

DEMPSEY AUCTION

ABSOLUTE AUCTION

THURSDAY, JUNE 16th @ 2:00 PM

75 Vaughn Circle, Fletcher, Henderson County, NC





Commercial Building and (2) SFR Homes on 2.9± Acres

County Water – I-26 Frontage – RC Zoning

75 Vaughn Circle: 1,875 sq ft Commercial Building currently housing the Hound Hut can be used for any type of office, institutional, commercial or service business!! Easy access, Excellent Visibility and Ample Parking all combine to make this an incredible Opportunity.

91 Vaughn Circle: This 1,176 sq ft Ranch Frame Home features 3 bedrooms, 2 bath, Living Room, Kitchen, Utility Room and Central Heat & Air.

This Home is currently Leased on a Month to Month basis for \$800/ Month.

98 Vaughn Circle: This 1,578 sq ft Ranch Brick Home features 3 Bedrooms, 2 bath, Kitchen, Living Room, Bonus Room and Utility Room. It also includes a fenced yard and detached garage (currently used for storage).

This 2.9± Acres Tract Features:

- 2 miles from The Asheville Regional Airport
- Frontage & Excellent Visibility on I-26 and ~200 Ft of Frontage on Butler Bridge Road
- Privately Owned, Double Sided Billboard fronting I-26
- County Water is Available with Public Sewer in Close Proximity
- Adjacent to a Large Scale, Planned Residential Development
- The Property is zoned RC (Regional Commercial)

This property to **SELL at ABSOLUTE AUCTION**, Regardless of Price to the Highest Bidder.

OPEN HOUSE: Wednesday, June 15th from 1:00-4:00 pm. Dempsey Representatives are always available for private showings, please contact our office.

SALE SITE: Onsite under the Dempsey Tent.

ONLINE BIDDING: Online Participation/Bidding will be available for the Real Estate through our Online MarkNet Platform.

TERMS AND CONDITIONS: 10% Buyer's Premium. 20% Down Sale Day with the Balance due on or before 30 Day's from Sale Day.

NOTE: All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. For compliance with Section 1018 of the Residential Lead Based Paint Hazard Act of 1992, interested purchasers have a ten (10) day inspection period prior to the auction for the assessment of possible lead based paint hazards. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure 2022.

Please visit our web site located at WWW.DEMPSEYAUCTION.COM. For plats, brochures, or further sales information on this auction, **CALL US BY NAME @ 800.DEMPSEY (336.7739)**. NCREL #C-9257, NCAL #774.