

Sale Name: Home, Commercial, Large Acreages and More! Winter Multi-parcel Auction
LOT 302 - 11.13± acre lot located on Blacks Bluff Road (H15Z 020 and H15Z 021)



Description

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

ROME, FLOYD COUNTY, GA

Incredible Riverfront Property

11± Acres on the Coosa River just outside Downtown Rome

ALL PROPERTY to be SOLD from the EXCHANGE at DEMPSEY AUCTION COMPANY,
232 GLEN MILNER BLVD, ROME, GA

Exceptional Riverfront Property on the Coosa River, Rome, GA

Discover unparalleled natural beauty this stunning riverfront property located in the heart of Floyd County, this tract offering a unique slice of tranquility along the majestic Coosa River. This property is perfect for those dreaming of a serene waterfront lifestyle or seeking a strategic investment opportunity near downtown Rome, GA.

Property Details:

11.13± Riverfront acres on Blacks Bluff Rd just outside Downtown Rome (H15Z 020 and H15Z 021):

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- **Location:** Fronts Blacks Bluff Rd with a gated entrance, just 2 miles from the bustling Downtown Rome/Broad Street.

- **Features:**

- Frontage on Blacks Bluff Rd provides excellent accessibility and visibility.
- Zoned SR (Suburban Residential), perfect for development into a secluded residential retreat or subdivided lots.
- Part of the Pepperell School District, enhancing its residential development appeal.

- **Proximity:** Close to Downtown Rome, allowing quick access to city amenities while maintaining a private, natural setting.

- **Note:** A portion of this property lies within the 100-year flood plain, emphasizing its natural riverside beauty.

Investment Opportunity:

This property offers a significant investment potential due to its strategic locations and zoning. The proximity to key transportation routes and local amenities makes this site highly desirable for both private use and developmental projects. The inclusion of parts of this property in the 100-year flood plain provides natural conservation areas that enhance the scenic value and appeal of the property.

This property represents a rare opportunity to acquire premium riverfront land in a sought-after location. Whether you are looking to create a private riverside oasis, develop upscale residential homes, or hold as a long-term investment in Floyd County's growing real estate market, this parcel presents an ideal opportunity.

[Referral Form](#)

PROJECT MANAGER: Lou Dempsey – 770.546.2800 – ldempsey@dempseyauction.com

SALE SITE: Property to be SOLD at The Exchange at 232 located at 232 Glenn Milner Blvd, Rome, GA 30161.

OPEN HOUSE: Both properties are open for Inspection.

ONLINE BIDDING: Online Participation/Bidding will be available for the Real Estate through our Online MarkNet Platform.

TERMS AND CONDITIONS: 10% Buyer's Premium. 10% Down Sale Day with the Balance due on or before 30 Days from Sale Day.

CLOSING: The Closing will be handled by Mr. Ted Corwin with Brumlow, Corwin, and Delashmit, Rome, GA. 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, inventory lists, or additional sales information on this auction, call us by name at 1.800.DEMPSEY (800.336.7739).

Quantity: 1



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