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► MARIETTA, GA  
TUESDAY, FEBRUARY 20  
2:00 P.M.  
50 OFFERINGS

► MARIETTA, GA  
WEDNESDAY, FEBRUARY 21  
2:00 P.M.  
41 OFFERINGS

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Thank you for your interest in a John Dixon & Associates' auction. It is our goal to make the auction process simple and easy for you.

Our staff of experienced auction professionals are ready to answer any questions you have regarding the auction process or property specific details. On auction day, our staff will be in attendance to assist you with bidding and any last minute questions. After the auction, our professionals will follow up with you, the closing attorney and the seller to ensure the closings occur in a timely manner.

This is an incredible opportunity to purchase real estate. Many of these properties are being sold at **absolute auction**. As a buyer, "**absolute**" means there is no minimum price, no reserve price, no starting bids. After the auction these properties will have a new owner. We encourage you to attend or bid online and take advantage of this golden opportunity.

Here is what you will need:

- Auctions are open to the public to view and/or bid.
- Properties marked "absolute" sell regardless of price!
- Registration is open an hour prior to auction start time. You will receive a brochure, sample contract and bidder number.
- Driver's license or photo ID if bidding at the auction
- Notarized Power of Attorney, if you are bidding on another party's behalf must be presented during registration and completion of your contract.
- Cash, cashier's check, personal or business check for the earnest money deposit (see terms on back).
- If taking title in a partnership, company or trust, you will need a Partnership Agreement, Articles of Incorporation, trust documentation or other necessary proof of signing authority must be presented upon signing contract.
- For help with bidding or property specific questions, our John Dixon & Associates auction professionals are available to assist you.

Should you have any questions, please do not hesitate to contact us at 404.994.5333. We will help you any way we can.

We'll see you at the auction!

# SALE 1

## TUESDAY, FEBRUARY 20, 2:00 P.M.

**SALE SITE: MANSOUR CONFERENCE CENTER, 995 ROSWELL STREET, MARIETTA, GA 30062**

Property No.	ABSOLUTE/ Reserve	Property Type	Address	City	County	State	Zip
6101	<b>ABSOLUTE</b>	6 Residential Lots	105 Kendall Lane et al	Covington	Newton	GA	30014
6102	<b>ABSOLUTE</b>	Residential Lot	6736 Silver Maple Drive	Rex	Clayton	GA	30273
6103	<b>ABSOLUTE</b>	Residential Lot	Old Chimney Court	Midland	Harris	GA	31820
6104		Industrial Building	5183 Inner Perimeter Road	Valdosta	Lowndes	GA	31601
6105		Gulf Front Dog Island Home - Fully Furnished	878 Gulf Shore Drive	Carrabelle	Franklin	FL	32322
6106		Canal Lot w/Direct Gulf Access	3 Sunrise Lane	Panacea	Wakulla	FL	32346
6107		Beach Front Condo	12011 Front Beach Road - Unit #1002	Panama City Beach	Bay	FL	32407
6108	<b>ABSOLUTE</b>	Residential Land	Upchurch & Turner Road	McDonough	Henry	GA	30252
6109	<b>ABSOLUTE</b>	Commercial Building	113 West Main Street	Marshallville	Macon	GA	31057
6110	<b>ABSOLUTE</b>	Residential Land	Pitts Road & Flournoy Road	Hawkinsville	Houston	GA	31026
6111		Commercial Lot	Highway 85 South	Fayetteville	Fayette	GA	30214
6112		Office Building	8455 GA Highway 85	Riverdale	Clayton	GA	30274
6113		Agricultural Land	Valdosta Highway (Highway 84)	Waycross	Ware	GA	31503
6114	<b>ABSOLUTE</b>	Residential Land	4807 Bishop Road at Presidential Parkway	Macon	Bibb	GA	31206
6115		Outparcel – Eisenhower Crossing Shopping Center	Eisenhower Parkway at Log Cabin Drive	Macon	Bibb	GA	31204
6116	<b>ABSOLUTE</b>	Residential Lot	231 Beverly Circle	Jackson	Hinds	MS	39209
6117	<b>ABSOLUTE</b>	Former Elementary School	8160 Highway 51 North	Vaiden	Carroll	MS	39176
6118	<b>ABSOLUTE</b>	Residential Lot	6345 Calumet Avenue	Hammond	Lake	IN	46324
6119 A		Residential Lot	Pine Hill Road & Cardinal Drive	Griffin	Spalding	GA	30223
6119 B		Residential Lot	N. Pine Hill Road	Griffin	Spalding	GA	30223
6119 C		Residential Lot	N. Pine Hill Road	Griffin	Spalding	GA	30223
6119 D		Residential Lot	N. Pine Hill Road	Griffin	Spalding	GA	30223
6119 E		Residential Lot	N. Pine Hill Road	Griffin	Spalding	GA	30223
6120		Residential Land	N. Pine Hill Road	Griffin	Spalding	GA	30223
6121		Residential Land on Golf Course	Cardinal Drive	Griffin	Spalding	GA	30223
6122		Residential Land on Golf Course	Newnan Road	Griffin	Spalding	GA	30223
6123		Residential Land	Covington Street & Stanebrook Court	Jackson	Butts	GA	30233
6124		Residential Lot	1391 Experiment Street	Griffin	Spalding	GA	30223
6126		Residential Land	6251 Thomaston Road	Macon	Bibb	GA	31220
6127 A		Residential Lot - Griffin Crossing	311 Buckskin Crossing	Macon	Bibb	GA	31216
6127 B		Residential Lot -Griffin Crossing	318 Buckskin Crossing	Macon	Bibb	GA	31216
6127 C		10 Residential Lots - Griffin Crossing	Gray Wolf Drive	Macon	Bibb	GA	31216
6127 D		8 Residential Lots - Griffin Crossing	Fawn Court	Macon	Bibb	GA	31216
6127 E		8 Residential Lots - Griffin Crossing	Gray Wolf Drive	Macon	Bibb	GA	31216
6127 F		5 Residential Lots - Griffin Crossing	Gray Wolf Drive	Macon	Bibb	GA	31216
6127 G		3 Residential Lots - Griffin Crossing	Natchez Trace	Macon	Bibb	GA	31216
6127 H		3 Residential Lots - Griffin Crossing	Hawk Court	Macon	Bibb	GA	31216
6127 I		2 Residential Lots - Griffin Crossing	Dakota Trail	Macon	Bibb	GA	31216
6128	<b>ABSOLUTE</b>	Residential Lot	2117 Highland Avenue	Montgomery	Montgomery	AL	36107
6129	<b>ABSOLUTE</b>	Multi-Tenant Shopping Center	16600 Alabama Highway 17 North	York	Sumter	AL	36925
6130	<b>ABSOLUTE</b>	7 Residential Lots	NWC of Stuart Tartar Rd & Whispering Pines Dr	Ozark	Dale	AL	36360
6131	<b>ABSOLUTE</b>	Residential Lot	2108 Chelsea Ridge Drive	Chelsea	Shelby	AL	35043
6132	<b>ABSOLUTE</b>	Residential Lot	Dan Johnson Road (W. of Lee Road 206)	Salem	Lee	AL	36874
6133		Lakefront Home (Smith Lake)	338 Sispey Overlook Drive	Double Springs	Winston	AL	35553
6134		Restaurant / Bar & Residence	7506 Shellman Bluff Road	Townsend	McIntosh	GA	31331
6135	<b>ABSOLUTE</b>	Residential Lot	New Hope Road	Rockwood	Roane	TN	37854
6136	<b>ABSOLUTE</b>	Single Family Residence	25 Pine Avenue	Cameron	Marshall	WV	26033
6137		Commercial Land	N/S of McPherson Road	Douglasville	Douglas	GA	30134
6139	<b>ABSOLUTE</b>	Vacant Land	Break Thru Road	Valdosta	Lowndes	GA	31606
6140	<b>ABSOLUTE</b>	Single Family Residence	4210 Bellamy Street	Columbus	Muscogee	GA	31903

