

DEMPSEY ESTATE AUCTION

Saturday, February 10, 2024 at 10:00 AM Central

The Elizabeth Phillips Estate

EXECUTIVE HOME ON A SINGLE TRACT

Large Barn – Tiny Home – Lake – Pasture

Large Assortment of Personal Property

12297 AL Highway #9, Cedar Bluff, Cherokee County, AL

Home Features:

- 2-story, 4-bed, 3-bath modern farmhouse on 17 acres
- Spacious kitchen with custom cabinets, granite countertops, and GE appliances
- Family room with a rock fireplace and hearth with wood-burning insert
- Main floor master bedroom with his/her walk-in closets, luxurious bath
- Lower level with 2 large bedrooms, full bath, family room, game room, workshop area



Home Amenities:

- Central heat and air
- Shiplap walls
- Front porch and screened porch

Property Amenities:

- 30 x 30 garage/shop with (2) 10x10 roll-up doors
- 55 x 60 pole barn with power
- Custom-built tiny home
- Large farm pond with dock
- Fenced and cross-fenced pasture



CALL US BY NAME 1.800.DEMPSEY OR VISIT OUR WEBSITE DEMPSEYAUCTION.COM



Modern elegance meets Southern comfort



INSPECTION: Dempsey Representative will be onsite on Friday, February 9th, 1:00-4:00 PM. The property is also available for Private Inspection. Please Contact our Office for your Personal Tour.

TERMS AND CONDITIONS:

- **Real Estate:** 10% down on sale day, balance due at closing.
- **Personal Property:** All purchases shall be paid for in full on sale day by cash, credit/debit card (3.5% convenience fee), certified check, or personal/company check with bank letter guaranteeing payment to **DEMPSEY AUCTION CO**, for this specific auction. **7% sales tax will be charged and collected on the full purchase price unless the purchaser has a valid sales tax resale or exemption certificate and executes the appropriate form on sale day — NO EXCEPTIONS.**
- 10% Buyer's Premium to be charged on **ALL** Purchases.

CHECKOUT: Removal may begin immediately following the sale's conclusion until 5:00 pm. Special Accommodations will be made for the larger items. Purchases **MAY NOT** be removed until Sales conclusion. **YOU MUST HAVE A PAID RECEIPT TO REMOVE ITEMS – NO EXCEPTIONS!!**

CLOSING: Closing to be handled by Shane Givens, Attorney at Law, in Centre. All real estate sales close 30 days from sale date.

SALE SITE: The property will be **SOLD** onsite under the Dempsey Tent.

ONLINE BIDDING: Simulcast Online Participation/Bidding is available now for Real Estate through our Online MarkNet Platform.

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. **CONTACT OUR OFFICE FOR PRECISE DETAILS.**

For plats, brochures, inventory catalogs or further sales information on this auction, call us by name at **800.DEMPSEY (800.336.7739)**

AUCTIONEERS: Ray Dempsey | Lou Dempsey, GAL #113 | GA RE# 4921 | ALB#065553 | AAL#1103

PROJECT MANAGER: Lou Dempsey – 770.546.2800 –
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