

DEMPSEY AUCTION
THURSDAY, MAY 12, 5:00 PM
Selling on Site at 4820 Newnan Road, Griffin, GA



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Griffin, Spalding County, GA

**LARGE FRAME HOME ON 68.370± ACRES SELLING
IN TRACTS OR AS A WHOLE**

- Barns
- Stocked Pond
- Good Pasture
- Natural Hardwoods
- Mobile Home
- Double Road Frontage

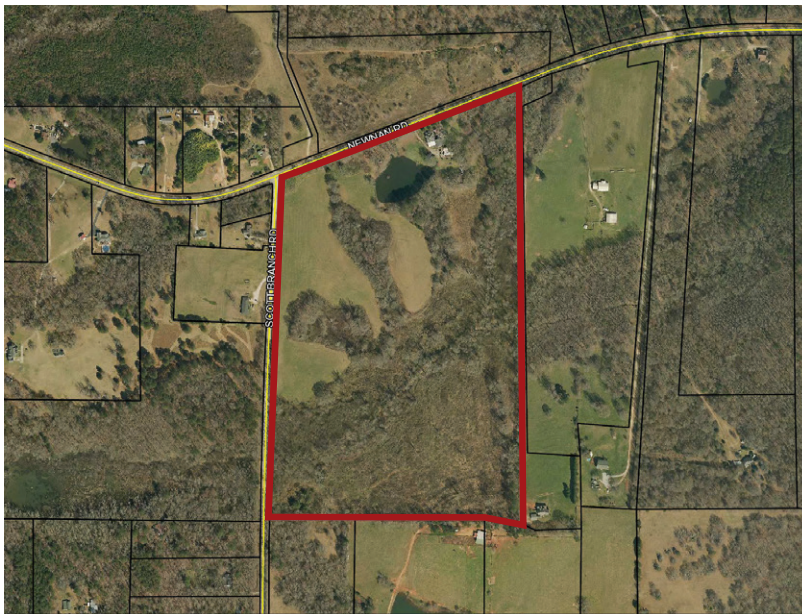
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This (4) Bedroom Frame Home has been fully painted, inside & out with a new roof and situated on 7.44 acres with additional Mobile Home, Lake, and Barn

THE REMAINING 60± ACRES FEATURES:

- Double Road Frontage on Newnan Road (Highway #16) & Scott Branch Road
- County Water is Available
- Lush Pasture & Mature Woodlands
- Abundance of Managed Game including Deer, Turkey, Dove, and Duck
- This property is ideal for a Gentleman's Farm, Estate Lots or Residential Development.

**This Property will be offered Individually,
in Combinations and as a Whole.**



OPEN HOUSE: Wednesday, May 11th, 1:00 - 5:00 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 Days 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.

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

Please visit our web site located at www.dempseyauction.com. For plats, brochures, or further sales information on this auction, call us by name at 800.DEMPSEY (800.336.7739)



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