

# DEMPSEY ABSOLUTE AUCTION

Partnership Dissolution Sale – Selling Regardless of Price!!!

SATURDAY, JUNE 17th, 10:00 AM EDT

102± Acres and (4) Homes in the Model School District

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





# 102± Acres and (4) Homes in the Model School District

## ABSOLUTE AUCTION

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Saturday, June 17th, 10:00 AM EDT

**SELLING ON SITE AT 306 ERVIN COKER ROAD, ROME, GA 30161**

Triple Road Frontage on Ervin Coker Road, Highway #140 (Turkey Mountain Road) & Peel Road – Frontage on Woodward Creek – County Water – Lake.

### 150 Ervin Coker Road

This 1,100 sq ft frame Home features (3) Bedrooms and a Full Bath with Central Heat & Air and is situated on 3+ acres with detached Carport.

### 274 Ervin Coker Road

This 1000± sq ft, crisp Brick Home features (2) Bedrooms & Full Bath and is situated on a ½ ac well-manicured lot with detached carport.

### 292 Ervin Coker Road

The 3100 sq ft quaint Farmhouse has been extensively remodeled and boasts (3) large Bedrooms, (2) Full Baths, large upstairs Family Room and new Central Heat & Air sitting atop a ½ acre Lot adorned with massive oaks and inground pool.

### 306 Ervin Coker Road

This 4,000 sq ft Frame Home offers (3) Bedrooms (390 sq ft master bedroom closet), (2) Full Baths, Hardwoods throughout, Central Heat & Air and (2) detached Carports all situated on an 8/10 acre lot.

### 99± Acres to be Offered in Tracts or as a Whole

Lush Pasture – Fenced and Cross Fenced with 6 Separate Pastures – Lake – Numerous Barns – (5) Wells

**OPEN HOUSE:** Dempsey Representatives will be on site Friday, June 16th 1:00-4:00 pm, or by appointment. Please Note: These homes are currently rented/leased, out of respect for the Residents, please contact our office for showings.

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

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

**CO-BROKERAGE:** Dempsey Auction is proud to be working in conjunction with Mr. Steve Graves, Hardy Realty – 770.547.2401 or [stevegraves@hardyrealty.com](mailto:stevegraves@hardyrealty.com)

**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, surveys 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





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