



# Real Estate Auction

## Property Information Packet

335 Holly Lane, Walhalla, SC 29691

Auction Date: Friday, January 26, 2024, at 11:00 a.m.

Auction Preview: Friday, January 26, 2024, at 10:00 a.m.



Property features:

- TMS #097-00-01-008
- This property is being sold subject to seller confirmation of the high bid
- Oconee County 2023 taxes at 4% were \$1,805.18
- Four bedroom, three and a half bathrooms
- Approximately 2,368 total SF
  - ~1,768 above grade SF
  - ~600 below grade finished SF
- ±5.89 acre lot with approximately 235 feet of river frontage on Little River





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## Terms and Conditions

335 Holly Lane, Walhalla, SC 29691

- Meares Property Advisors is representing the seller only in this transaction. We pay cooperating agents 3% at closing.
- This property is being offered subject to seller confirmation of the high bid on auction day.
- An **onsite** ten percent (10%) OR **online** eleven percent (11%) buyer's premium will be applied to the approved high bid to arrive at the contract sales price.
  - **Onsite** winning bidder is required to sign sales contract and deposit a NON-REFUNDABLE ten thousand dollar (\$10,000.00) deposit into Meares Property Advisors' escrow account on the day of auction (escrow deposit will be deducted from amount due at closing).
  - **Online** winning bidder must submit signed sales contract and deposit a NON-REFUNDABLE ten thousand dollar (\$10,000.00) deposit into Meares Property Advisors' escrow account within 48 hours of the close of auction or are subject to forfeiture of their bid and potential Proxibid ban (escrow deposit will be deducted from amount due at closing).
- Closing to take place within thirty (30) days of contract signing.
- This property is being sold AS-IS with no warranties or guarantees, express or implied, and with all faults. Seller makes no warranty, express or implied, as to the title of the property or zoning of the property except as warranted by its deed.
- Potential buyers can arrange their own inspections and/or appraisal prior to auction date, at their expense.
- Seller will pay any outstanding liens and property taxes to date of closing.
- Buyer will pay all other closing costs, including, but not limited to: attorney fees, deed preparation, deed recording, survey (if required), mortgage fees, or any other fees or expenses required to close the transaction.
- Sale of property is not subject to any contingencies, financing, or appraisal.
- Announcements made the day of auction take precedence over any previous announcements or advertisements.

**I have read and agree to the terms and conditions above:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed name: \_\_\_\_\_ Bidder number: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_



315 Eastview Road, Pelzer, SC 29669  
864-947-2000



[335 Holly Ln Walhalla, SC 29691](#)



<b>Class:</b>	Residential	<b>MLS #:</b>	20270094	<b>Ask Pr:</b>	\$485,900
<b>Type:</b>	Single Family	<b>Area:</b>	205	<b>Status:</b>	Active
<b>Beds:</b>	4	<b>FB:</b>	3	<b>HB:</b>	1
<b>Gar Cap:</b>	4	<b>Gar Type:</b>	Attached Garage, Detached Carport, Detached Garage	<b># Stories:</b>	2
<b>SF Range:</b>	2250-2499	<b>LakeFt:</b>	No	<b>Lake:</b>	
<b>IDX?:</b>	Yes	<b>Age Rng:</b>	31-50 Years	<b>Sale/Rnt:</b>	For Sale

