

INDUSTRIAL PLANT WITH NPDES PERMITTED WASTEWATER FACILITY ON 245± AC, OFFERED IN 6 TRACTS · 2 TRACTS ABSOLUTE!

11:00 AM, Friday, March 6

Auction to be held on site:
23 John Meeks Way,
Seabrook (Beaufort County), SC



WASTEWATER FACILITY

- Located on Tract 1
- NPDES Permitted (National Pollutant Discharge Elimination System)
- 2 Aeration tanks
- 500,000 gallons/day can be discharged with the outgoing tide
- 2 Retention basins
- Equalization basin

WASTEWATER TREATMENT LAB

- 800± s.f. total
- Built in 1976

*Potential uses may include:
dairy, swine farm or
any other operation requiring
treated wastewater discharge*

Broker participation welcome. Call for registration information.

CONTACT US FOR FURTHER
INFORMATION

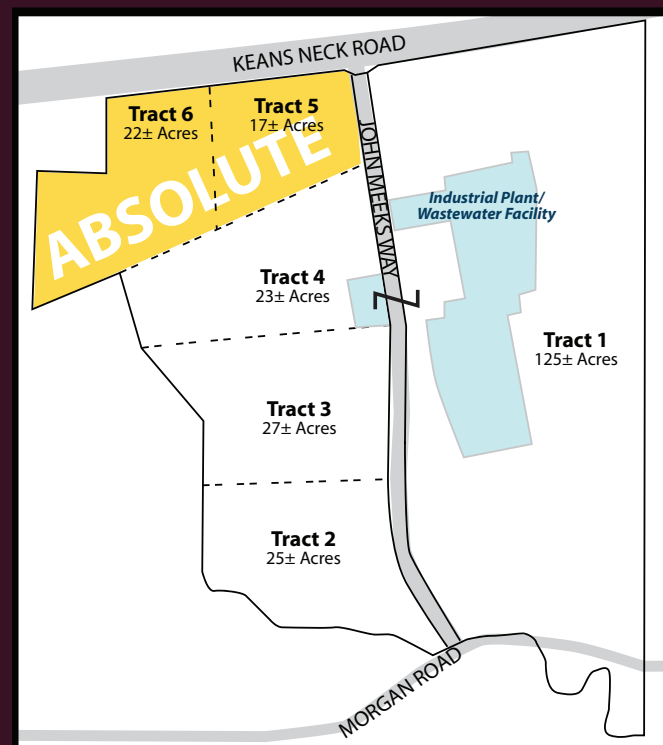
800-257-4161

www.higgenbotham.com
email: auction@higgenbotham.com

AUCTION



23 John Meeks Way, Seabrook, South Carolina



ARRMAZ SURPLUS PROPERTY

Former Arrmaz Industrial Plant on 245.9± total acres, offered in 6 tracts

Tract 1: 128± Acres- Industrial Plant/Wastewater Facility

- 8 total buildings, including over 60,000± s.f. total structures
- 2 operating wells
- 200,000 gallon water tank
- 2 boilers
- Asphalt and concrete paving
- Chain link fence surrounding main site

Tracts 2-6: 117.1± vacant wooded acres with mature timber- excellent income potential

Tracts 2-4: 20± acres each, zoned Industrial Park

Tracts 5-6: 15± acres each, zoned Rural

TRACTS 5 & 6 TO BE SOLD ABSOLUTE to the last & highest bidder, regardless of price! No Minimums! No Reserves!



