

# DEMPSEY ABSOLUTE ESTATE AUCTION

*The Frances E. Cothran Estate, Evelyn Cothran, Executrix*

Saturday, June 3rd, 10:00 AM CDT



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





*The Frances E. Cothran Estate, Evelyn Cothran, Executrix*

**Saturday, June 3rd, 10:00 AM CDT**

**Piedmont, Cherokee County, AL**

### **80± Acres Fronting Terrapin Creek**

- Double Road Frontage on CR #8 & CR #175
- Long Terrapin Creek Frontage
- County Water
- Selling in Tracts or as a Whole

**PROPERTY LOCATED AT 850 COUNTY ROAD #8, PIEDMONT, AL**

*For The Serious Investor, this could be your Once In a Lifetime Opportunity to Own a Longterm, Steady Income!!*

**OPEN HOUSE:** Dempsey Representatives will be on site Friday, June 2<sup>nd</sup>, 1:00-4:00 PM CDT, or by appointment.

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

**SALE SITE:** The property will SELL on site under the Dempsey Tent.

#### **TERMS AND CONDITIONS:**

**Real Estate:** 10% Buyers Premium. 10% Down on Sale Day with the Balance Due on or Before 30 Days from Sale Day.

**CLOSING:** Closing to be on or before 30 days from Sale Date in the office of Mr. Shane Givens, Attorney at Law.

**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.

Please Visit Our Web Site Located at  
**[WWW.DEMPSEYAUCTION.COM](http://WWW.DEMPSEYAUCTION.COM)**

For plats, brochures or further sales information on this auction, call us by name  
**1.800.DEMPSEY (800.336.7739)**

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





# DEMPSEY ABSOLUTE ESTATE AUCTION

Piedmont, Cherokee County, AL

