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ESTATE AUCTION

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200± AC Multi Use Land Thurs., Sept. 26th at 11 A.M.



200± AC Multi Use Land Orangeburg, SC

Auction: Thurs., Sept. 26th at 11 A.M.



Parcel 2: 50± acres

- 1,685± feet paved road frontage on Norway Road
- Mature natural pines and hardwood trees
- Power line easement runs through
- Good hunting or timber investment
- Timber Cruise was conducted, see property information package



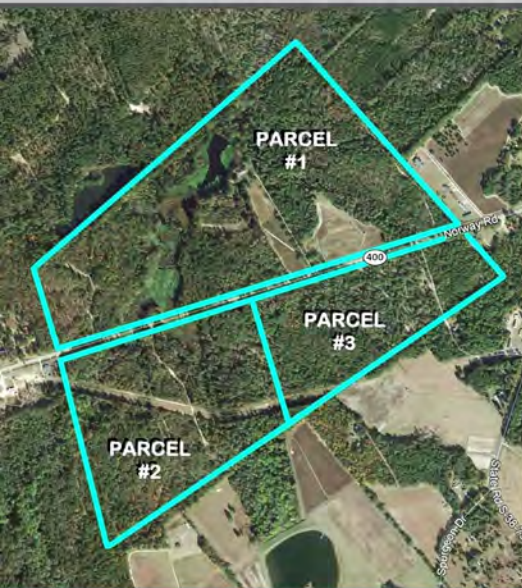
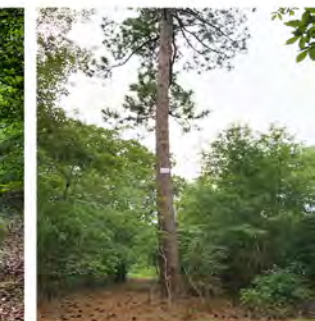
200± AC Offered In 3 Tracts

Parcel 1: 110.68± AC • Parcel 2: 50± AC • Parcel 3: 40± AC



Parcel 3: 40± acres

- 1,974± feet paved road frontage on Norway Road
- Mature natural pines and hardwood trees
- Power line easement runs through
- Good hunting or timber investment
- Timber Cruise was conducted, see property information package



Chris Pracht Auctioneers
REALTY & AUCTION LLC

In Cooperation with:
**Chris Pracht
Auctioneers, Realty &
Auctions LLC SC
REL#23399**

**M.E. Higgenbotham
AU1819 AF1963**

Real Estate Terms: 10% Due Day Of Sale. Balance Due At Closing On Or Before 45 Days. 10% Buyers Premium. *Pre-auction offers are accepted. Subject to pre-auction sale, change or withdrawal without notice. Online/App Bidding: \$1,000 Credit Card Authorization to Bid. Earnest Money Deposit Of 10% Of The Total Purchase Price Due Within 48 Hours Of Auction. 11% Buyer Premium. Successful bidders not executing and returning their contract immediately following the auction and wiring the earnest money deposit in the time frame stated, will be considered in default. Purchaser is responsible for all wire transfers, instructions will be sent.

Preview: 10:00 A.M. – 4:00 P.M. Tues., September 24th, 10:00 A.M. – 4:00 P.M. Wed., September 25th, Or Drive By At Your Convenience.

Directions: From Orangeburg, take US Hwy 301 South for approximately 2 miles. Keep right onto Neeses Hwy (SC Hwy 4), and travel for approximately 1.3 miles, turn left onto SC-400 for 2 miles, Property will be on left, look for auction signs!

Auction Location: Bolentown Fire Dept – 2310 Norway Rd, Orangeburg, SC 29115

auction@higgenbotham.com

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200± AC Multi Use Land in Orangeburg, SC

