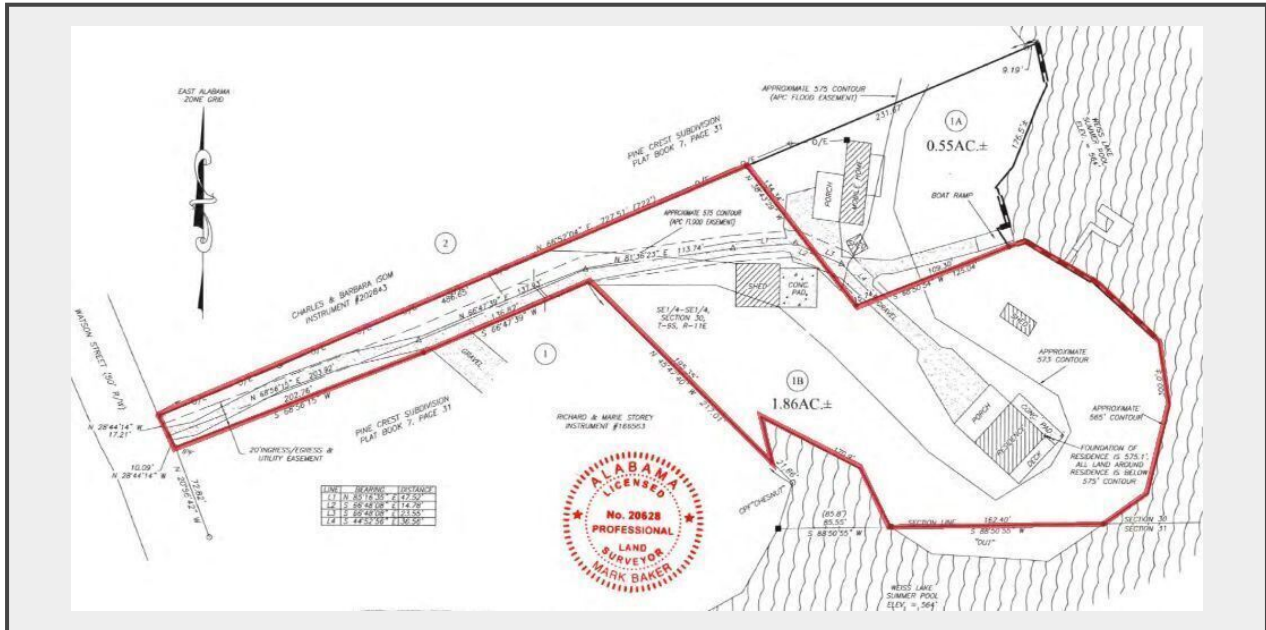


**Sale Name:** HOUSE on 2.7 AC WEISS LAKE CHEROKEE CO, AL ABSOLUTE ESTATE AUCTION

**LOT 1B - Tract 1B House Tract - 1.86AC**



**Description**

**SURVEY:** All the property has been surveyed for this auction by Baker Land Surveying, LLC. The property has been surveyed and recording is pending auction results. A survey/staking/recording fee of **\$900/Tract** will be due and collected today. The accuracy of the survey is the sole liability of the surveyor and the Purchaser, and the Purchaser does hereby release the Seller and Dempsey Auction Co from all liability in all matters concerning the survey.

**#638 CR 711 (Watson St) PIN# 12258:**

This 2 Story Frame Home boasts an Open Floorplan with large Kitchen, Family Room with Fireplace, and Floor to Ceiling Windows, Full Bath, and Utility Room. Both Upstairs Bedrooms have Full Baths, ample Closets, and access to the deck overlooking the Lake.

- 1.86+/- acre Waterfront Lot with 670 +/- Ft of Lake Frontage, Dock, and Boat Ramp
- County Water is Available

**Both Lots will be Offered Individually and as a Whole**

**This property is being SOLD by Order of the Cherokee County Circuit Court Case #CV-2021-900038**

**OPEN HOUSE:** Dempsey Representatives will be on-site on Friday, July 29<sup>th</sup>, from 1:00 PM-4:00 PM or by Appointment. Please contact our office for your Personal Tour.

**SALE SITE:** On-site under the Dempsey Tent.

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

**TERMS AND CONDITIONS:** *Real Estate:* 10% Buyer's Premium. 20% Down 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.

**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 Surveys, Brochures, Inventory Lists or Additional Sales Information on this auction, call us by name @ 1.800.DEMPSEY(800.336.7739)

**Quantity:** 1



<https://bids.dempseyauction.com/>