

ABSOLUTE REAL ESTATE AUCTION

WEDNESDAY, FEBRUARY 26TH AT 12:00 NOON

13627 Girl Scout Road (Lot#156), Charlotte NC 28278

5.3 Acre Luxury Home Lot located in a 1,350-acre wooded community with scenic trails and Lake Wylie living, just a short drive from Uptown Charlotte at

The **SANCTUARY**

Out of State Bank Directs Sale to the Highest Bidder Regardless of Price
Suggested Opening Bid of \$10,000



For Information visit www.ModernBrokerage.com or contact
Jason Dolph, CCIM, AARE: 704-502-0388 | Jason@ModernBrokerage.com



MODERN BROKERAGE
ACCELERATED REALTY

6782 Vlosi Drive, Charlotte, NC 28226

Modern Brokerage, LLC: NC RE Firm # C25553 | NC Auction Firm # 9792

Jason Dolph, CCIM, AARE: NC Real Estate Broker #216777 | NC Auctioneer # 7839

13627 Girl Scout Road (Lot #156), Auction • Sold to the Highest Bidder Regardless of Price
LIVE ONSITE ON WEDNESDAY, FEBRUARY 26TH AT 12:00 NOON

Auction Information

REASON FOR SALE: Chicago-based Byline Bank directs a 1st quarter sale of this bank-owned property that was foreclosed in 2019. The property is sold free and clear of past liens. The Auction will be conducted live and on-site on February 26th, passing substantial savings on to the high bidder at the Auction.

ONSITE INSPECTIONS: The Auctioneer will be onsite on Wednesday, February 19th from 11am – 1pm to walk the Lot and answer questions for prospective purchasers. Private inspections may be arranged by calling Jason Dolph at 704-502-0388.

REQUIRED BIDDER'S PACKET: A Bidder's Packet ("Packet") has been prepared and must be acquired in order to bid. Prospective Bidders can obtain the Packet in PDF format at no cost. Visit www.ModernBrokerage.com

BROKER PARTICIPATION: A referral fee equal to 3% of the High Bid Price will be paid to a licensed real estate broker whose client successfully closes in escrow. The real estate broker must submit the Auction Broker Registration Form prior to February 26, 2020 and attend the Auction with their client. Other rules apply. Please contact Modern Brokerage for the Broker Registration Form with complete details.



Property Information

SITE DESCRIPTION:

This gorgeous 5.3-acre wooded lot ideal for residential development. Enjoy the walking trail and serene creek at the rear. Paved road frontage with electric, city water, cable/fiber-optic available to the site. Sloping grade is suitable for a luxury basement home. A septic system is required. Nestled on a quiet street approximately ¼ mile from Lake Wylie shores. Two adjoining lots to the north have been tastefully developed. Ideally located in Charlotte, consistently ranked as one of the nation's most desirable and business friendly city to reside. 10-minute drive to I-485 outer loop | 17 minutes to Charlotte-Douglas International Airport | 27 minutes to Uptown Charlotte. Quality dining and shopping nearby. Public and Private school bus service is available within the neighborhood. Mecklenburg County Parcel ID # 19936113.

