

Sale Name: Commercial, Residential, Undeveloped Lots, and More! Fall Multi-parcel Auction

LOT 301 - 1.62± acres Residential Lot located on Canton Hwy Cumming, GA (125 037)



Description

CUMMING, FORSYTH COUNTY, GA

Prime Real Estate Auction

1.62± Acres located on Canton Hwy (Hwy 20) (Google map below for directions)
Parcel #125 037

[\[Click Here for Property Specific Terms and Conditions\]](#)

PARCEL TO BE OFFERED IN ONE TRACT

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Exceptional Development Opportunity on Canton Hwy in Cumming, Forsyth County, GA

Seize the chance to develop or build your dream home on this prime 1.62± acre property situated along Canton Hwy (Hwy 20) in Cumming, Forsyth County, Georgia. Adjacent to 781 Canton Hwy, this parcel offers a perfect blend of accessibility, serenity, and community amenities in one of Georgia's most desirable areas.

Property Features:

- **Spacious Lot:** Offering 1.62± acres of land, this parcel provides ample space for a custom home or a development project, with residential zoning that supports diverse building options.
- **Strategic Location:** Just a short drive to Lake Lanier, Sawnee Mountain Preserve, and the bustling city center of Cumming, this location offers endless recreational and lifestyle opportunities. Enjoy fishing, boating, and hiking minutes from your doorstep.

- **Community and Lifestyle:** Positioned 5 minutes from the new Cumming City Center, residents will benefit from proximity to local shopping, dining, and cultural activities. With easy access to GA 400, commuting to Atlanta or enjoying the amenities of a larger city becomes effortless.
- **Top-Rated Schools:** Located in an area known for its excellent educational institutions, families are drawn to this region for its commitment to academic excellence, enhancing property values and community stability.
- **Parcel and Tax Information:** Zoned residential with 2023 property taxes set at \$1,156.36. Parcel #125 037 is ready for development or building a residence tailored to your specifications.

Whether you're an investor looking for a lucrative building opportunity or a family ready to create your dream home near the best schools and amenities, this property in Cumming is an ideal choice. Don't miss out on this rare opportunity to own a substantial parcel in Forsyth County, where community, convenience, and quality of life meet.

Explore the possibilities today and envision the potential of living or investing in one of Georgia's fastest-growing and most sought-after locales.

[Referral Form Surveys / Maps](#)

PROJECT MANAGER: Chase Tolbert – 706.266.0717 – ctolbert@dempseyauction.com

INSPECTION: This Property is OPEN for Inspection.

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

SALE SITE: Property to be SOLD at The Exchange at 232 located at 232 Glen Milner Blvd, Rome, GA with online bidding available.

TERMS: 10% down with a balance due on or before 30 days from contract acceptance. 10% Buyer's premium will be charged on all purchases.

CLOSING: Closing to be on or before 30 days from sale date/contract acceptance.

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, Pre-Registration or further sales information on this auction, call us by name at 800.DEMPSEY. Property lines are approximate.

Quantity: 1



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