## NEED MORE INFORMATION?

VISIT [MULTISELLERAUCTIONS.NET](http://MULTISELLERAUCTIONS.NET) OR CONTACT 404.994.5333





**6101** **ABSOLUTE**  
**6 Residential Lots** **County: Newton**  
 105 Kendall Lane et al, Covington, GA 30014  
 Lot(s): 19, 25, 80-82, 86  
 Subdivision: Savoy Park  
 Acres: 3.81± **Square Feet: n/a**  
 Year Built: n/a **Beds/Baths: n/a**  
 Tax ID: 0073E00000019000; 0073E00000048000; 0073E00000044000;  
 0073E00000025000; 0073E00000042000; 0073E00000043000  
**Listing Agent:** Ralph Bennett, Pristine Properties International, LLC  
**Phone:** 904.759.1487 **Email:** ralphbennett@bellsouth.net



**6102** **ABSOLUTE**  
**Residential Lot** **County: Clayton**  
 6736 Silver Maple Drive, Rex, GA 30273  
 Lot(s): 4, Unit 2  
 Subdivision: Maple Grove  
 Acres: 0.18± **Square Feet: n/a**  
 Year Built: n/a **Beds/Baths: n/a**  
 Tax ID: 12107B A072  
**Listing Agent:** Ralph Bennett, Pristine Properties International, LLC  
**Phone:** 904.759.1487 **Email:** ralphbennett@bellsouth.net



**6103** **ABSOLUTE**  
**Residential Lot** **County: Harris**  
 Old Chimney Court, Midland, GA 31820  
 Lot(s): Lot 15, Block B, Section 2  
 Subdivision: Steelecreek  
 Acres: 2.03± **Square Feet: n/a**  
 Year Built: n/a **Beds/Baths: n/a**  
 Tax ID: 083005015B  
**Listing Agent:** n/a  
**Phone:** n/a **Email:** n/a



**6104**  
**Industrial Building** **County: Lowndes**  
 5183 Inner Perimeter Road, Valdosta, GA 31601  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 7.097± **Square Feet: 7,000± (5,000± Enclosed)**  
 Year Built: 2008 **Beds/Baths: n/a**  
 Tax ID: 0186-111F  
**Listing Agent:** n/a  
**Phone:** n/a **Email:** n/a



**6105**  
**Gulf Front Dog Island Home** **County: Franklin**  
 - Fully Furnished  
 878 Gulf Shore Drive, Carrabelle, FL 32322  
 Lot(s): 17  
 Subdivision: Dog Island  
 Acres: 0.57± **Square Feet: 1,292±**  
 Year Built: 1966 **Beds/Baths: 3/2**  
 Tax ID: 06-08S-04W-5260-0000-0170  
**Listing Agent:** Terri Cannon, Coastal Realty Group  
**Phone:** 850.323.0508 **Email:** tcdfila@gmail.com



**6106**  
**Canal Lot w/Direct Gulf** **County: Wakulla**  
 Access  
 3 Sunrise Lane, Panacea, FL 32346  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.272± **Square Feet: n/a**  
 Year Built: n/a **Beds/Baths: n/a**  
 Tax ID: 08-6S-01W-031-04860-000  
**Listing Agent:** n/a  
**Phone:** n/a **Email:** n/a



**6107**  
**Beach Front Condo** **County: Bay**  
 12011 Front Beach Road - Unit #1002, Panama City Beach, FL 32407  
 Lot(s): n/a  
 Subdivision: Sterling Reef  
 Acres: n/a **Square Feet: 1,076±**  
 Year Built: 2005 **Beds/Baths: 2/2**  
 Tax ID: 34809-610-065  
**Listing Agent:** Adrienne Hamilton, ERA Sunrise  
**Phone:** 404.667.5722 **Email:** Thehomefindersgroup@gmail.com



**6108** **ABSOLUTE**  
**Residential Land** **County: Henry**  
 Upchurch & Turner Road, McDonough, GA 30252  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2.75± **Square Feet: n/a**  
 Year Built: n/a **Beds/Baths: n/a**  
 Tax ID: 138-01034000  
**Listing Agent:** n/a  
**Phone:** n/a **Email:** n/a



**6109** **ABSOLUTE**  
**Commercial Building** **County: Macon**  
 113 West Main Street, Marshallville, GA 31057  
 Lot(s): n/a  
 Subdivision: Former Beauty Supply  
 Acres: 0.06± **Square Feet: 1,830±**  
 Year Built: 1910 **Beds/Baths: n/a**  
 Tax ID: 5014B 0012  
**Listing Agent:** n/a  
**Phone:** n/a **Email:** n/a



**6110** **ABSOLUTE**  
**Residential Land** **County: Houston**  
 Pitts Road & Flournoy Road, Hawkinsville, GA 31026  
 Lot(s): 10, 11  
 Subdivision: Johnson Farm  
 Acres: 21.03± **Square Feet: n/a**  
 Year Built: n/a **Beds/Baths: n/a**  
 Tax ID: 001140 029000, 001140 030000  
**Listing Agent:** n/a  
**Phone:** n/a **Email:** n/a



**6111**  
**Commercial Lot** **County: Fayette**  
 Highway 85 South, Fayetteville, GA 30214  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2± **Square Feet: n/a**  
 Year Built: n/a **Beds/Baths: n/a**  
 Tax ID: 0517 119  
**Listing Agent:** n/a  
**Phone:** n/a **Email:** n/a



**6112**  
**Office Building** **County: Clayton**  
 8455 GA Highway 85, Riverdale, GA 30274  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.259± **Square Feet: 6,384±**  
 Year Built: 1985 **Beds/Baths: n/a**  
 Tax ID: 13248B B011  
**Listing Agent:** n/a  
**Phone:** n/a **Email:** n/a





