

43.3± AC & 23 Residential Lots: Vienna, GA

Property No.: 2506
Auction No.: 596



Property Details

Property Type:	<i>Vacant Land & 23 Residential Lots</i>
Seller Type:	<i>Individual</i>
Auction Type:	<i>Reserve</i>
Total Land Area:	<i>72.553 ± Acres</i>
Subdivision Name:	<i>Slosheye Trail Subdivision</i>
Lot Numbers:	<i>1,2,3,4,5,6,7,8,9,11,12,16,17,18,20,21,22,23,24,26,31,32,33</i>
Tax Identification Number:	<i>See Lot List in Important Document Section</i>

Agent Details

Listing Agent Information:	<i>Brett Taylor Seven Hills Auctions 229.873.7101 brett@7hauctions.com</i>
Buyer Agent Commission:	<i>2% of High Bid (See Broker Registration Form)</i>

Closing Details

Closing Agent:

*William Phalen
Sherman & Phalen, LLC
1165 Northchase Parkway SE, Suite 450 Marietta, GA
30067
770.579.0709*

Closing Date:

30 Days from Binding Agreement Date

Deed Type:

Warranty Deed

Buyer's Premium:

10% Added to the High Bid Price

Description

This spectacular property includes 23 residential lots and 43± additional acres that is ideal for future development. The 23 lots are ready to build on and include two private ponds with 10 of the lots having frontage along the private ponds. Each lot will require a septic tank and a well. The additional acreage includes 22.3± acres of 18 year old long leaf pines that are included in the Conservation Reserve Program (CRP) Longleaf Pine Initiative and generates \$80 per acre per year in income. The CRP expires September 2022. Furthermore the additional acreage is located along the southern edge of the beautiful Ryner Pond (a 40± acre lake aka Lewis Mill Lake). Don't miss this incredible opportunity to purchase this amazing property at public auction.

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165

