

REAL ESTATE AUCTION

397 SPRINGBROOK, WALHALLA, SC



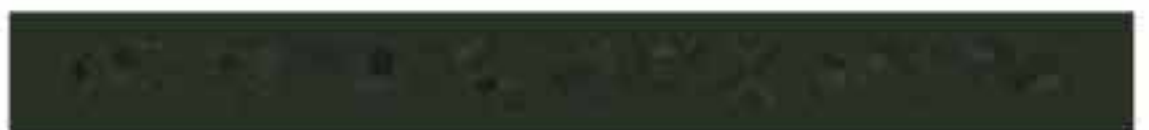
SOUTH CAROLINA FARM PROPERTY



Features:

- ✓ 4 Greenhouses
- ✓ 2500 sf Barn
- ✓ 5.8 +/- Acres
- ✓ 20kW Generator
- ✓ Pasture
- ✓ Fertigation System

Live & Online Auction for this Former Hemp Farm in Walhalla, SC. 14,000 sf of Greenhouse Space!



www.BidYall.com - 864.497.0330

014639

10⁰⁰
B Blackwell Shuler LLC
330 E. Coffey St.
Greenville, SC
29601

	LINE	BEARING	LENGTH
A	S 60° 58' 28" W	21.52	
B	S 77° 03' 02" W	39.83	
C	N 12° 05' 35" W	5.00	
D	S 55° 34' 35" W	33.27	
E	S 19° 40' 08" W	43.74	

Recorded this 18 day of June 2013
Vol B442 Pg. 9
and Certified
Register of Deeds, Oconee County

EXEMPTION FROM REVIEW PROCESS
This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.
X R. Jay Cooper
SC attorney, Registered Surveyor or Engineer
Printed name: R. JAY COOPER
Lic., Cert., or Bar # S.C. 6482

L-6
SEE REVISIO
PLAT BY HENDERSON
5/17/93

L-4

REF. DATA

LAKE KEOREE
(804 CONTOUR)

FILED FOR RECORD
OCCONEE COUNTY DEEDS
REGISTER OF DEEDS
2013 JUN 18 P 2:46

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE HOUSE IS NOT IN A FEMA DESIGNATED FLOOD AREA.

CLEMSON ENGINEERING SERVICES

ACREAGE - .52 (DMD)
PLAT OF UNBALANCED TRAVERSE
PRECISION OF FIELD SURVEY - 1:10000
SCALE 1 IN. = 50 FT.
DS 1969

DATE: JUNE 4, 2013
STATE OF SOUTH CAROLINA
COUNTY OF OCCONEE
TOWNSHIP OF SENECA
LOT 5 SUNSET BLVD

T.M. 179-02-01-006

AREA WAS CALCULATED BY THE DMD METHOD

R. Jay Cooper
R. Jay Cooper & Son, Inc.
P.O. Box 100
Greenville, SC 29615
PHONE 864-654-2573 FAX 864-654-2574

PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD.
REF PLAT BY HENDERSON 5-17-93 FIELD WORK BY GARTEE-COOPER

Parcel Information

Parcel ID 108-00-03-003
Neighborhood 7704900 - Wagener Twp Pickett Post-Camp Oak FD
Property Address
Legal Description P50-65
(Note: Not to be used on legal documents.)
Acres 5.86
Class 111 Unclassified Farm
Tax District PICKETT POST/CAMP OAK (District 14)
Exemptions Agricultural Use

[View Map](#)

Owner

SIMPSON J CHRIS & CYNTHIA B
 148 HONEYWOOD DR
 WEST UNION, SC 29696

Land

Land Use	Acres	Square Footage	Frontage	Depth
F - Farm Market	1	43,560	0	0
F - Farm Market	4.86	0	0	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	2013	40x60 / 0	0
xConcrete floor	2013	0x0 / 2400	0

Valuation

Assessed Year	2021
Land Value	\$30,620
Improvement Value	\$0
Accessory Value	\$28,620
Total Value (Market)	\$59,240
Land Value	\$0
Improvement Value	\$0
Accessory Value	\$0
Total Value (Capped)	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/18/2013	1969 154		\$55,000	0: Valid Arms-length	DEATON TONY MORRIS	SIMPSON J CHRIS & CYNTHIA B
10/26/1996	885 129		\$0	0: Valid Arms-length	DEATON O HARRIS ET UX LIFE EST	DEATON TONY MORRIS

Recent Sales In Area

Sale date range:

From:

08/29/2019

To:

08/29/2022

Sales by Neighborhood

1500

Feet



Sales by Distance

Generate Owner List by Radius

Distance:

100

Fe



Use Address From:



Owner



Property

Select export file format:

Address labels (5160)



International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download



Show All Owners



Show Parcel ID on Label

Skip Labels

0

No data available for the following modules: Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Sketches.

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Version 2.3.216

Developed by

