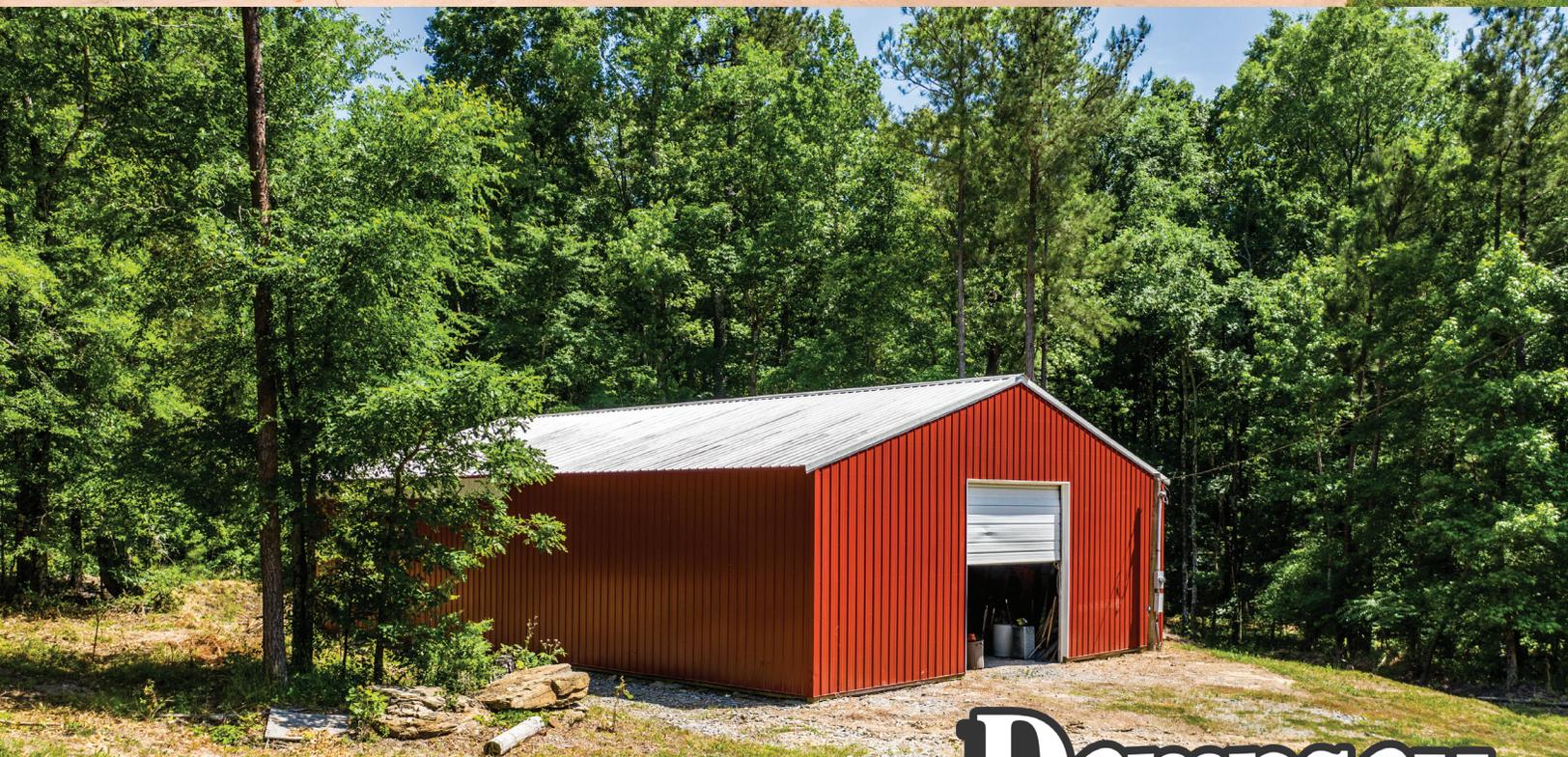


# DEMPSEYAUCTION

5500± sq ft, 5 bedroom 6 Bath (5f/1h) Executive Home on 32± Acres

SATURDAY, JULY 17th, 10:00 AM CDT | Gaylesville, Cherokee County, AL



Call us by name or visit our website

1.800.DEMPSEY

[DEMPSEYAUCTION.COM](http://DEMPSEYAUCTION.COM)





## 5500± sq ft, 5 bedroom 6 Bath (5f/1h) Executive Home on 32± Acres

**SATURDAY, JULY 17th, 10:00 AM CDT**

218 County Road #56  
Gaylesville, Cherokee County, AL

- Inground Pool
- Equipment Barn
- Creek
- Double Road Frontage
- Hardwood & Pines



### 218 County Road 56:

#### Main Floor

- Master suite complete with his and her baths
- Office
- (2) additional bedrooms
- 1 ½ baths
- Dining area, Kitchen, and Front Room with fireplace
- Laundry Room
- Front and back porch with gorgeous views

#### Terrace Level

- (4) storage rooms with storm shelter
- Full bath
- Massive family room with fire place
- Full Kitchen
- Guest bedroom
- Master suite with full bath

#### Pool Area

- Beach entry and tanning deck
- LED colored lighting system
- Custom designed Pebble Tec Gunite Pool
- Salt water
- Glass tiled water slide
- Cabana style deck area





**32 Acres:**

- Will be sold in tracts, combinations of tracts or as a whole.
- County water is available
- Double Road Frontage on CR #56 & CR #91
- Gaylesville School District
- Equipment Barn with (2) 12' Roll Up Doors

**LOCATION:** Located just out of Gaylesville with frontage on County Road #91 & County Road #56. Conveniently located less than 10 minutes from Weiss Lake, and being strategically located between Birmingham, Chattanooga, and Atlanta.

**INSPECTION:** Dempsey Representatives will be on site and Sunday, July 11th and Friday, July 16th, 1:00-4:00 PM. Dempsey Representatives are always available for private showings, please contact our office.

**REAL ESTATE TERMS & CONDITIONS:** 10% Buyer's Premium. 10% down on sale day, balance due at closing. All sales to close 30 days from sale date.

**SALE SITE:** The property will be SOLD on site under the Dempsey Tent, with online bidding available

**CO-BROKERAGE:** Dempsey Auction is proud to be working in conjunction with Steve Graves, Hardy Realty 770.547.2401 or [stevegraves@hardyrealty.com](mailto:stevegraves@hardyrealty.com).



**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.

**NOTE:** All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed. Property lines are approximate, contact our office for precise surveys. Any announcement made from the auction stand shall take precedence over any printed matter in this brochure 2021.

**Auctioneers:** Ray Dempsey | Lou Dempsey, GAL #113 | ALB#065553 AAL#1103. Please visit our website located at [www.dempseyauction.com](http://www.dempseyauction.com). For plats, brochures, or further sales information on this auction, call us by name at 800.DEMPSEY (800.336.7739).





Dempsey Auction  
310 North 4th Avenue  
Rome, GA 30165



Presorted  
First Class  
US Postage  
**PAID**  
Rome, GA  
Permit No. 79

Call us by name or visit our website

**1.800.DEMPSEY**

**DEMPSEYAUCTION.COM**

**DEMPSEYAUCTION**



**GAYLESVILLE, CHEROKEE COUNTY, AL  
SATURDAY, JULY 17th, 10:00 AM CDT**