

**Sale Name:** 65 ACRE FARM & EQUIPMENT ROME, GA AUCTION

**LOT 1 - Cloud 9 Farm**



**Description**

**"Cloud 9 Farm"**

- 2 Bedroom Cabin with Rock Fireplace and Large Open Porch
- 70' x 100' Metal Building with Roll Up Door and 60' x 40' Metal Barn with Side Sheds
- (2) Stocked Ponds with Trophy Bass and Massive Catfish
- Long Frontage on Bold Flowing Spring Creek
- (2) Wells on the Property
- Abundance of Managed Game including Deer, Turkey, Dove and Duck
- Several Lush Food Plots

This is an incredible tract of land just minutes from Downtown Rome and Downtown Cartersville allowing for quiet country living with easy access to schools, shopping, dining, and healthcare. With the gently sloping topography, (2) ponds, pine thickets, oak groves, and Spring Creek Frontage, this property lends itself to beautiful homesites, gentleman farming, or perfect game retreat. Do Not Miss this once-in-a-lifetime opportunity to purchase a Floyd County Trophy Farm at the Right Price – Your Price!!

**Project Manager:** Randy Land – 706.252.0532 – [rl@dempseyauction.com](mailto:rl@dempseyauction.com)

**OPEN HOUSE:** Fri. April 1, 12:00-4:00 PM or by Appointment. Please contact our office for your Personal Tour.

**SALE SITE:** Onsite under the Dempsey Tent

## 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.
- *Personal Property and Rolling Stock:* 10% Buyer's Premium. All Purchases shall be paid for in FULL on Sale Day by Cash, Credit/Debit Card (3.5% Convenience Fee), Certified Check, or Approved Personal/Company Check. **7% sales tax will be charged and collected on the full purchase price unless the purchaser has a GATE Card, valid sales tax resale or exemption certificate and executes the appropriate form on sale day—NO EXCEPTIONS**

**CLOSING:** Closing to be handled by Ted Corwin, 706.291.8853. ALL SALES TO CLOSE ON OR BEFORE 30 DAYS FROM SALE DATE—NO EXCEPTIONS.

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

**Quantity:** 1



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