

# DEMPSEY AUCTION

## MULTI-PARCEL REAL ESTATE AUCTION

Tuesday, February 28th - 2:00 PM

Sale Site: Courtyard Marriott-320 West 3rd Street, Rome, GA

### 20 Acres with Coosa River Frontage - 2 Tracts

1300 Block of Blacks Bluff Road, Rome, Georgia

Sale Site: Courtyard Marriott-320 West 3rd Street, Rome, GA



Tract # 1  
8.94 Acres

Tract # 2  
11.14 Acres

“Excellent  
Building  
Tracts”

This property will be offered in two tracts. Both have 220 feet of Coosa River Frontage.

A great location near Downtown Rome, US 27, and more!

Project Manager: Tom Lindsey - 770.546.2510 - [tlindsey@dempseyauction.com](mailto:tlindsey@dempseyauction.com)

### East 11th Street - Old East Rome 3 Building Lots

Along East Eleventh Street, Rome, Georgia

Sale Site: Courtyard Marriott-320 West 3rd Street, Rome, GA



Parcel 1  
J14I-078

R-3

Residential Zoning

.46 Acres

Parcel 2  
J14I-079

R-3

Residential Zoning

.46 Acres

Parcel 3  
K14Y-101B

R-3

Residential Zoning

.46 Acres

These lots are in the prestigious Old East Rome area along East Eleventh Street. They contain .46 acres each, and if combined, would make an excellent home site for a premier home!

Project Manager: Tom Lindsey - 770.546.2510 - [tlindsey@dempseyauction.com](mailto:tlindsey@dempseyauction.com)

BIDDING: THE AUCTION WILL BE SIMULCAST WITH THE OPPORTUNITY TO PARTICIPATE LIVE, IN PERSON, OR ONLINE THROUGH OUR MARKNET LINK, WHICHEVER IS MOST CONVENIENT.

CALL US BY NAME 1.800.DEMPSEY OR VISIT OUR WEBSITE [DEMPSEYAUCTION.COM](http://DEMPSEYAUCTION.COM)

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## Excellent 12.51 Acre Commercial Tract

40 Shorter Industrial Boulevard, Rome, Georgia

Sale Site: Courtyard Marriott-320 West 3rd Street, Rome, GA



Parcel  
H13X-184  
12.51 Acres

H-1  
Commercial  
Zoning

Project Manager: Tom Lindsey - 770.546.2510 - [tlindsey@dempseyauction.com](mailto:tlindsey@dempseyauction.com)

## Home, Barn, and Kennels on 9+/- Acres Selling in One Tract

Pasture Fenced And Crossed Fenced - Parcel ID# L16 045

2681 & 2685 Chulio Road, Rome, Georgia

Sale Site: Courtyard Marriott-320 West 3rd Street, Rome, GA

## 3 Bedroom and 2 Bath Mobile Home (currently rented)

Also septic tank, water meter, and power are in place for an additional residence



Project Manager: Randy Land - 706-252-0532 [rl@dempseyauction.com](mailto:rl@dempseyauction.com)

Representative on site Wednesday, February 15, 2-4 pm or by appointment.

**TERMS AND CONDITIONS:** 10% Buyers Premium. 10% Down on Sale Day with the Balance Due at Closing.

Please visit our web site located at [WWW.DEMPSEYAUCTION.COM](http://WWW.DEMPSEYAUCTION.COM). For plats, brochures, or further sales information on this auction, contact US BY NAME @ 800.DEMPSEY (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 2023.

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

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