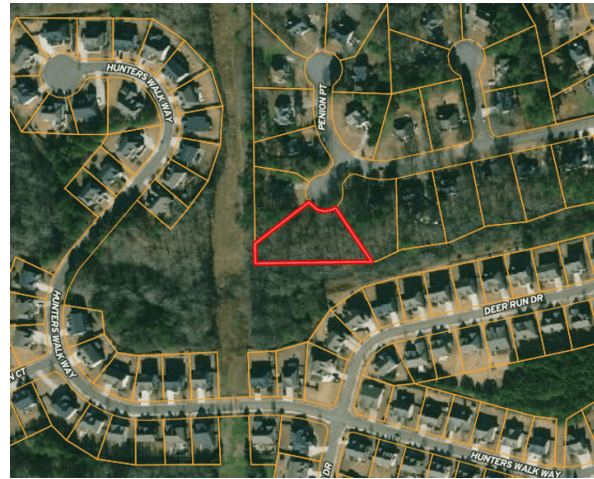


**Vacant Land: Cumming, GA**

Property No.: 5696  
Auction No.: 23



### Property Details

<b>Property Type:</b>	<i>Residential</i>
<b>Seller Type:</b>	<i>Private Equity Group</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Total Land Area:</b>	<i>0.84 ± Acres</i>
<b>Subdivision Name:</b>	<i>Pheasant Run</i>
<b>Lot Numbers:</b>	<i>45</i>
<b>Tax Identification Number:</b>	<i>074 120</i>
<b>County:</b>	<i>Forsyth</i>
<b>Address:</b>	<i>4225 Penion Pt Cumming , Georgia 30028</i>
<b>Lat/Lon:</b>	<i>34.2643, -84.2044</i>

### Agent Details

<b>Listing Agent Information:</b>	<i>Adrienne Nace ERA Sunrise Realty 404.667.5722 thefindergroup@gmail.com</i>
<b>Buyer Agent Commission:</b>	<i>For Registered Buyers Agents, 2% of High Bid. Must Complete the Broker Registrations Form</i>

## Closing Details

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**Closing Agent:**

*William Phalen  
Sherman & Phalen, LLC  
1165 Northchase Parkway SE, Suite 450, Marietta, GA  
30067  
770.298.7945*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Limited Warranty Deed*

**Buyer's Premium:**

*A 10% or \$250.00 Buyer's Premium, whichever is greater,  
will be added to the high bid amount.*

## Description

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For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165