**GENERAL**

<b>List Agt 1:</b>	<a href="#">Nichole Zales</a>	<b>Phone:</b>	(864) 843-5919
<b>List Cmp 1:</b>	<a href="#">Meares Property Advisors</a>	<b>Phone:</b>	(864) 353-3772
<b>List Agt 2:</b>	<a href="#">Darron Meares</a>	<b>Phone:</b>	(864) 444-5361
<b>List Cmp 2:</b>	<a href="#">Meares Property Advisors</a>	<b>Phone:</b>	(864) 353-3772
<b>Type Listing:</b>	Exclusive Right	<b>Appt Phone:</b>	864-843-5919
<b>Appt Cntr Lnk:</b>		<b>Input Date:</b>	01/10/2024
<b>Drone VT:</b>		<b>VT:</b>	<a href="#">Click Here</a>
<b>Unbranded VT:</b>	<a href="#">Click Here</a>	<b>TMS#:</b>	<a href="#">097-00-01-008</a>
<b>DOM:</b>	0	<b>CDOM:</b>	0
<b>Elem School:</b>	Tam-Salem Elm	<b>Middle School:</b>	Walhalla Middle
<b>High School:</b>	Walhalla High	<b>Inside Subdv:</b>	No
<b>Subdivision:</b>		<b>Dev 1st RR:</b>	No
<b>County:</b>	Oconee	<b>Acre Rng:</b>	5-10
<b>Var Rt Comm:</b>	No	<b>TrnsBk Com:</b>	3%%
<b>Lot #:</b>		<b>Inside City:</b>	No
<b># Acres:</b>	5.89	<b>Buy Agt Comm:</b>	3%%
<b>Horses Allwd:</b>	Yes	<b>Int Lot Feat:</b>	
<b>Base Fin SF:</b>	707	<b>Wtr Frt Ft:</b>	
<b># Beds Main:</b>	1	<b>Auction:</b>	Yes
<b># Beds Bsmt:</b>	1	<b>Base Unfin SF:</b>	
<b>VOW Incl:</b>	Yes	<b># FB Main:</b>	1
<b>VOW Addr:</b>	Yes	<b>Appx Tot SF:</b>	2368
		<b># Bths Bsmt:</b>	1
		<b>Own of Rcrd:</b>	
		<b>VOW Cmmt:</b>	Yes
		<b>VOW AVM:</b>	Yes

**ROOMS**

<u>Room Type</u>	<u>Room Size</u>	<u>Room Level</u>	<u>Room Type</u>	<u>Room Size</u>	<u>Room Level</u>
LivingRoom	20x13	Main Level	DiningRoom	11x10	Main Level
Kitchen	11x11	Main Level	Mst Bedrm	19x13	Main Level
Bedroom2	18x16	Upper Level	Bedroom3	19x13	Upper Level
Bedroom4	19x10	Below Grade	Bonus Room	23x12	Below Grade
Specialty Rm	13x12	Below Grade			

**FEATURES**

<b>Style</b> Traditional	<b>Interior Features</b> Blinds Ceiling Fan Ceilings-Smooth Countertops-Laminate Dryer Connection-Electric Electric Garage Door Fireplace-Gas Connection	<b>Appliances</b> Dishwasher Microwave - Countertop Range/Oven-Electric Refrigerator	<b>Sewer</b> Septic Tank
<b>Ext Finish</b> Brick Vinyl Siding	<b>Storage Space</b> Basement Garage Outbuildings	<b>Specialty Rooms</b> Bonus Room Office/Study	<b>Water</b> Well - Private
<b>Foundation</b> Basement Crawl Space		<b>Master Suite</b> Full Bath Master on Main Level Tub/Shower Combination	<b>HOA Fee Includes</b> Not Applicable
<b>Basement</b> Ceilings - Suspended Finished Inside Entrance Walkout		<b>Utilities on Site</b> Electric Propane Gas Septic Well-Private	<b>Documents on File</b> Square Footage Sketch Survey/Plat
<b>Roof</b> Architectural Shingles		<b>Lot Description</b> Trees - Mixed Pasture	<b>Showing Instructions</b> Advance Notice Required Appointment Only Call Listing Agent Occupied Restricted Hours
<b>Floors</b> Luxury Vinyl Plank Vinyl			
<b>Heating System</b>			

Electricity  
Heat Pump  
**Cooling System**  
Central Electric  
Heat Pump

River  
Water Access  
Water View

**Exterior Features**  
Deck  
Driveway - Concrete  
Driveway - Other  
Patio  
Porch-Front  
Porch-Other

**Listing Syndication?:** Yes  
**S/T Rentals Allowed?:**

**Short Sale:** No

**Bank Owned:** No

**USDA:**

**FINANCIAL**

<b>Orig Price:</b> \$485,900	<b>County Taxes:</b> 1805.18	<b>City Taxes:</b>
<b>Tax Year:</b> 2023	<b>Tax Rate:</b> 4%	<b>Transfer Fee:</b> no
<b>Trans Fee \$:</b>	<b>HOA YN:</b> No	<b>HOA Mandatory:</b>
<b>Annl HOA \$:</b>	<b>Elec Co:</b> Blue Ridge	<b>Gas Co:</b> Blossman
<b>HiSp Inet:</b> Yes	<b>Own Financing:</b> No	<b>Roll Back Tax Incl:</b>
<b>Directions:</b> From SC-183, head north on Old Hwy 11, slight left onto Jones Rd, slight left onto Oconee Creek Rd, turn right onto River Bend Trail, turn right onto Crowe Mountain Rd, turn left onto Holly Lane, take private drive to the left.		