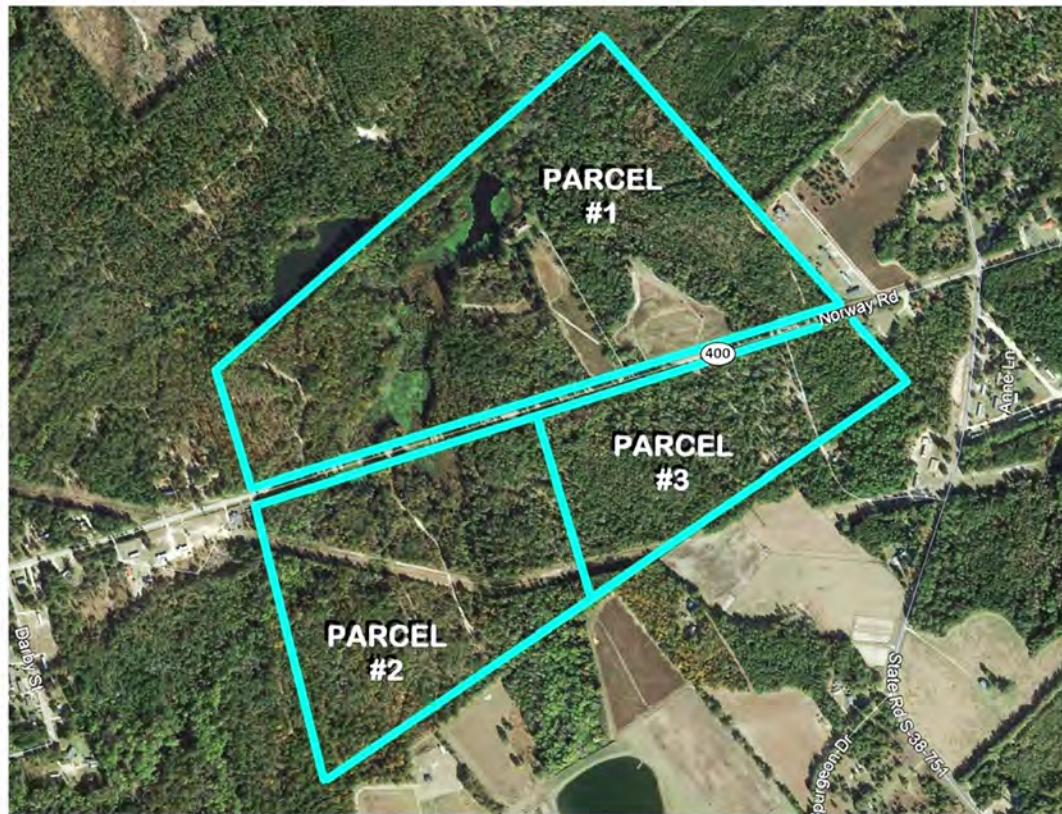
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• Property known as Lee's Pond • 3,659± feet of paved road frontage

820 Norway Rd. Orangeburg, SC 29115



Picture from 2000



The sellers are the last of the descendants of the Benjamin Lee heritage; Benjamin was the brother of Light Horse Harry Lee and the uncle of General Robert Edward Lee, of Virginia.

Parcel 1: 110.68± acres

- 3,798± feet paved road frontage on Norway Road
- 6,800± sf original plantation house with original pine flooring and tongue and groove framed pine. This historical estate home could be beautifully restored.
- Large pond known as Lee's Pond with a permitted Dam
- Mature natural Pines and hardwood trees and abundant wildlife
- Timber Cruise was conducted, see property information package
- Good hunting, timber investment, bed & breakfast, corporate retreat, potential solar field
- Pine Forest Lake, also known affectionately as Lee's Pond was the place to go to for social events on the weekends. The original home, once the site of the largest ballroom in the state, 3400 SF on the second floor, hosted all of the well-known dance bands of the era including Arkansas-born trombonist Blue Steele, the band leader billed as the "King of Rhythm" and his Victor Recording Orchestra. This band played a bouncy combination of hot jazz and western swing from 1927 to 1930.
- This estate property has 2 artesian wells and springs. There is water on both sides of Norway Road and the property has water rights to the owners.
- The possibilities for this estate property are unlimited: specialty farming; solar field; equestrian sports; bed and breakfast; retreat; winery; water sports recreation; and fishing and hunting or when restored, for fish farming, or a fishing and water sports recreation retreat.

"In 60 years of selling across America we seldom have the opportunity to auction a property with the historic significance of Lee's Pond. We will be selling 200± acres, offered in 3 tracts, to settle the Estate of William Samuel Lee III. The owners are the last of the descendants of the Benjamin Lee heritage; Benjamin was the brother of Light Horse Harry Lee and the uncle of General Robert E. Lee. If this plantation home from the 20's could talk, it would recite some incredible stories of events, weddings, dances, and community meetings of all kinds and there are stories of the Tuskegee Airmen attending events at this property. This was the center of community activities for many years. My hope is that the buyer will bring it back to it's former glory. This is a fantastic opportunity! Be sure to mark this on your calendar and see you at the sale..." *Marty*

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