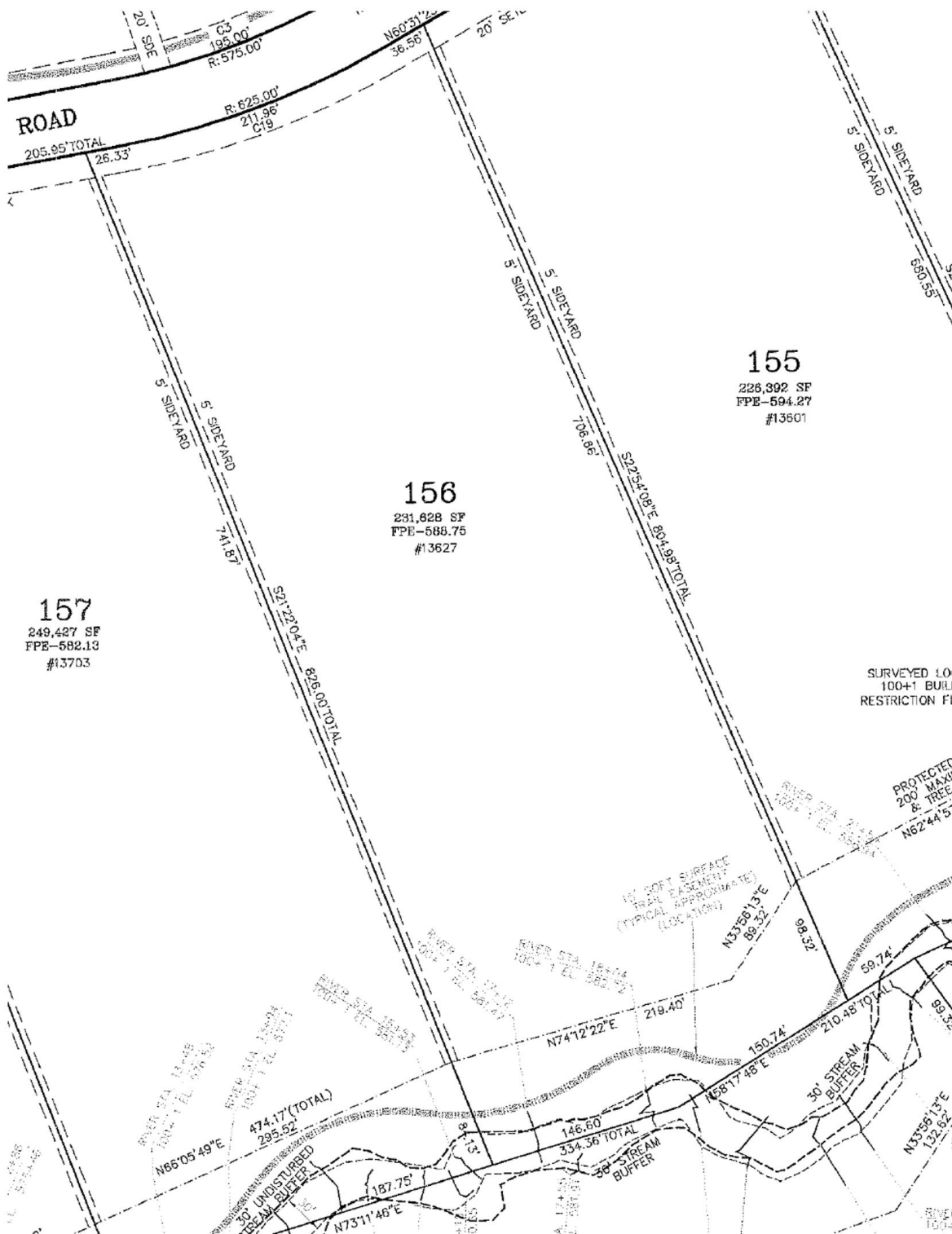
COMMUNITY DESCRIPTION:

THE SANCTUARY AT LAKE WYLIE is a one-of-a-kind lakefront nature preserve & luxury home community. Amenities including a clubhouse, tennis courts, basketball court, swimming pools, fitness center, 22 miles of trails, boat slips, docks, kayak/canoeing & 300 acres of common open space. Surround yourself with beauty and tranquility within the wooded areas that border Lake Wylie. Enjoy the balance of a tight-knit community with large private preserves varying in size from 2+ to 13+ acres that offer ample privacy. HOA Dues are \$1217.50 per quarter. Approved Builders and Architectural Restrictions apply. Visit www.thesanctuaryatlakewylie.com for additional information.

DIRECTIONS:

From I-485, Take Exit 4. Head West on Hwy 160 (Steel Creek Rd.) | Turn RIGHT onto Shopton Rd W (0.6 mi.) | At the traffic circle, continue straight to stay on Shopton Rd W (2.7 mi.) | Turn RIGHT onto Island Point Rd (1.4 mi) Slight RIGHT onto Flying Eagle Ln. (0.1 mi) | Turn RIGHT onto Roe Buck Meadow Ln. | LEFT on Girl Scout Rd. Look for Modern Brokerage AUCTION Sign on the LEFT. * GPS MAY HAVE DIFFERENT STREET NAMES.





157
249,427 SF
FPE-582.13
#13703

156
231,828 SF
FPE-588.75
#13627

155
228,392 SF
FPE-594.27
#13601

SURVEYED LOC
100+1 BUILT
RESTRICTION FL



MODERN BROKERAGE
ACCELERATED REALTY

TERMS OF SALE: Auction for 13627 Girl Scout Road | Charlotte NC

AUCTION DATE & LOCATION. The Live Auction will take place on Wednesday, February 26, 2020, onsite at the property located at 13627 Girl Scout Road, Charlotte NC 28278. The Auction will commence at 12:00 Noon.

AUCTION FORMAT. Bidding at the Auction is open to registered Bidders only. To bid during the Auction, the Bidder needs to raise their hand, shout out their bid or instruct an Auctioneer's Assistant to call out the bid on their behalf. Proxy bids for out of town bidders may be accepted at Auctioneers full discretion. Please contact Modern Brokerage for full details and requirements.