**6113**  
**Agricultural Land** County: Ware  
 Valdosta Highway (Highway 84), Waycross, GA 31503  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 101.99±  
 Year Built: n/a  
 Tax ID: 088 01 012 A  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6114** **ABSOLUTE**  
**Residential Land** County: Bibb  
 4807 Bishop Road at Presidential Parkway, Macon, GA 31206  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2.16±  
 Year Built: n/a  
 Tax ID: L084-0084  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6115**  
**Outparcel – Eisenhower Crossing Shopping Center** County: Bibb  
 Eisenhower Parkway at Log Cabin Drive, Macon, GA 31204  
 Lot(s): 10  
 Subdivision: Eisenhower Crossing Shopping Center  
 Acres: 0.85±  
 Year Built: n/a  
 Tax ID: M083-0284  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6116** **ABSOLUTE**  
**Residential Lot** County: Hinds  
 231 Beverly Circle, Jackson, MS 39209  
 Lot(s): 3, Block 225  
 Subdivision: Country Club Place  
 Acres: 0.22±  
 Year Built: n/a  
 Tax ID: 119-415  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6117** **ABSOLUTE**  
**Former Elementary School** County: Carroll  
 8160 Highway 51 North, Vaiden, MS 39176  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 11.7±  
 Year Built: 1957  
 Tax ID: 118-11-0006000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6118** **ABSOLUTE**  
**Residential Lot** County: Lake  
 6345 Calumet Avenue, Hammond, IN 46324  
 Lot(s): n/a  
 Subdivision: Park Ridge  
 Acres: 0.1±  
 Year Built: n/a  
 Tax ID: 45-07-06-352-008.000-023  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6119 A**  
**Residential Lot** County: Spalding  
 Pine Hill Road & Cardinal Drive, Griffin, GA 30223  
 Lot(s): 1  
 Subdivision: Shoal Creek  
 Acres: 0.6±  
 Year Built: n/a  
 Tax ID: 080B01008  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6119 B**  
**Residential Lot** County: Spalding  
 N. Pine Hill Road, Griffin, GA 30223  
 Lot(s): 2  
 Subdivision: Shoal Creek  
 Acres: 0.59±  
 Year Built: n/a  
 Tax ID: 080B01009  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6119 C**  
**Residential Lot** County: Spalding  
 N. Pine Hill Road, Griffin, GA 30223  
 Lot(s): 3  
 Subdivision: Shoal Creek  
 Acres: 0.58±  
 Year Built: n/a  
 Tax ID: 080B01010  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6119 D**  
**Residential Lot** County: Spalding  
 N. Pine Hill Road, Griffin, GA 30223  
 Lot(s): 4  
 Subdivision: Shoal Creek  
 Acres: 0.57±  
 Year Built: n/a  
 Tax ID: 080B01011  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6119 E**  
**Residential Lot** County: Spalding  
 N. Pine Hill Road, Griffin, GA 30223  
 Lot(s): 5  
 Subdivision: Shoal Creek  
 Acres: 0.62±  
 Year Built: n/a  
 Tax ID: 080B01012  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6120**  
**Residential Land** County: Spalding  
 N. Pine Hill Road, Griffin, GA 30223  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 27.02±  
 Year Built: n/a  
 Tax ID: 080A01006  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a





**6121**  
**Residential Land on Golf Course**

Cardinal Drive, Griffin, GA 30223  
Lot(s): n/a  
Subdivision: n/a  
Acres: 3.7±  
Year Built: n/a  
Tax ID: 080A01006  
Listing Agent: n/a  
Phone: n/a

County: Spalding

Square Feet: n/a  
Beds/Baths: n/a

Email: n/a



**6122**  
**Residential Land on Golf Course**

Newnan Road, Griffin, GA 30223  
Lot(s): n/a  
Subdivision: n/a  
Acres: 14.3±  
Year Built: n/a  
Tax ID: 080A01006  
Listing Agent: n/a  
Phone: n/a

County: Spalding

Square Feet: n/a  
Beds/Baths: n/a

Email: n/a



**6123**  
**Residential Land**

Covington Street & Stanebrook Court, Jackson, GA 30233  
Lot(s): n/a  
Subdivision: n/a  
Acres: 0.91±  
Year Built: n/a  
Tax ID: J0110-100-000  
Listing Agent: n/a  
Phone: n/a

County: Butts

Square Feet: n/a  
Beds/Baths: n/a

Email: n/a



**6124**  
**Residential Lot**

1391 Experiment Street, Griffin, GA 30223  
Lot(s): 12  
Subdivision: n/a  
Acres: 0.2±  
Year Built: n/a  
Tax ID: 064 03002  
Listing Agent: n/a  
Phone: n/a

County: Spalding

Square Feet: n/a  
Beds/Baths: n/a

Email: n/a



**6126**  
**Residential Land**

6251 Thomaston Road, Macon, GA 31220  
Lot(s): n/a  
Subdivision: n/a  
Acres: 15.8±  
Year Built: n/a  
Tax ID: 10061101222  
Listing Agent: n/a  
Phone: n/a

County: Bibb

Square Feet: n/a  
Beds/Baths: n/a

Email: n/a



**6128**  
**Residential Lot**

2117 Highland Avenue, Montgomery, AL 36107  
Lot(s): n/a  
Subdivision: Highland Park  
Acres: 0.18±  
Year Built: n/a  
Tax ID: 10 04 17 1 010 008.000  
Listing Agent: n/a  
Phone: n/a

County: Montgomery

Square Feet: 7,840±  
Beds/Baths: n/a

Email: n/a



**6129**  
**Multi-Tenant Shopping Center**

16600 Alabama Highway 17 North, York, AL 36925  
Lot(s): n/a  
Subdivision: Larkin Shopping Center  
Acres: 6.13±  
Year Built: 2001  
Tax ID: 60-22-05-21-3-001-002.004  
Listing Agent: Gary Busby, Blackbelt Realty  
Phone: 205.449.5772

County: Sumter

Square Feet: 23,715±  
Beds/Baths: n/a

Email: garybusby@blackbeltrealty.com



**6130**  
**7 Residential Lots**

NWC of Stuart Tartar Road & Whispering Pines Drive, Ozark, AL 36360  
Lot(s): 1, 2, 4, 5, 7, 8, 9  
Subdivision: Whispering Pines  
Acres: 3.56±  
Year Built: n/a  
Tax ID: 6072500000200070, 0080, 0100, 0110, 0130, 0140, 0150  
Listing Agent: Ralph Bennett, Pristine Properties International, LLC  
Phone: 904.759.1487

County: Dale

Square Feet: n/a  
Beds/Baths: n/a

Email: ralphbennett@bellsouth.net



**6131**  
**Residential Lot**

2108 Chelsea Ridge Drive, Chelsea, AL 35043  
Lot(s): 39  
Subdivision: Chelsea Ridge Estates 1st Sector  
Acres: 0.73±  
Year Built: n/a  
Tax ID: 16 4 19 1 002 028.000  
Listing Agent: Reba Main, Re/MAX Preferred  
Phone: 205.616.8211

