on I-26, Joanna, SC



Sale 1
Saturday
May 27th



Sale 2
Tuesday
May 30th



Sale 1
The Phillip Crapps Property
Formerly the Shady Grove Service Ctr
6.53 acres near I-26
Large Truck Repair Building
Assorted Car and Truck Parts,
New Car, Truck, & Trailer Tires
All Types of Mechanics Tools

Sale 2
The Lynn K. Nabors Property
17.37 Acres sold in Tracts
Restaurant with Large Lot
Restaurant Equipment
Home & Double Wide
Personal Property

Check our video on
YouTube under
"The Joanna Exit Sale
Joanna, SC"

Real Estate Terms: A 10% Buyers Premium will be added to the highest bid and will be paid the day of the sale. The balance is due in 30 days.

Personal Property Terms: A 10% Buyers Premium will be added to the highest bid. Total amount due the day of the sale. Buyer is responsible for removal of purchased items. Bush River Realty and Auctions United are not responsible for securing any items left after the sale.

Directions: From I-26 East take the Joanna Exit and go right. From I-26 West take the Joanna Exit and go left. Look for the auction signs.

Call Jim Givens at Auctions United, 800-222-5003, Bush River Realty at 864-547-8469, John Livingston 864-871-1041, or Heather Rhoden at 864-616-5662 for more information!



301 N. Broad St. Clinton, SC 29325
www.bushriverrealty.com SCAL 4101

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16 Commerce Court
Rome, Georgia 30165

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Sale 1- The Phillip Crapps Property (Formerly Shady Grove Service Center)

For many years Phillip Crapps and the Shady Grove Service Center answered the call of the American trucker, taking to the road to make emergency fixes for over-the-road trucks, trailers, cars, and campers and trailers and making in-house repairs on local cars and trucks. The facility was second to none. They kept a world of parts in stock and was there to install them. Now an era has come to an end with Mr. Crapps retirement and everything must be sold. From the smallest socket wrench to the building itself, this sale is your chance to pick up quality items at auction. The building is a large, high roof garage with three, 14 foot high doors in front and 2 in the rear. allowing a tractor trailer to drive through the large shop building. There are offices with two restrooms and an upstairs parts department. The person buying the building will also have the opportunity to purchase the 10,000 pound installed lift, the large compressor system and plumbing, as well as a number of other built-in items. In addition to the building, the sale will include all types of parts for cars and trucks such as tires, oil filters, bearing, wheel lugs, belts, and more as well as all of the tools needed to install and service these parts. There are many new tires for sale for large trucks as well as cars and camper/trailers. There is a wide assortment of 1 inch, 3/4 inch, 1/2 inch sockets and ratchets both standard and high impact. There is a large computerized wheel balancer, air tools, and other tools for servicing truck tires and much more!



Hand Tools
Air Tools
Truck Tire Tools
Jacks & Jack Stands



Socket Sets
All Size Lug Wrenches
Truck & Car Belts
Oil Filters
Wheel Bearings



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Sale 2- The Lynn K. Nabors Property

(includes Acreage, Home, & Restaurant)

The Nabors property includes homes, a restaurant, land and personal property. The restaurant, at the corner of Fairview Church Road and SC 66, was operated by a tenant until recently as T.C.'s Diner. The restaurant has plenty of parking for customers on the property. The kitchen includes a large commercial refrigerator and commercial freezer, stainless steel commercial tables and work areas, steam table and sink. The restaurant sits on a 2.21 acre tract. All of the restaurant equipment will be offered for sale by item or with the restaurant building and land. There is also a nice, 7 acre tract cross from the restaurant that has road frontage on Fairview Church Road, the I-26 on-ramp and a small amount on I-26. There is a nice permanently installed double wide on Tract "B" that will be sold with the land as one unit. It has a large kitchen, living room, spacious laundry area, den and master suite. The home on SC 66 once belonged to Ms. Nabors mother until the time of her death several years ago and hasn't been lived in since. It has a large kitchen with wooden cabinets, a living room, dining room, laundry room, one bath and two bedrooms. There are several outbuildings for storage and a small playhouse-dollhouse and an old mobile home. In addition to the restaurant, home and real estate, there are a number of personal property items for sale including yard and garden tools and supplies. The real estate will be sold in tracts.



Home & Double-Wide
Storage Buildings
Restaurant Building
Restaurant Equipment
Furniture



Acreage on I-26
Acreage on Hwy 66
Yard Tools
Furniture
Personal Property



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One Great Sale!**

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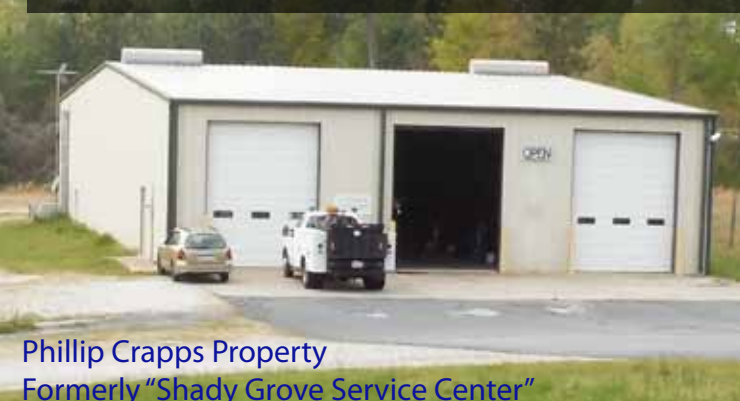
★ Property Site

**Auction Site
on the Restaurant Site**

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for more information!**



**Lynn K. Nabors property
Restaurant and Equipment**



**Phillip Crapps Property
Formerly "Shady Grove Service Center"**



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All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure. For compliance with section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, interested purchasers have a ten (10) day inspection period for assessment of possible lead based paint hazards.