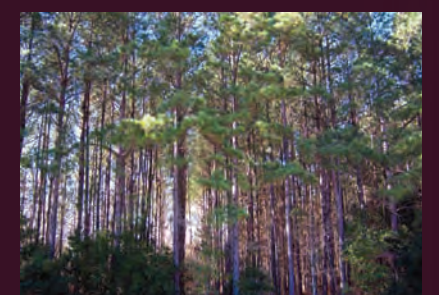
wastewater facility



view looking south



breakroom and lab



tracts 2-6

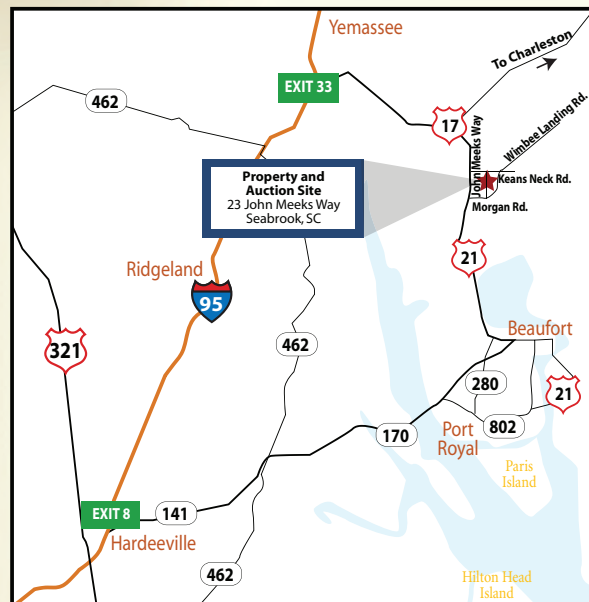


industrial plant

PREVIEW: 10:00 AM - 4:00 PM, ••• Friday, February 20th and Thursday, March 5th



INDUSTRIAL PLANT WITH NPDES PERMITTED WASTEWATER FACILITY AUCTION



Directions: From the north: Take I-95 south to exit #33 (US-17). Proceed east for 8 1/2 miles to US-21. Bear right on US-21 & proceed 3 1/2 miles to Keans Neck Rd. Turn left on Keans Neck Rd & proceed 3/4 mile to John Meeks Way. Turn right on John Meeks Way. Property is on both sides of the road. Look for the auction signs.

From the south: Take I-95 north to exit #8 (US-278). Proceed east on US-278 for 4.8 miles to SR-141. Turn left on SR-141 & proceed 3.8 miles to SR-170. Turn left on SR-170 & proceed 16 miles to US-21. Turn left on US-21 & proceed 9 1/2 miles to Keans Neck Rd. Turn right on Keans Neck Rd & proceed 3/4 mile to John Meeks Way. Turn right on John Meeks Way. Property is on both sides of the road. Look for the auction signs.

FREQUENTLY ASKED QUESTIONS

WHAT IS A DUE DILIGENCE PACKAGE AND HOW DO I GET ONE?

A due diligence package is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, Easements, Covenants & Restrictions, title exceptions and the auction contract. You can download this information by going to www.higgenbotham.com & clicking on the "Register" button. After you fill in the information, you will be emailed a user name & password. Return to our website & click on the "Log In" button. Find the individual property link that you are interested in & then click on that link. The due diligence package will then be available for you. You may also call our office to obtain a copy of the due diligence package.

WHAT IF I CAN'T ATTEND THE AUCTION?

If you cannot attend the auction in person, you may arrange to bid via the Internet in real-time by calling our office no later than Wednesday, March 4th. You MUST be pre-registered to bid via the Internet. You may also listen live to the auction at www.naalive.com

WHAT IS AN ACCEPTABLE FORM OF DEPOSIT?

Auction deposits can be made in the form of personal or business check.

WILL I GET CLEAR TITLE TO THE PROPERTY?

All properties will be sold free & clear of all liens and encumbrances except for those ordinary items of record, such as road right of ways, utility easements, leases, restrictions, etc. unless otherwise noted in the bid package or at the auction.

WHAT ABOUT FINANCING?

The sale is not contingent on the buyer's ability to obtain financing. Buyers should arrange for their financing prior to the auction.

Terms: 10% deposit day of sale. Balance due at closing on or before 45 days. 10% buyer's premium.



Broker Participation Welcome.
Call for details.

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IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. 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. Not responsible for accidents or injuries. 090306 Produced by Brenmar Advertising, Inc. (863)644-6687



INDUSTRIAL PLANT AND WASTEWATER FACILITY ON 245± ACRES AUCTION



an alliance partner of **NAI Global**
1666 Williamsburg Square, Lakeland, FL 33803



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FORMER ARRMZ INDUSTRIAL PLANT ON 245.9± ACRES, OFFERED IN 6 TRACTS



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11:00 AM • FRIDAY, MARCH 6

Auction to be held on site: 23 John Meeks Way, Seabrook (Beaufort County), South Carolina
Preview this property from 10:00 AM - 4:00 PM, Friday, February 20th and Thursday, March 5th

For further information or a complete bidder's package, contact our office or visit our website:



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WWW.HIGGENBOTHAM.COM

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J. Chris Pracht SCAL 156