County: Shelby

Square Feet: n/a  
Beds/Baths: n/a

Email: rebamain@bellsouth.net



**6132**  
**Residential Lot**

Dan Johnson Road (W. of Lee Road 206), Salem, AL 36874  
Lot(s): 9, Blk A  
Subdivision: Meadowbrook  
Acres: 0.52±  
Year Built: n/a  
Tax ID: 16-07-36-0-000-099.000  
Listing Agent: n/a  
Phone: n/a

County: Lee

Square Feet: n/a  
Beds/Baths: n/a

Email: n/a



**6133**  
**Lakefront Home (Smith Lake)**

338 Sisepey Overlook Drive, Double Springs, AL 35553  
Lot(s): 56  
Subdivision: Sisepey Overlook  
Acres: 0.90±  
Year Built: 2008  
Tax ID: 67-12-04-17-0-000-004.007  
Listing Agent: Reba Main, Re/MAX Preferred  
Phone: 205.616.8211

County: Winston

Square Feet: 2,315±  
Beds/Baths: 3/2.5

Email: rebamain@bellsouth.net



**6134**  
**Restaurant / Bar & Residence**

7506 Shellman Bluff Road, Townsend, GA 31331  
Lot(s): n/a  
Subdivision: n/a  
Acres: 0.55±  
Year Built: 2007 & 1983  
Tax ID: 0072A 0048  
Listing Agent: n/a  
Phone: n/a

County: McIntosh

Square Feet: 3,175± & 690±  
Beds/Baths: TBD

Email: n/a



# GRIFFIN CROSSING SUBDIVISION

## 41 LOTS

## BIBB COUNTY



## HIGH BIDDER'S CHOICE



### 6127 A

#### Residential Lot

311 Buckskin Crossing, Macon, GA 31216  
Lot(s): 74

*Acres:* 0.98±  
*Tax ID:* RS12-0144

### 6127 D

#### 8 Residential Lots

Fawn Court, Macon, GA 31216  
Lot(s): 100, 99, 98, 97, 96, 95, 94, 93

*Acres:* 6.3±  
*Tax ID:* RS12-0118, RS12-0119, RS12-0120, RS12-0121, RS12-0122, RS12-0123, RS12-0124, RS12-0125

### 6127 G

#### 3 Residential Lots

Natchez Trace, Macon, GA 31216  
Lot(s): 53, 52, 51

*Acres:* 2.82±  
*Tax ID:* RS12-0047, RS12-0048, RS12-0049

### 6127 B

#### Residential Lot

318 Buckskin Crossing, Macon, GA 31216  
Lot(s): 68

*Acres:* 0.91±  
*Tax ID:* RS12-0104

### 6127 E

#### 8 Residential Lots

Gray Wolf Drive, Macon, GA 31216  
Lot(s): 92, 91, 90, 89, 88, 87, 86, 85

*Acres:* 8.28±  
*Tax ID:* RS12-0126, RS12-0127, RS12-0128, RS12-0129, RS12-0130, RS12-0131, RS12-0132, RS12-0133

### 6127 H

#### 3 Residential Lots

Hawk Court, Macon, GA 31216  
Lot(s): 15, 16, 17

*Acres:* 3.33±  
*Tax ID:* RS12-0083, RS12-0084, RS12-0085

### 6127 C

#### 10 Residential Lots

Gray Wolf Drive, Macon, GA 31216  
Lot(s): 112, 111, 110, 109, 108, 107, 106, 105, 104, 103

*Acres:* 8.72±  
*Tax ID:* RS12-0106, RS12-0107, RS12-0108, RS12-0109, RS12-0110, RS12-0111, RS12-0112, RS12-0113, RS12-0114, RS12-0115

### 6127 F

#### 5 Residential Lots

Gray Wolf Drive, Macon, GA 31216  
Lot(s): 83, 82, 81, 80, 79

*Acres:* 5.77±  
*Tax ID:* RS12-0135, RS12-0136, RS12-0137, RS12-0138, RE12-0139

### 6127 I

#### 2 Residential Lots

Dakota Trail, Macon, GA 31216  
Lot(s): 33, 34

*Acres:* 2.67±  
*Tax ID:* RS12-0066, RS12-0067



6135

**Residential Lot**

New Hope Road, Rockwood, TN 37854  
 Lot(s): 160  
 Subdivision: Grand Vista Bay  
 Acres: 2.68±  
 Year Built: n/a  
 Tax ID: 086M A 007.00  
 Listing Agent: n/a  
 Phone: n/a

**ABSOLUTE****County: Roane**

Square Feet: n/a  
 Beds/Baths: n/a

*Email: n/a*

6136

**Single Family Residence**

25 Pine Avenue, Cameron, WV 26033  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.75±  
 Year Built: 1910  
 Tax ID: 02 20259000000000; 02 20260000000000; 02 20258000000000; 02 20257000000000; 02 20250000000000;  
 Listing Agent: n/a  
 Phone: n/a

**ABSOLUTE****County: Marshall**

Square Feet: 972±  
 Beds/Baths: 2/1

*Email: n/a*

6137

**Commercial Land****County: Douglas**

N/S of McPherson Road, Douglasville, GA 30134  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2.85±  
 Year Built: n/a  
 Tax ID: 4231820002  
 Listing Agent: Mark Hollan, Lee & Associates  
 Phone: 404.317.8723

Square Feet: n/a  
 Beds/Baths: n/a

*Email: mhollan@lee-associates.com*

6139

**Vacant Land**

Break Thru Road, Valdosta, GA 31606  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 5.7753±  
 Year Built: n/a  
 Tax ID: 0218 006  
 Listing Agent: Tony Barker, RE/MAX of Valdosta  
 Phone: 229.247.2008

**ABSOLUTE****County: Lowndes**

Square Feet: n/a  
 Beds/Baths: n/a

*Email: tonybarker@remax.net*

6140

**Single Family Residence****County: Muscogee**

4210 Bellamy Street, Columbus, GA 31903  
 Lot(s): 3, Block B  
 Subdivision: Willis Plaza  
 Acres: 0.21±  
 Year Built: 1955  
 Tax ID: 090 038 019  
 Listing Agent: n/a  
 Phone: n/a

