

DEMPSEY AUCTION

FAIRFIELD PLANTATION VILLA RICA CARROLL COUNTY, GA



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COURT ORDERED AUCTION

TUESDAY FEBRUARY 7 2:00pm
FAIRFIELD PLANTATION
VILLA RICA CARROLL COUNTY GA

ALL Property is Selling by Order of the Superior Court of Carroll County, GA, Hon. Jack Kirby, Judge; Civil Action File NO. SUCV2022000522

ALL property Sells Subject to Court Approval

(32) 2 B/R 2 Bath Lakefront Townhomes located in Lake Tara III in Fairfield Plantation - Units located at 264-295 Clearview Court, Villa Rica, GA

Excellent Recreational, Investment or Permanent Home Opportunity.

AUCTION to be Conducted at the Fairfield Plantation Country Club, 7500 Monticello Drive, Villa Rica, GA.

Fairfield Plantation is a 2500± acre Gated, Residential/Resort/Recreational Development located in Carroll County, GA situated just off I-20 between Atlanta and Birmingham. The amenities offered by this development are endless including golf, tennis, pickleball, boating, hiking and many other outdoor activities.

Each 3-story unit features a spacious kitchen with all appliances, dining area and den with rock fireplace & lakefront deck, master bedroom with master bath boasting a jetted tub; additional bedroom and full bath with tub/shower combo. Central heat & air, ample storage, vinyl siding and standing seam metal roof improve each unit. ALL 32 units afford a beautiful view of Lake Tara!!

This property is IDEAL for the Seasoned Investor as (20) of the (32) units are currently rented through the Association, on a month-to-month basis for a combined rent of \$27,300/Month.

CLIENT REFERRAL: Dempsey Auction will gladly pay any licensed Broker/Agent for registering a successful purchaser. Specific Terms Apply.

OPEN HOUSE: Representatives will be on site @ Lake Tara III on Sunday and Monday February 5 & 6 from 1-5, or inspection may be arranged privately. **Please Note Fairfield Plantation is a gated community, and ALL inspections will need to be coordinated through our office.**

BIDDING: The auction will be Simulcast with the opportunity to participate Live, in person, or Online through our MarkNet Online Platform, whichever is most convenient.

SALE SITE: Auction to be conducted at the Fairfield Plantation Country Club, 7500 Monticello Drive, Villa Rica, GA

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

CLOSING: Closing to be on or before 15 days from Court Approval.

Please visit our web site located at **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





 **Dempsey**
EST. 1965