**BROKERAGE INFORMATION**

<b>List Agt 1:</b> <a href="#">Nichole Zales</a>	<b>Ag1 License:</b> 88712	<b>Ag1 Lic Exp Dt:</b> 06/30/2025
<b>Agt 1 Email:</b> <a href="mailto:Nichole@mpa-sc.com">Nichole@mpa-sc.com</a>	<b>Phone:</b> (864) 843-5919	<b>Board Affil:</b> WUAR
<b>Office Name:</b> <a href="#">Meares Property Advisors</a>	<b>Office License:</b> <a href="#">23129</a>	<b>Phone:</b> (864) 353-3772
<b>Office Addrss:</b> 315 Eastview Road Pelzer, SC 29669		

**REMARKS**

**Public:** 335 Holly Lane in Walhalla, SC, is an enchanting property - a haven of comfort and natural beauty. Boasting four bedrooms and three and a half bathrooms, this residence offers ample space and tranquility in a serene setting. The main level features an owner's suite with an ensuite bathroom, providing a private retreat. The second floor consists of two bedrooms and a full bathroom. A walkout basement adds versatility to the home, housing a bonus room, a full bathroom, and a bedroom complemented by an attached study. With access to the outdoors, it seamlessly integrates indoor and outdoor living. What sets this property apart is its idyllic location along the banks of the Little River, offering breathtaking views and the soothing melody of flowing waters, creating an atmosphere of peace and relaxation. Expanding across 5.89 acres of land adorned with a mix of pasture and woods, the property invites exploration and outdoor activities. A covered patio and partially covered deck provide ideal spaces for entertaining or simply savoring the captivating surroundings. A private shared drive ensures seclusion and exclusivity, enhancing the sense of retreat offered by this remarkable property. Recent updates including Luxury Vinyl Plank (LVP) flooring, fresh paint, and modern appliances infuse contemporary comfort while preserving the home's charm. Practical upgrades, such as a serviced private well in 2023, an updated survey in 2022, a water heater installed in 2019, and a roof replacement in 2015, offer peace of mind regarding the property's infrastructure and functionality. This home is not just a residence; it's an invitation to embrace a lifestyle harmonized with nature's beauty and the comforts of modern living. \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. The scheduled auction will be canceled if an offer is accepted before the auction. This property is available for sale only and will be offered at public auction on Friday, January 26, 2024, at 11:00 a.m., preview begins at 10:00 a.m. This is not a foreclosure; the new owner will receive a clear title at closing. This property is selling AS-IS with NO contingencies.\*\*\*\*\*

**Private:** Review associated docs - selling AS-IS with NO contingencies. This is not a foreclosure; the buyer will receive a clear title at closing. This property will be offered at public auction on Friday, January 26, 2024, at 11:00 a.m. Owner has no keys to property - buyer will need to arrange rekeying. Gas logs also need replaced.

# SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission  
PO BOX 11847, Columbia, S.C. 29211-1847  
Telephone: (803) 896-4400 Fax: (803) 896-4427  
<http://llr.sc.gov/POL/REC/>

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

## You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose **NOT** to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with **any** real estate buyer or seller as customers: **present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.**

**Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.**

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

## Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

## You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A **seller becomes a client** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A **buyer becomes a client** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

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If you enter into a written agency agreement, as a client, the real estate brokerage has the following **client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care.** Client-level services also include advice, counsel and assistance in negotiations.

## Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

## Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction - a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

## Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

## Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

## It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you - the South Carolina real estate consumer.

### Acknowledgement of Receipt by Consumer:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**THIS DOCUMENT IS NOT A CONTRACT.**  
This brochure has been approved by South Carolina Real Estate Commission for use in explaining representation issues in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.