**ABSOLUTE**

Square Feet: 1,012±  
 Beds/Baths: 3/1

*Email: n/a*



# SALE 2

## WEDNESDAY, FEBRUARY 21, 2:00 P.M.

SALE SITE: MANSOUR CONFERENCE CENTER, 995 ROSWELL STREET, MARIETTA, GA 30062

Property No.	ABSOLUTE/ Reserve	Property Type	Address	City	County	State	Zip
6201 A	<b>ABSOLUTE</b>	Residential Lot	229 Chickasaw Drive	Waleska	Cherokee	GA	30183
6201 B	<b>ABSOLUTE</b>	Residential Lot	122 Morse Elm Court	Waleska	Cherokee	GA	30183
6202		Single Family Residence	4177 Terrace Drive	Acworth	Cobb	GA	30101
6203		2 Residential Lots	4157 & 4167 Terrace Drive	Acworth	Cobb	GA	30101
6204		Residential Lot	Hide Away Hills Road	Highlands	Macon	NC	28741
6205		Residential Lot	Lot 20 of Lake Toxaway Mountain, Phase 1	Lake Toxaway	Transylvania	NC	28747
6206		Vacant Land	1323 Dills Cove Road	Sylva	Jackson	NC	28779
6207 A	<b>ABSOLUTE</b>	Residential Lot	6931 Hopkins Street	Charlotte	Mecklenburg	NC	28269
6207 B	<b>ABSOLUTE</b>	Residential Lot	5107 Tomsie Efird Lane	Charlotte	Mecklenburg	NC	28269
6208		26 Residential Lots	6360 Avery Street	Covington	Newton	GA	30014
6209		32 Townhome Lots	20 Rosenwald Lane	Hampton	Henry	GA	30228
6210		11 Residential Lots	2377 Hackamore Drive et al	Atlanta	Fulton	GA	30349
6211		Single Family Residence and Manufactured Home	106 & 107 Shootney Alley	Winnsboro	Fairfield	SC	29180
6212		2 Single Family Residences and Manufactured Home	205, 207 Gaither Street and 101 1st Avenue	Winnsboro	Fairfield	SC	29180
6213		4 Unit Apartment and 4 Manufactured Homes	110 W Calhoun Street - Apt A, B, C, D 412 A-D S Vanderhorst Street	Winnsboro	Fairfield	SC	29180
6214		Single Family Residence	111 Smart Street	Winnsboro	Fairfield	SC	29180
6215		Single Family Residence and Manufactured Home	138 2nd Street & 138 A & B 2nd Street	Winnsboro	Fairfield	SC	29180
6216		Commercial Building	540 Snapfinger Woods Drive	Decatur	DeKalb	GA	30035
6217 A	<b>ABSOLUTE</b>	Residential Lot	980 Eagles Harbor Drive	Hodges	Greenwood	SC	29653
6217 B	<b>ABSOLUTE</b>	Residential Lake Lot	976 Eagles Harbor Drive	Hodges	Greenwood	SC	29653
6218 A		Lake & Golf Course View Residential Lot	248 Amelia Drive	McCormick	McCormick	SC	29835
6218 B		Lake & Golf Course View Residential Lot	250 Amelia Drive	McCormick	McCormick	SC	29835
6219		Golf Course Residential Lot	1830 Snug Harbor Drive	Greensboro	Greene	GA	30642
6220	<b>ABSOLUTE</b>	Golf Course Residential Lot	1840 Snug Harbor Drive	Greensboro	Greene	GA	30642
6221		Commercial Land	Five Forks Road	Cartersville	Bartow	GA	30121
6222 A		Residential Lot	3350 Little Port Lane	Acworth	Cobb	GA	30101
6222 B		Residential Lot	3354 Little Port Lane	Acworth	Cobb	GA	30101
6223		Agricultural Land	Seven Islands Road	Buckhead	Morgan	GA	30625
6224		Commercial Land	East Cherokee Drive & Holly Springs Parkway	Holly Springs	Cherokee	GA	30188
6225	<b>ABSOLUTE</b>	Residential Lot	1093 Caines Landing Road	Conway	Horry	SC	29526
6226	<b>ABSOLUTE</b>	Lake Front Residential Lot	1053 Berkeley Hall Boulevard	Okatie	Beaufort	SC	29910
6227	<b>ABSOLUTE</b>	Residential Lot	Ridge Top Lane	Salem	Oconee	SC	29676
6228	<b>ABSOLUTE</b>	Residential Lot	Shooting Tree Way	Salem	Oconee	SC	29676
6229	<b>ABSOLUTE</b>	Residential Lot	Scenic Crest Way	Six Mile	Pickens	SC	29682
6230 A		Residential Lot (Lakefront Community)	6035 Grand Marina Circle	Gainesville	Hall	GA	30506
6230 B		Residential Lot (Lakefront Community)	6006 Windjammer Way	Gainesville	Hall	GA	30506
6232		Riverfront Land (Blackbeard Creek)	End of Kens Way NE	Townsend	McIntosh	GA	31331
6233		Horse Racing Facility (Complete Operation)	N/S of US Highway 280 (West of 1st Avenue)	Glenwood	Wheeler	GA	30428
6234		2097 Verbena (Rented for \$1,500 month to month)	2097 Verbena	Atlanta	Fulton	GA	30314
6235	<b>ABSOLUTE</b>	25 Residential Lots	Black Bear Trail	Douglasville	Douglas	GA	30135
6236	<b>ABSOLUTE</b>	Residential Lot	Ramey Mountain Road	Hiawassee	Towns	GA	30546

## NEED MORE INFORMATION?

VISIT [MULTISELLERAUCTIONS.NET](http://MULTISELLERAUCTIONS.NET) OR CONTACT 404.994.5333



**6201 A** *ABSOLUTE*  
**Residential Lot** **County: Cherokee**  
 229 Chickasaw Drive, Waleska, GA 30183  
 Lot(s): 3, Block 3, Unit 3  
 Subdivision: Lake Arrowhead  
 Acres: 0.44±  
 Year Built: n/a  
 Tax ID: 22N16 03003  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6201 B** *ABSOLUTE*  
**Residential Lot** **County: Cherokee**  
 122 Morse Elm Court, Waleska, GA 30183  
 Lot(s): n/a  
 Subdivision: Lake Arrowhead  
 Acres: 0.45±  
 Year Built: n/a  
 Tax ID: 22N15A 09035  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6202**  
**Single Family Residence** **County: Cobb**  
 4177 Terrace Drive, Acworth, GA 30101  
 Lot(s): 9B  
 Subdivision: Nowlin Terrace  
 Acres: 0.28±  
 Year Built: 1979  
 Tax ID: 2000310 1480  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 Square Feet: 1,484±  
 Beds/Baths: 3/2



**6203**  
**2 Residential Lots** **County: Cobb**  
 4157 & 4167 Terrace Drive, Acworth, GA 30101  
 Lot(s): 10B, 11B  
 Subdivision: Norwin Terrace  
 Acres: 0.51±  
 Year Built: n/a  
 Tax ID: 200 310 1460, 200 310 1470  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6204**  
**Residential Lot** **County: Macon**  
 Hide Away Hills Road, Highlands, NC 28741  
 Lot(s): 31 C, Phase 2  
 Subdivision: Twin Falls  
 Acres: 0.7±  
 Year Built: n/a  
 Tax ID: 7530218093  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6205**  
**Residential Lot** **County: Transylvania**  
 Lot 20 of Lake Toxaway Mountain, Phase 1, Lake Toxaway, NC 28747  
 Lot(s): 20  
 Subdivision: Lake Toxaway Mountain - Phase 1  
 Acres: 1±  
 Year Built: n/a  
 Tax ID: 8512-56-0254-000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 Square Feet: n/a  
 Beds/Baths: n/a



