

D E M P S E Y AUCTION

Saturday, October 22nd, 10:00 AM CDT

Centre, Cherokee County, Alabama

**5± WATERFRONT ACRES AND (2) DEEP WATER BUILDING LOTS ON WORLD
FAMOUS WEISS LAKE AT COWAN CREEK**

Auction to be conducted ONSITE under the DEMPSEY Tent



2 Lots



5 Acres

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



2 Lots



View from 5 Acres



5 Acres



5 Acres

Centre, Cherokee County, AL

Saturday, October 22nd, 10:00 AM CDT

5± Waterfront Acres And (2) Deep Water Building Lots On World Famous Weiss Lake At Cowan Creek

Auction to be conducted ONSITE under the DEMPSEY Tent

5 Waterfront Acres:

- The Property will be offered in Tracts, Combinations of Tracts or as a Whole.
- Each Tract will run Road to Lake with County Water and Septic In-Place
- The Tract is improved with numerous Docks and Boat Ramp
- Long Water Frontage on Each Tract with inviting Wooded Homesites
- The majority of this property is ABOVE the APC 573' Flood Easement allowing for Permanent Construction

An Ideal Investment Opportunity as this property is currently being used and a Campground with approximately 14 spots with a water meters and a Community Septic System in place. We will offer the property in Tracts, Combinations of Tracts or as a Whole - Selling it whichever way it brings the most

(2) Large Waterfront, Deep Water Building Lots (Lot # 19 & #20 of Sunset Cove):

- These Lots are approximately 1 ± acre with each having over 100' of frontage on the Lake
- County Water is Available with Water Meters and Septic Tanks In-Place on each Lot (Mobile Homes are **RESERVED**)
- Deep Water with magnificent Views of the Lake and surrounding Mountains
- Lot #19 is improved by an existing Dock and Barn
- Reasonable Protective Covenants

The Lots will be offered Individually and as a Whole

AUCTIONEERS NOTE: *This property has been vested in the same family since the lake's creation in 1961, and it has served them well. However, as times and generations change, they have made the difficult decision to sell these holdings at AUCTION. These diverse Tracts offer incredible views, gentle terrain, world class fishing, boating and all water activities in one of Weiss Lake's most desirable areas – Cowan Creek. Do not miss this once in a lifetime opportunity to buy Premier Weiss Lake Property at the RIGHT PRICE, YOUR PRICE.*

SALE SITE: Onsite on CR #422 under the Dempsey Tent. All Property located on CR #422 at the Cowan Creek Bridge.

OPEN HOUSE: Friday, October 21st, 1:00-4:00 pm. Dempsey Representatives are always available for private showings, please contact our office.

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.

CLOSING: Closing to be on or before 30 days from Sale Date in the office of Mr. Chad Hopper with Buttram, Hawkins & Hopper, 440 W. Main Street, Centre, AL 256.927.5764.

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.

Please visit our website located at WWW.DEMPSEYAUCTION.COM. For Surveys or Additional Sales Information on this auction, call us by name **1.800.DEMPSEY (800.336.7739)**.

NOTE: All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. 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. Dempsey Auction, 310 North 4th Avenue, Rome, GA

DEMPSEY AUCTION

Saturday, October 22nd, 10:00 AM CDT

Centre, Cherokee County, Alabama

**5± WATERFRONT ACRES AND (2) DEEP WATER BUILDING LOTS ON WORLD
FAMOUS WEISS LAKE AT COWAN CREEK**

Auction to be conducted ONSITE under the DEMPSEY Tent

