

**Sale Name:** Home, Commercial, Large Acreages and More! Winter Multi-parcel Auction  
**LOT 401 - 156.71± acres located at 2502 Reeceburg Road (I19 002)[BIDDING BY THE ACRE]**



### Description

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

**Expansive 156.71 Acre Wooded Retreat on Reeceburg Road, Cedartown, Floyd County, GA**

Nestled amidst the serene landscape of Floyd County, this substantial 156.71-acre tract at 2502 Reeceburg Road in Cedartown, Georgia, offers a unique blend of secluded homesite potential and rich recreational amenities. This sprawling property, brimming with dense hardwood forests and accessible via numerous interior ATV trails, is an ideal haven for nature lovers and those seeking a private escape or a substantial development opportunity.

### Property Highlights:

- **Abundant Natural Resources:** The land is covered with a lush expanse of hardwoods, providing a picturesque setting and a wealth of natural resources for sustainable living or recreational pursuits.
- **Existing Home with Potential:** A home currently exists on tax parcel I19 002, offering a foundation for rehabilitation and customization. With the right vision and updates, this could become a charming residence or a guest house amidst the woods.
- **Multiple Homesite Opportunities:** The property's vast acreage and diverse topography allow for the development of multiple homesites, making it an excellent choice for potential subdivision, a family compound, or a private large-scale estate.

- **Recreational Paradise:** The extensive network of interior ATV trails makes this tract perfect for outdoor activities such as hiking, mountain biking, ATV riding, wildlife observation, and hunting.
- **Strategic Location:** Situated near Cedartown and within easy reach of Rome and Rockmart, GA, the property combines rural privacy with convenience to urban amenities. This strategic location offers quick access to local shopping, dining, educational institutions, and medical facilities.
- **Tax Map IDs:** Parcels I19 002, I19 004, and I19 060

### **Investment Potential:**

With its substantial size and prime location, this property not only promises a tranquil lifestyle but also represents a significant investment opportunity. The land's diverse potential for residential development, recreational use, or conservation makes it an appealing option for investors, developers, or those dreaming of building a custom retreat.

Whether you're seeking a secluded sanctuary for personal use or exploring expansive development projects, this 156.71-acre property on Reeceburg Road offers unlimited possibilities waiting to be realized. Explore this exceptional offering and envision the potential to create something truly spectacular in Floyd County, GA.

[Referral Form Surveys / Maps](#)

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

**INSPECTION:** This property is to be shown Wednesday Dec 4, 2-4 PM or **by appointment only**, reservations to be made 24 hours in advance. **NO EXCEPTIONS!**

**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.

**Co-BROKERAGE:** This auction is being held in conjunction with Toles, Temple & Wright, Inc. Real Estate.

**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



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