**6206**  
**Vacant Land** **County: Jackson**  
 1323 Dills Cove Road, Sylva, NC 28779  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 198.69±  
 Year Built: n/a  
 Tax ID: 7632-86-4757  
 Listing Agent: Greg Greene, Wooten Enterprises  
 Phone: 828.292.0365  
 Email: mistermom@bellsouth.net



**6207 A** *ABSOLUTE*  
**Residential Lot** **County: Mecklenburg**  
 6931 Hopkins Street, Charlotte, NC 28269  
 Lot(s): 62  
 Subdivision: Oakbrooke  
 Acres: 0.16±  
 Year Built: n/a  
 Tax ID: 4305767  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6207 B** *ABSOLUTE*  
**Residential Lot** **County: Mecklenburg**  
 5107 Tomsie Efird Lane, Charlotte, NC 28269  
 Lot(s): 40  
 Subdivision: Oakbrooke  
 Acres: 0.15±  
 Year Built: n/a  
 Tax ID: 4304320  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6208**  
**26 Residential Lots** **County: Newton**  
 6360 Avery Street, Covington, GA 30014  
 Lot(s): 20-27, 31-38, 60-62, 120-126  
 Subdivision: Walkers Bend  
 Acres: 2.55±  
 Year Built: n/a  
 Tax ID: C063A00000034000 et al  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6209**  
**32 Townhome Lots** **County: Henry**  
 20 Rosenwald Lane, Hampton, GA 30228  
 Lot(s): 1-6, 13-38 & Common Areas  
 Subdivision: Heritage Place  
 Acres: 2.397± & Common Area  
 Year Built: n/a  
 Tax ID: H09B01037000 et al  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6210**  
**11 Residential Lots** **County: Fulton**  
 2377 Hackamore Drive et al, Atlanta, GA 30349  
 Lot(s): 11-18, 103-105  
 Subdivision: Fairfield Square  
 Acres: 0.966±  
 Year Built: n/a  
 Tax ID: 13 0133 LL2042 et al  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 Square Feet: n/a  
 Beds/Baths: n/a



# ~TEAL FAMILY ESTATE~

Edward Wesley Teal Sr., and his wife Ruby Hurst Teal of Winnsboro, South Carolina. "Dr. Teal" ran Economy Drugstore which was a landmark in town. Over the years, people would come into the drugstore wanting to sell their homes and land. After Dr. Teal passed, Ruby continued acquiring land and homes and eventually sold the drugstore. This is a portion of their large estate. All properties are currently occupied. Contact auctioneer for information.



6212

## 2 Single Family Residences and Manufactured Home

205, 207 Gaither Street and 101 1st Avenue, Winnsboro, SC 29180

Lot(s): N/A

Subdivision: N/A

Acres: N/A

Year Built: N/A, N/A 1986

Tax ID: 126-01-16-008-000, 126-01-16-008-001

Listing Agent: n/a

Phone: n/a

Square Feet: 1,144±, N/A & 672±

Beds/Baths: 2/1, N/A 2/1

Email: n/a



6214

## Single Family Residence

111 Smart Street, Winnsboro, SC 29180

Lot(s): N/A

Subdivision: N/A

Acres: N/A

Year Built: 1983

Tax ID: 126-03-12-003-000

Listing Agent: n/a

Phone: n/a

County: Fairfield

Square Feet: 864±  
Beds/Baths: 3/1

Email: n/a



6211

## Single Family Residence and Manufactured Home

106 & 107 Shootney Alley, Winnsboro, SC 29180

Lot(s): n/a

Subdivision: n/a

Acres: N/A

Year Built: N/A, 1985

Tax ID: 126-01-22-000, 126-01-22-022-001

Listing Agent: n/a

Phone: n/a

County: Fairfield

Square Feet: 625,784±

Beds/Baths: 2/1, 2/1

Email: n/a



6213

## 4 Unit Apartment and 4 Manufactured Homes

110 W Calhoun Street - Apt A, B, C, D; 412 A-D S Vanderhorst Street, Winnsboro, SC 29180

Lot(s): N/A

Subdivision: N/A

Acres: N/A

Year Built: N/A, 1962, 1973,

1973, 1993

Tax ID: 126-03-10-006-000, 126-03-10-006-006, 126-03-10-006-005, 126-03-10-006-009, 126-03-10-006-001