DOCUMENT PACKAGE. A Bidder Packet ("Packet") has been prepared and must be acquired in order to bid. Prospective Bidders can be obtained in advance of the Auction in PDF format at no cost. Visit www.ModernBrokerage.com to download.

ONSITE INSPECTIONS. Prospective Bidders will have the opportunity to preview the Property prior to the Auction BY APPOINTMENT. Please call Jason Dolph at 704-502-0388 to make your appointment.

LIVE AUCTION REGISTRATION. All parties seeking to bid on any property at the Auction must (1) sign in at the registration table and present a state issued ID, and (2) show the possession of the required Bank Issued Check payable to the Designated Escrow Agent. All bidders will be required to sign a statement ("Bidder Statement") prior to commencement of bidding that the bidder has inspected the property and sale documents. Registration begins at 11:00 AM the day of the Auction.

REQUIREMENTS OF THE HIGH BIDDER. The High Bidder at the Auction will be required to immediately tender the required Bank Issued Check of \$5,000, as earnest money (to be credited toward the Purchase Price at Closing) made payable to the Designated Escrow Agent as follows: **Arthur S. Long Trustee**, 101 N. McDowell St., Suite 228, Charlotte, NC 28204 | Phone: (704) 333-9291. A \$250 Escrow Fee to Escrow Agent is to be paid by Buyer at Closing. The High Bidder will be required to sign the Real Property Auction Purchase and Sale Contract immediately at the conclusion of the Auction.

AUCTION PROCEDURE. 13627 Girl Scout Road, Charlotte NC 28278 will be offered **ABSOLUTE - Without Reserve & Regardless of Price**. The final high bid will be accepted at the time and place of the Auction. The Auction will require at minimum two accepted bids (by separate registered bidders) to commence.

FINANCING. The Purchase and Sale Agreement **will not** be contingent on the Purchaser obtaining financing. Parties with ambitions to secure financing for their acquisition should make arrangements with the lender of their choice prior to closing.

CLOSING DATE. The property shall be required to close on or before Friday, March 27, 2020. Closing shall be at the offices of the North Carolina Attorney's office of the Purchaser's choice at which time Purchaser shall pay the balance of the purchase price. Please refer to the Real Estate Purchase Agreement in the Bidder's Packet for complete details. Time is of the essence.

BUYER'S PREMIUM. The sale at Auction will provide that the Purchaser pay to the Seller as part of the total purchase price a premium (fee) equal to 10% of the high bid or offer price. The buyer's premium will be added to the high bid or offer price in the Real Property Auction Purchase and Sale Contract to determine the Total Purchase Price. Financing, if any, is calculated on the Total Purchase Price.

CONDUCT OF THE AUCTION. Neither Seller, nor Auctioneer, is permitted to bid on behalf of themselves at the Auction. Conduct of the Auction and increments of bidding are at the direction and discretion of the Auctioneer. Announcements made from the podium supersede printed material. In the event of a dispute between bidders, the Auctioneer shall make the final decision to accept the final bid, to re-offer and re-sell the property, or to remove the property from the Auction. If any disputes should arise following the Auction, the Auctioneer's records shall be conclusive.

ATTORNEY REVIEW RECOMMENDED. All information contained in all Auction-related material, such as the Packet, should be carefully reviewed by an attorney prior to the Auction and is subject to and may be superseded by (1) the Real Property Auction Purchase and Sale Contract to be signed at the Auction, as well as by (2) Announcements made from the podium prior to the commencement of bidding.

AGENCY DISCLOSURE. Modern Brokerage, LLC, (NC Auction Firm # 9792, NC RE Firm #25553), Jason Dolph (NC Auctioneer # 7839, NC RE Broker 216777), ("Broker /Auctioneer") and all parties associated with Broker / Auctioneer, represent the Seller in this sale.

DISCLAIMER: All Properties are being sold **AS-IS WHERE-IS**. Your complete inspection prior to the Auction is encouraged. Parties inspecting assume all risk. The information contained herein is subject to inspection and verification by all parties relying on it. This sale is being conducted subject to the Terms of Sale and the Real Property Auction Purchase and Sale Contract. No liability for its inaccuracy, errors or omissions is assumed by the seller or broker/Auctioneer.

ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE. This offering may be withdrawn, modified, or canceled without notice at any time. Property is subject to prior sale. This is not a solicitation or offering to residents of any state or jurisdiction where prohibited by law.



MODERN BROKERAGE
ACCELERATED REALTY

For Information Contact:

Jason Dolph, CCIM, AARE
President, Real Estate Broker & Auctioneer

MODERN BROKERAGE, LLC
6782 Vlosi Dr.
Charlotte, NC 28226
Phone: 704-502-0388

Jason@ModernBrokerage.com
www.ModernBrokerage.com