



Real Estate Auction

Property Information Packet

1039 Johnson Road, Easley, SC 29642

Auction Date: Friday, April 10, 2020, at 12:00 p.m.

Auction Preview: Friday, April 10, 2020, at 10:00 a.m.



Property features:

- TMS #5018-19-61-8630
- Pickens County 2019 taxes at 4% were \$1,379.12
- Two homes on one tax parcel:
 - One studio floor plan currently vacant
 - One tenant-occupied, one-bedroom floor plan currently rented at \$650/month
- ±2.13 acre parcel
- Both HVACs replaced in 2019, both roofs replaced around 2012
- Both homes share a septic system and one water meter

Auction terms and conditions:

- Meares Property Advisors is representing the seller only in this transaction. We pay cooperating agents 3% at closing.
- 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.
- This property is being offered subject to seller confirmation of the high bid on auction day.
- The winning bidder is required to deposit five thousand dollars (\$5,000.00) into Meares Property Advisors' escrow account on the day of auction (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 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.





[1039 Johnson Rd Easley, SC 29642](#)



Class: Multi-Family
Type: Pckge Single Family House
Age: Over 50 Years
Apx Tot SF:
County: Pickens

MLS #: 20227075
Area: 307
Stories: 1
Yr Built:
Inside City: No

Ask Pr: \$50,000
Status: Active
Units: 2
Unit Rng: 1-4
Sale/Rnt: For Sale

GENERAL

List Agt 1: [Nichole Desko](#)
List Cmp 1: [Meares Property Advisors](#)
List Agt 2: [Darron Meares](#)
List Cmp 2: [Meares Property Advisors](#)
Type Listing: Exclusive Right
Elem School: West End Elem
High School: Easley High
Inside Subdv: No
Studio: 1
Subdivision:
Var Rt Comm: No
TrnsBk Com: 3%
County Taxes: \$1,379.12
Tax Rate: 6%
Directions: From SC-123, head south on SC-135, turn right to stay on SC-135, turn left onto Johnson Road, property is on the right.
DOM: 0
VOW Incl: Yes

Annl HOA Fee:
1 BR Units: 1
Buy Agt Comm: 3%
Orig Price: \$50,000
City Taxes:
Tax Year: 2019
CDOM: 0
VOW Addr: Yes

Phone: 864-843-5919
Phone: 864-947-2000
Phone: 864-947-2000
Phone: 864-947-2000
Appt Phone: 864-843-5919
Middle School: Richard H Gettys Middle
Acres: 2.13
Appx Tot SF:
2 BR Units:
IDX?: Yes
SubAgt Com: 0%
TMS#: [5018-19-61-8630](#)
TMS 2 #:
Auction: Yes
Input Date: 04/04/2020
VOW Cmnt: Yes
VOW AVM: Yes

FEATURES

Parking
Paved Area

Exterior Finish
Vinyl Siding

Roofing
Architectural Shingles
Composition Shingles

Foundation
Basement

Heating System
Central Electric

Cooling
Central Electric

2 Bedroom Unit
No Two Bed Units

3 Bedroom Unit
No Three Bed Units

Water
Public Water

Sewer
Septic Tank

Unit Features
Carpets
Extra Storage
Unit Feats. Apply to Some
Vinyl
Washer/Dryer Hookups

Electricity
Electric company/co-op

Miscellaneous
Individual Heat and Air
Individual Water Heaters

Possession
At Closing
Subject to Tenant

Showing Instructions
Call Listing Agent
Restricted Hours
Tenant Occupied

Listing Syndication? Yes
Short Sale: No
Bank Owned: No

BROKERAGE INFORMATION

List Agt 1: [Nichole Desko](#)
Agt 1 Email: Nichole@mpa-sc.com
Head Broker: Darron Meares
Office Name: [Meares Property Advisors](#)
Office Addrss: 315 Eastview Road

Agt 1 License: 88712
Phone: 864-843-5919
HB License: 74072
Office License:

Ag1 Lic Exp Dt: 06/30/2021
Board Affil: WUAR
HB Lic Exp Dt: 06/30/2020
Phone: 864-947-2000

Pelzer, SC 29669

REMARKS

Public: *****THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a suggested opening bid price. This property will be offered at public auction on Friday, April 10, 2020, at 12:00 p.m. Contact our agent for more information about the auction process. We pay participating agents that bring buyers to closing.***** Rental investor parcel available in Easley! Two rental homes situated on a ±2.13 acre parcel. A one-bedroom, one bathroom home is tenant occupied at \$650/month. This is a great tenant that would like to remain. The second home is a move-in ready, studio floor plan that may have a tenant in place before closing. Both homes had a new HVAC installed in April 2019 and roofs replaced in 2012.

Private: PLEASE READ! This is an AUCTION, price is a PLACEHOLDER. Full auction terms available at www.MPA-SC.com. The homes have separate HVAC units, but share the septic system and water meter.

Property History

Property Marketing History

MLS #: [20227075](#)

[1039 Johnson Rd](#)
[Easley, SC 29642](#)

Multi-Family

DOM: 0



Price	Activity	Pr History	Change Type	When Changed	Modified By
1 \$50,000	New Listing	\$50,000	A -> \$50,000	04/04/20 06:26 PM	nicholedesko

Photos

MLS#: [20227075](#)

[1039 Johnson Rd](#)

\$50,000



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.

(Rev 1/17) Page 1 of 2

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/>

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.