Listing Agent: n/a

Phone: n/a

County: Fairfield

Square Feet: 5,104±, 500±, 552±, 840±, & 840±

Beds/Baths: 7/4, 3/1, 2/1, 2/1, 2/1

Email: n/a



6215

## Single Family Residence and Manufactured Home

138 2nd Street & 138 A & B 2nd Street, Winnsboro, SC 29180

Lot(s): N/A

Subdivision: N/A

Acres: N/A

Year Built: N/A

Tax ID: 126-04-08-006-000

Listing Agent: n/a

Phone: n/a

County: Fairfield

Square Feet: 738±, N/A, N/A  
Beds/Baths: 2/1, 2/1, 2/1

Email: n/a





6216

**Commercial Building****County: DeKalb**

5040 Snapfinger Woods Drive, Decatur, GA 30035

Lot(s): n/a

Subdivision: n/a

Acres: 3.1±

Year Built: 1974

Tax ID: 16 025 01 009

Listing Agent: Rocky Kaufmann, KW Commercial

Phone: 770-992-3356

Email: rockyk@kw.com

Square Feet: 31,490±

Beds/Baths: n/a



6217 A

**Residential Lot****County: Greenwood**

980 Eagles Harbor Drive, Hodges, SC 29653

Lot(s): 160, Phase 2

Subdivision: Eagles Harbor at Lake Greenwood

Acres: 2.48±

Year Built: n/a

Tax ID: 6950-256-860

Listing Agent: n/a

Phone: n/a

Email: n/a

**ABSOLUTE**

Square Feet: n/a

Beds/Baths: n/a



6217 B

**Residential Lake Lot****County: Greenwood**

976 Eagles Harbor Drive, Hodges, SC 29653

Lot(s): 157, Phase 2

Subdivision: Eagles Harbor at Lake Greenwood

Acres: 1.15±

Year Built: n/a

Tax ID: 6950-293-866

Listing Agent: n/a

Phone: n/a

Email: n/a

**ABSOLUTE**

Square Feet: n/a

Beds/Baths: n/a



6218 A

**Lake & Golf Course View Residential Lot****County: McCormick**

248 Amelia Drive, McCormick, SC 29835

Lot(s): 26, Block 26

Subdivision: Monticello

Acres: 0.43±

Year Built: n/a

Tax ID: 087-00-26-026

Listing Agent: Ralph Bennett, Pristine Properties International, LLC

Phone: 904.759.1487

Email: ralphbennett@bellsouth.net

Square Feet: n/a

Beds/Baths: n/a



6218 B

**Lake & Golf Course View Residential Lot****County: McCormick**

250 Amelia Drive, McCormick, SC 29835

Lot(s): 27, Block 26

Subdivision: Monticello

Acres: 0.37±

Year Built: n/a

Tax ID: 087-00-26-027

Listing Agent: Ralph Bennett, Pristine Properties International, LLC

Phone: 904.759.1487

Email: ralphbennett@bellsouth.net

Square Feet: n/a

Beds/Baths: n/a



6219

**Golf Course Residential Lot****County: Greene**

1830 Snug Harbor Drive, Greensboro, GA 30642

Lot(s): n/a

Subdivision: The Landings at Reynolds Plantation

Acres: 0.71±

Year Built: n/a

Tax ID: 037B001360

Listing Agent: n/a

Phone: n/a

Email: n/a

Square Feet: n/a

Beds/Baths: n/a



6220

**Golf Course Residential Lot****County: Greene**

1840 Snug Harbor Drive, Greensboro, GA 30642

Lot(s): 31, Phase 10

Subdivision: The Landings at Reynolds Plantation

Acres: 1.08±

Year Built: n/a

Tax ID: 073B001380

Listing Agent: n/a

Phone: n/a

Email: n/a

**ABSOLUTE**

Square Feet: n/a

Beds/Baths: n/a



6221

**Commercial Land****County: Bartow**

Five Forks Road, Cartersville, GA 30121

Lot(s): n/a

Subdivision: n/a

Acres: 1.94±

Year Built: n/a

Tax ID: 0069-0190-023

Listing Agent: n/a

Phone: n/a

Email: n/a

Square Feet: n/a

Beds/Baths: n/a



6222 A

**Residential Lot****County: Cobb**

3350 Little Port Lane, Acworth, GA 30101

Lot(s): 20

Subdivision: Silver Oak

Acres: 0.69±

Year Built: n/a

Tax ID: 20-0112-0-024-0

Listing Agent: n/a

Phone: n/a

Email: n/a

Square Feet: n/a

Beds/Baths: n/a



6222 B

**Residential Lot****County: Cobb**

3354 Little Port Lane, Acworth, GA 30101

Lot(s): 19

Subdivision: Silver Oak

Acres: 0.69±

Year Built: n/a

Tax ID: 20-0112-0-023-0

Listing Agent: n/a

Phone: n/a

Email: n/a

Square Feet: n/a

Beds/Baths: n/a



6223

**Agricultural Land****County: Morgan**

Seven Islands Road, Buckhead, GA 30625

Lot(s): n/a

Subdivision: n/a

Acres: 142.98±

Year Built: n/a

Tax ID: 059 030 B

Listing Agent: n/a

Phone: n/a

Email: n/a

Square Feet: n/a

Beds/Baths: n/a



6224

**Commercial Land****County: Cherokee**

East Cherokee Drive &amp; Holly Springs Parkway, Holly Springs, GA 30188

Lot(s): n/a

Subdivision: n/a

Acres: 3.8±

Year Built: n/a

Tax ID: 15N16 117

Listing Agent: n/a

Phone: n/a

Email: n/a

Square Feet: n/a

Beds/Baths: n/a





**6225** **ABSOLUTE**  
**Residential Lot** **County: Horry**  
 1093 Caines Landing Road, Conway, SC 29526  
 Lot(s): 63  
 Subdivision: Black Water Cove  
 Acres: 0.35±  
 Year Built: n/a  
 Tax ID: 113-20-01-002  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6226** **ABSOLUTE**  
**Lake Front Residential Lot** **County: Beaufort**  
 1053 Berkeley Hall Boulevard, Okatie, SC 29910  
 Lot(s): 224, Phase 1  
 Subdivision: Berkeley Hall  
 Acres: 0.93±  
 Year Built: n/a  
 Tax ID: R600 022 000 0372 0000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6227** **ABSOLUTE**  
**Residential Lot** **County: Oconee**  
 Ridge Top Lane, Salem, SC 29676  
 Lot(s): 47  
 Subdivision: The Cliffs at Keowee Falls South, High Ridge  
 Acres: 1.36±  
 Year Built: n/a  
 Tax ID: 066-03-01-047  
 Listing Agent: Bruce May, Jocassee Real Estate  
 Phone: 864.723.3674  
 Email: bruce@jocasseeestate.com



**6228** **ABSOLUTE**  
**Residential Lot** **County: Oconee**  
 Shooting Tree Way, Salem, SC 29676  
 Lot(s): 46  
 Subdivision: The Cliffs at Keowee Falls South, High Ridge  
 Acres: 1.46±  
 Year Built: n/a  
 Tax ID: 066-03-01-046  
 Listing Agent: Bruce May, Jocassee Real Estate  
 Phone: 864.723.3674  
 Email: bruce@jocasseeestate.com



**6229** **ABSOLUTE**  
**Residential Lot** **County: Pickens**  
 Scenic Crest Way, Six Mile, SC 29682  
 Lot(s): 96  
 Subdivision: Cliffs at Keowee Springs  
 Acres: 1.46±  
 Year Built: n/a  
 Tax ID: 4130-00-98-8066  
 Listing Agent: Bruce May, Jocassee Real Estate  
 Phone: 864.723.3674  
 Email: bruce@jocasseeestate.com



**6230 A**  
**Residential Lot (Lakefront Community)** **County: Hall**  
 6035 Grand Marina Circle, Gainesville, GA 30506  
 Lot(s): 914, Phase 9  
 Subdivision: Marina Bay  
 Acres: 0.72±  
 Year Built: n/a  
 Tax ID: 10016 000121  
 Listing Agent: Ralph Bennett, Pristine Properties International, LLC  
 Phone: 904.759.1487  
 Email: ralphbennett@bellsouth.net



**6230 B**  
**Residential Lot (Lakefront Community)** **County: Hall**  
 6006 Windjammer Way, Gainesville, GA 30506  
 Lot(s): 916, Phase 9  
 Subdivision: Marina Bay  
 Acres: 0.67±  
 Year Built: n/a  
 Tax ID: 10016 000123  
 Listing Agent: Ralph Bennett, Pristine Properties International, LLC  
 Phone: 904.759.1487  
 Email: ralphbennett@bellsouth.net



**6232**  
**Riverfront Land (Blackbeard Creek)** **County: McIntosh**  
 End of Kens Way NE, Townsend, GA 31331  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 231.06 ±  
 Year Built: n/a  
 Tax ID: 0057-0008003; 0057-0002008  
 Listing Agent: Greg Greene, Wooten Enterprises  
 Phone: 828.292.0365  
 Email: misternod@bellsouth.net



**6233**  
**Horse Racing Facility (Complete Operation)** **County: Wheeler**  
 N/S of US Highway 280 (West of 1st Avenue), Glenwood, GA 30428  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 82.55  
 Year Built: Various  
 Tax ID: 0040-049C; 0040-050  
 Listing Agent: Greg Greene, Wooten Enterprises  
 Phone: 828.292.0365  
 Email: misternod@bellsouth.net



