

Sale Name: Home, Commercial, Large Acreages and More! Winter Multi-parcel Auction
LOT 102 - Home on 0.26± acre Lot located at 505 Burnett Ferry Road (H130 140)



Description

**Wednesday, December 11, 2024 at 2:01 pm — Auction
Site: The Exchange at 232 - 232 Glenn Milner Blvd,
Rome, GA**

Investment Opportunity: Charming Fixer-Upper in Prime Rome Location

Introducing a promising residential opportunity at 505 Burnett Ferry Rd, a 3-bedroom, 1 1/2-bath home ideally situated just minutes from downtown Rome. This property presents a fantastic option for those looking to create a starter home or capitalize on potential rental income.

Property Highlights:

- **Home Details:** This home features three comfortably sized bedrooms and one and a half bathrooms, providing a solid foundation for renovation and customization. Whether you're looking to modernize the interiors or preserve its original charm, this home offers plenty of potential.
- **Lot Size:** Set on a 0.26-acre parcel, the property provides ample space for outdoor activities and future expansions or enhancements.
- **Additional Structures:** A separate garage offers convenient parking solutions or additional storage, enhancing the functionality of the property.

- **Location:** Located just 5 minutes from the vibrant heart of downtown Rome, the home offers easy access to a variety of dining, shopping, and entertainment options. Its strategic location ensures that everything you need is within a short drive.
- **Educational Opportunities:** Positioned near some of the area's top schools, the location is ideal for families looking for quality educational options.
- **Parcel ID** #H13O 140

Investment Potential:

This property is not only a perfect candidate for a first-time homebuyer willing to put in some work but also an excellent choice for investors seeking properties with high rental potential. With its proximity to major amenities and downtown Rome, this home is poised for value appreciation as the area continues to grow and develop.

Don't miss out on this opportunity to transform a promising fixer-upper into your dream home or a profitable rental property.

[Referral Form](#) [Surveys](#) / [Maps](#)

PROJECT MANAGER/AGENT: Randy Land – 706.252.0532 – rl@dempseyauction.com

OPEN HOUSE: Property will only be shown by Appointment with limited access. Dempsey Representatives are always available for private showings, please contact our office.

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 Glenn Milner Blvd, Rome, GA 30161.

TERMS AND CONDITIONS: Real Estate: 10% Buyer's Premium. 10% Down on Sale Day with the Balance Due on or Before 30 Days from Sale Day, contact our office for details!

CLOSING: Closing to be on or before 30 days from Sale Date.

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, or further sales information on this auction, contact US BY NAME at 800.DEMPSEY (336.7739).

Quantity: 1



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