

Professionally Marketed By



ESTATE AUCTION

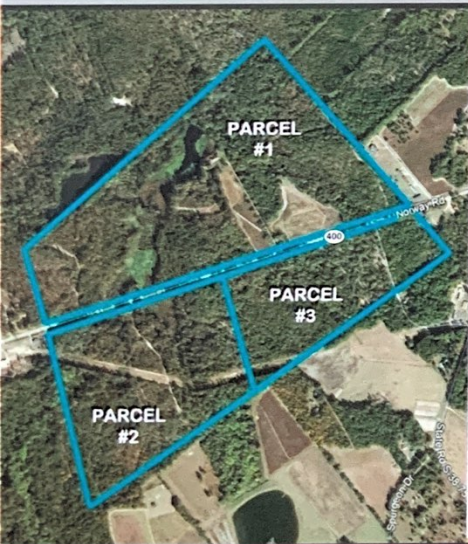
Higgenbotham Auctioneers Int., Ltd., Inc.
1629 Shepherd Rd.
Lakeland, FL 33811
Toll-free: 800-257-4161
Phone: 863-644-6681
Fax: 863-644-6686
www.higgenbotham.com
"The name that sells!"

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



200± AC Offered In 3 Tracts

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



Chris Pracht Auctioneers
REALTY & AUCTION LLC

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

**M.E. Higgenbotham
AU1819 AF1963**

auktion@higgenbotham.com

HIGGENBOTHAM.COM • 800-257-4161

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



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



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

Professionally Marketed By



200± AC Multi Use Land in Orangeburg, SC

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

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

820 Norway Rd. Orangeburg, SC 29115



Picture from 2000

You and Your Family Must Have
The Chance to
BLUE STEELE
and his Value Remaining Children
GRAND OPENING DANCE
from 1948 to
Pine Forest Lake
The Most Wonderful of Memories
at 820 Norway Road
Wednesday, July 26th, 11:00 AM
Large New Pavilion and 100 to 150
More New Seats 1000 to 1500 Seats
For Mr. Steele's Family and
The Home - Swimming - Boating
We can do Bar, wine and Tap place
and bring you to
W. S. Lee, Owner, J. W. Moore, Jr., M.

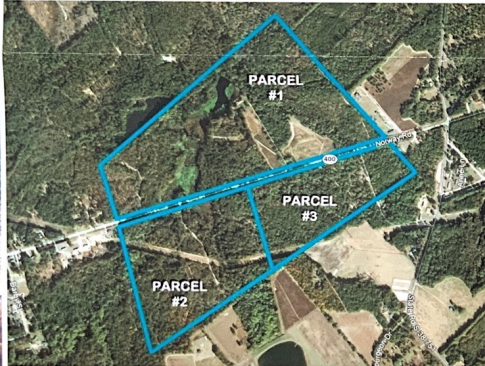


The sellers are the last of the descendants of the Benjamin Lee heritage; Benjamin was the brother of Light Horse Harry Lee and the uncle of General Robert Edward Lee, of Virginia.

- 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 its former glory. This is a fantastic opportunity! Be sure to mark this on your calendar and see you at the sale..." (Mrs. J)

auction@higgenbotham.com
HIGGENBOTHAM.COM
800-257-4161



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/Key Listing: \$1,000 Credit Card Authorization to List, Earned 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. Disclaimer: Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State and/or local Government regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. All properties sold AS IS, WHERE IS. Not responsible for accidents or injuries. All properties subject to sale prior to auction. In Cooperation with Chris Pracht Auctioneers, Realty & Auctions LLC, SC, 96L23599, 19026 M.E., Higgenbotham Auctioneers, Inc. 19133.