

D E M P S E Y Auction

155± Acres with Timber, Pasture, and Creek Frontage

TO BE SOLD IN TRACTS, COMBINATIONS, OR AS A WHOLE

Saturday, June 24, 2023 at 10:00 AM Central — Onsite

Wetumpka, Elmore County, Alabama

SELLING LIVE ON-SITE with ONLINE BIDDING CAPABILITY!!

- Excellent development property with great building sites
- Good timber – Pasture – Creek Frontage
- Less than 3 miles from Downtown Wetumpka and Highway 231
- Road frontage on Alabama State Highway 170 and Old Georgia Plank Road
- To be offered in tracts 5-acres and up



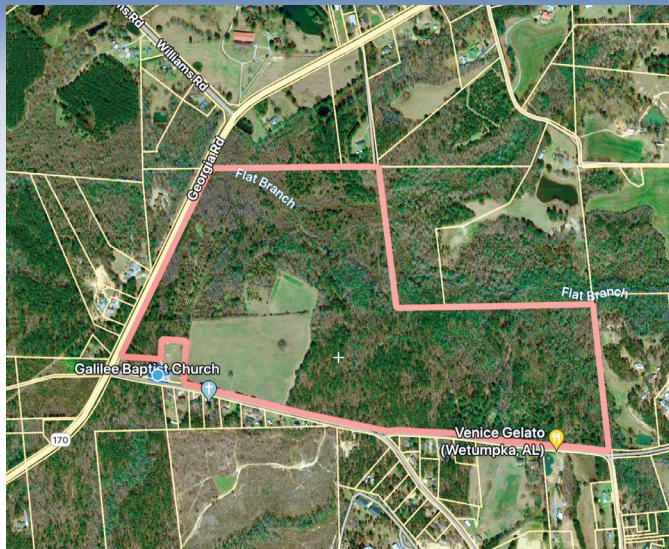
OPEN HOUSE: Dempsey Representatives will be onsite Sunday, June 11th and Friday, June 23th from 1:00-3:00 pm. Property is also open for inspection.

SALE SITE: The property will be SOLD onsite.

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



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AUCTIONEER'S NOTE: Looking for a great place to live, raise a family, or retire? Wetumpka is a city that has recently been revitalized with exposure on HGTV and a major Main Street makeover. Downtown business is full and thriving with 10,000 to 15,000 out of town tourist a month. With the Riverwalk on the Coosa River, the Wind Creek Casino and Hotel, plus the many shops and eateries downtown, there is never a dull moment in this relaxing rural Alabama city. With easy access from both I-85 and I-65 this property could not be any more strategically located. Less than 1 ½ hours from Montgomery, the University of Auburn, and Lake Martin, this revitalized and bustling town has it all. This is YOUR chance to invest in property that will only go up in value, at auction, at your price.

TERMS AND CONDITIONS: 10% Buyers Premium. 10% Down on 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. 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
Sale Manager Randy Land – 706.252.0532 – rl@dempseyauction.com

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