**6234**  
**2097 Verbena (Rented for \$1,500 month to month)** **County: Fulton**  
 2097 Verbena, Atlanta, GA 30314  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.47±  
 Year Built: 1960  
 Tax ID: 14 0174 LL0408  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6235** **ABSOLUTE**  
**25 Residential Lots** **County: Douglas**  
 Black Bear Trail, Douglasville, GA 30135  
 Lot(s): 82, 86, 113, 114, 117, 120, 124, 127, 136, 141, 142A, 144, 145, 154, 155, 156, 159, 160, 162, 186, 189, 194, 195, 196, 196A  
 Subdivision: Bear Creek  
 Acres: 11.74±  
 Year Built: n/a  
 Tax ID: 320150031, 320150052, 320150018, 320150042, 320150028, 320150066, 320150102, 320150103, 320150049, 320150100, 320150092, 320150051, 40150033, 320150017, 320150047, 320150068, 320150063, 320150061, 320150065, 20150101, 320150095, 320150024, 50150107, 320150062, 320150021  
 Listing Agent: Stephen Lovett, Norton Commercial Group  
 Phone: 770.842.6635  
 Email: slovett@nortoncommercial.com



**6236** **ABSOLUTE**  
**Residential Lot** **County: Towns**  
 Ramey Mountain Road, Hiawasse, GA 30546  
 Lot(s): 10, BLK M  
 Subdivision: Lake Forest Estates  
 Acres: 1.37±  
 Year Built: n/a  
 Tax ID: 0019 B032  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



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## NOTES

This image shows a single page of white paper with horizontal blue lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**JOHN DIXON  
& ASSOCIATES**  
AUCTIONS • MARKETING

**200 Cobb Parkway North, Suite 120  
Marietta, GA 30062-3538  
telephone: 770.425.1141  
facsimile: 770.425.4413**

**John Dixon & Associates**  
*Setting the standard in professionalism.*

**Auction Terms & Conditions**

**AUCTION DATES & LOCATIONS:** SALE 1: Tuesday, February 20 at 2:00 p.m. SALE 2: Wednesday, February 21 at 2:00 p.m. All properties will be sold at the Mansour Conference Center, 995 Roswell Street, Marietta, GA 30062.

**INSPECTION:** Contact listing agent to view property or where no agent is listed contact auctioneer. Please note many of these properties are occupied and inside inspections may not be possible.

**TERMS FOR LIVE BIDDING:** Properties selling for a total purchase price (calculated by adding the high bid amount plus the buyer's premium) of \$100,000 or less will pay the greater of \$2,500 or 20% down of the purchase price with one exception: If the high bid is less than \$2,500, the entire purchase price will be due at the auction. Properties selling for a total purchase price of \$100,001 to \$200,000 will pay 15% down of the purchase price at the auction. Properties selling for \$200,001 or greater will pay 10% down of the purchase price at the auction. Balance will be paid in full at closing **on or before thirty (30) days from the binding agreement date**. Down payment can be in the form of cash, certified funds or personal/business check. A copy of the sale contract may be reviewed prior to the auction by contacting the auctioneer.

**TERMS FOR ONLINE BIDDING:** The online registration will need to be completed, including credit card information which will be verified and approved, and the credit card will be charged \$1.00 for this process. If you are the successful bidder and do not deliver the earnest money as outlined in the terms for live bidding which must be certified funds or wire transfer within 24 hours upon receipt of contract, a charge of \$5,000 will be placed on the account. The card is for verification purposes to ensure we have serious bidders. Balance will be paid in full at closing **on or before thirty (30) days from the binding agreement date**. The successful online bidder will be notified immediately following the closing of the auction and issued the purchase contract. The executed contract shall be submitted per the instructions received with the contract. If you have any questions, please call our office at 800.479.1763.

**BUYER'S PREMIUM:** A 10% buyer's premium will be added to the high bid. Example: For each \$10,000, a 10% buyer's premium of \$1,000 will be added to arrive at the total purchase price of \$11,000.

**AUCTIONEER'S AUTHORITY:** The auctioneer shall make the sole and final decision as to the winning high bid amount. Acceptance by the online bidding platform does not necessarily constitute an accepted bid by the auctioneer.

**AGENCY:** John Dixon & Associates, auctioneer/broker, is acting exclusively as agent for the seller.

**CLOSING ATTORNEYS:** Contact auctioneer for closing attorney details. Purchaser will pay all closing costs, including, but not limited to, deed preparation and attorneys fees to prepare such deed recording fees, title examination, transfer tax and purchaser's legal fees. Taxes and HOA/POA fees will be prorated as of date of closing. Title insurance may be required at the purchaser's expense. For

questions regarding closings or contracts, contact Danielle Foreman, Closing Coordinator at 770.425.1141 or [closing@johndixon.com](mailto:closing@johndixon.com).

**BROKER PARTICIPATION:** A 2% commission of the high bid, before adding buyer's premium, will be paid to any qualified licensed real estate broker in the state where the property is located whose prospect is the successful bidder at the auction and closes on the property. To qualify for a commission, the broker must first register the prospect by email or fax the prospect's name and address on John Dixon & Associates' broker registration form. The registration must include the signature of the prospective purchaser, the signature of the broker and the broker's real estate license number. The registration must be received at 200 Cobb Parkway North, Suite 120, Marietta, GA 30062-3585, Attention: Danielle Foreman at [closing@johndixon.com](mailto:closing@johndixon.com), no later than 4:00 p.m. eastern time on the business day preceding the auction. Broker registration may be faxed to 770.425.4413 **UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION.** In addition, to qualify for a commission, the broker must attend the auction with the prospect. Commissions will be paid only if property closes. A commission on a property will be paid only to the first broker registering a prospect. **Visit [johndixon.com](http://johndixon.com) to download a form.**

**SPECIAL NOTE:** Property is selling "as-is, where-is" with all faults and is selling subject to easements, leases, restrictions, covenants, conditions, zoning HOA and POA fees and all other matters which would be revealed by a current survey or an inspection of the property or which is contained in public records. Seller reserves the right to add or delete property, reject any bid unless selling absolute and/or cancel the sale. **Contact auctioneer for deed type on individual properties.** Information contained herein was obtained from sources deemed reliable. The seller and their agents reserve the right to place bids on the property up to the seller's reserve unless selling absolute at their sole discretion. The property will sell "as-is, where-is" with no warranty, expressed or implied, as to improvements, soil condition, environmental and wetlands, or zoning. No personal property conveyed with real estate unless denoted in contract. Neither the seller, John Dixon & Associates nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy thereof before submitting their bid. Purchaser or purchaser's representative will acknowledge by signature of the Contract of Sale they have inspected the property. The terms of the Contract of Sale are controlling in the event of any perceived inconsistency between its terms and any statements in this brochure or other advertisement. Announcements made at the auction will take precedence over written matters.

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