



DEMPSEY AUCTION

The Living Estate of Jim & Cindy McGarvey

SATURDAY, JULY 24, 10:00 AM

2408 Owens Gin Road

Calhoun, Gordon County, Georgia

Fabulous Riverfront Horse Farm & Large Custom Built Log Home

41.38 acres of beautiful manicured land

Selling In Tracts, Combinations Of Tracts Or As A Whole

- 683' of river frontage on the Coosawattee River
- Over 1300' of Road Frontage
- Custom 11 stall barn
- Riding arena
- Fenced & cross-fenced pasture
- Beautiful pond & river frontage.

Magnificent 4 bedroom 4.5 bath log home

- Full walkout daylight basement
- Wraparound porches
- Spacious theatre room
- 2 car & 3 car garages
- Sheds & more all overlooking the farm and river

Selling select equipment and recreational Vehicle

- Ford 1920 New Holland Tractor
- John Deere Z910A ZTR Mower
- John Deere HPX Gator
- Miscellaneous Attachments





D E M P S E Y A U C T I O N

The Living Estate of Jim & Cindy McGarvey

SATURDAY, JULY 24, 10:00 AM

2408 Owens Gin Road

Calhoun, Gordon County, Georgia

TERMS AND CONDITIONS:

Real Estate: 10% Buyer's Premium. 10% down on sale day, balance due at closing. All sales to close 30 days from sale date.

Personal Property: Payment in full on sale day with Cash, Cashier's Check or Approved Personal Check—NO EXCEPTIONS

SALE SITE: The property will be SOLD on-site under the Dempsey Tent, with online bidding available

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

OPEN HOUSE: Dempsey Representatives will be on-site Sunday, July 18th & Friday, July 23rd from 1:00-4:00 PM. Dempsey Representatives are always available for private showings, please contact our office.

NOTE: All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. Property lines are approximate, contact our office for precise surveys. All square footages on the structures are APPROXIMATE. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure 2021.

Auctioneers: Ray Dempsey | Lou Dempsey, GAL #113, ALB#065553 AAL#1103

| Sales Manager: Flipper McDaniel - 770.548.3762 |

For lot layouts or other information call us by name or visit our website

1.800.DEMPSEY DEMPSEYAUCTION.COM