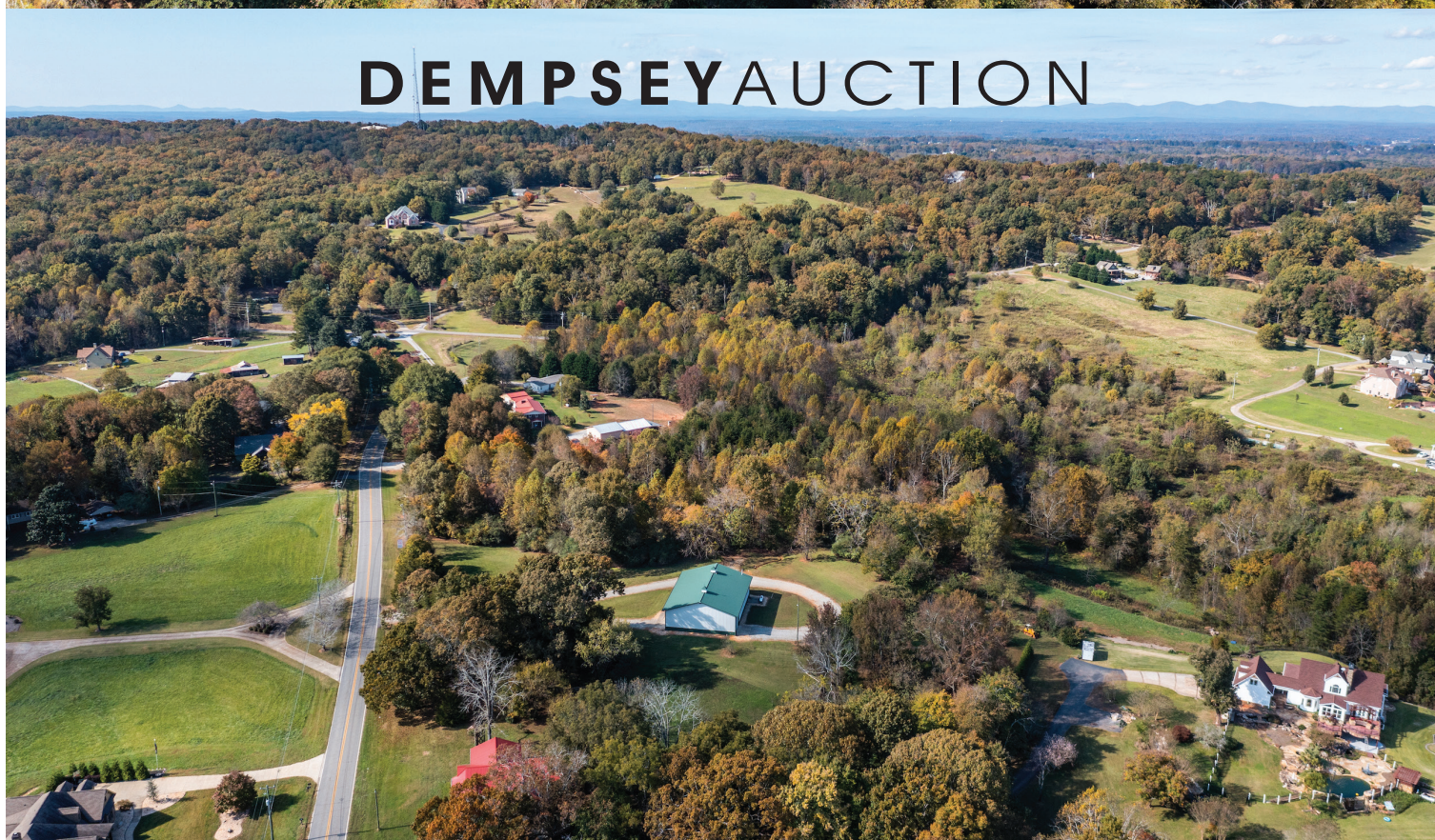




CALL US BY NAME 1.800.DEMPSEY OR VISIT OUR WEBSITE DEMPSEYAUCTION.COM



DEMPSEYAUCTION

AUCTION | Saturday, December 4, 2021 at 10:00 AM
Cumming, Forsyth County, GA



3.5 Acre with Morton Insulated Metal Barn Cumming, GA

PRIME REAL ESTATE AUCTION

Metal Barn – 3.558± Acres – Personal Property

REAL PROPERTY TO BE OFFERED IN ONE TRACT

SATURDAY, DECEMBER 4, 2021 AT 10:00 AM

Auction Site: 6160 Mayfield Drive, Cumming, Forsyth County, GA

Located in one of the fastest-growing counties in Georgia, this 4,050 Sq Ft Morton insulated Metal Barn sits on 3.558 acres of residential land. This insulated Metal Barn is a turn-key Tool Man's dream! As the square footage suggests, there is ample space to work on any number of projects. There is currently a temporary office, full bath, and mezzanine storage, but with a little imagination, this barn can be easily converted into a full-fledged barndominium! Very unique opportunity with unlimited possibilities for this property in highly coveted North Forsyth County. Do Not Miss This Opportunity to BUY land at the RIGHT PRICE – YOUR PRICE!!

BARN

- Two 14' x 14' roll-up doors opposite each other for a drive-through arrangement with one additional 14' x 14' door.
- Building consists of metal-framed walls, a concrete foundation, two front windows, and a metal roof.
- Public water and electricity are connected to the building, with sanitary waste disposal occurring through a private septic tank and field line system.
- Building is fully insulated, including the roof.
- Zoned A1
- Land is just 15 minutes from downtown Cummings and the beautiful Lake Lanier.

At the conclusion of the land auction, we will offer an assortment of Personal Property. List coming soon!

SALE'S MANAGER: Chase Tolbert – 706.266.0717

OPEN HOUSE: The property is OPEN for inspection. Dempsey Representatives will be on the property on Friday, December 3rd from 1:00-4:00 PM or by Appointment. Please contact our office for your Personal Tour.

BIDDING: The auction will be Simulcast with the opportunity to participate Live, in person, or online, whichever is most convenient.

SALE SITE: Property will be sold ON-SITE.

TERMS AND CONDITIONS:

Real Estate: 10% Buyer's Premium. 10% down payment on sale day with the balance due on or before 30 days from sale day.

Personal Property: All purchases shall be paid for in full on sale day by cash, credit/debit card (3.5% convenience fee) or approved personal/company check.

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. 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

Please visit our website located at WWW.DEMPSEYAUCTION.COM. For Surveys, Personal Property Lists or Additional Sales Information on this auction, call us by name at 1.800.DEMPSEY (800.336.7739). Dempsey Auction, 310 North 4th Avenue, Rome, GA 30165.