

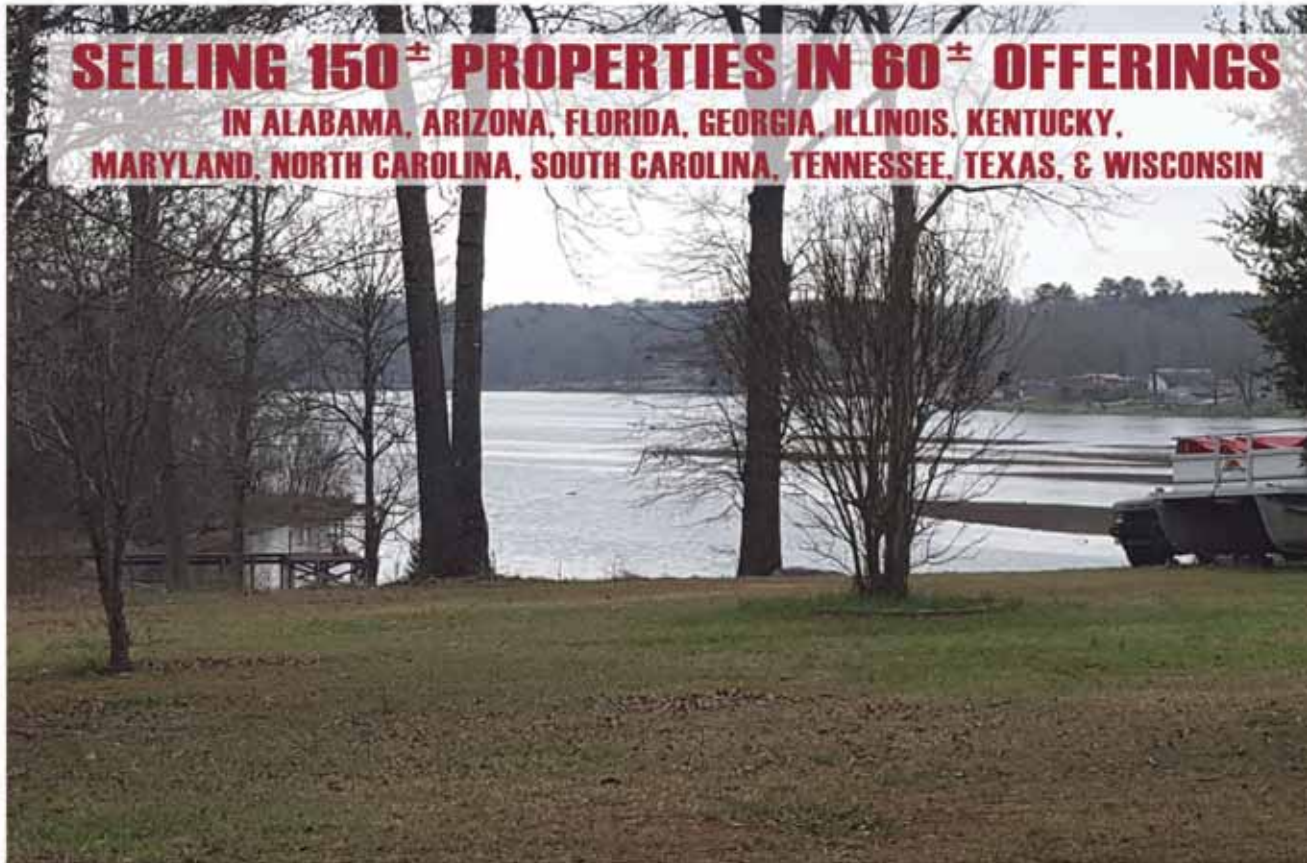
A U C T I O N

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BID LIVE OR ONLINE AT JOHNDIXON.COM!

► MARIETTA, GA
WEDNESDAY, APRIL 18
2:00 P.M.
32 OFFERINGS

► MARIETTA, GA
THURSDAY, APRIL 19
2:00 P.M.
27 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.

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 800.479.1763. We will help you any way we can.

We'll see you at the auction!

A handwritten signature in blue ink, appearing to read "John Dixon".

SALE 1

WEDNESDAY, APRIL 18, 2:00 P.M.

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

Property No.	Property Type	Address	City	County	State	Zip
8101	Commercial Land	Highway 138 (MLK JR Hwy)	Jonesboro	Clayton	GA	30238
8102	8 Residential Lots	588 Ocelot Trail et al	Ranger	Gordon & Gilmer	GA	30734
8103	Commercial Land	4220 Highway 17 N	Brunswick	Glynn	GA	31525
8104	Commercial Retail Building (2 Units)	3088 Milan Chauncey Road (aka Bussey Street)	Milan	Dodge	GA	31060
8105	Office Building & 2 Storage Structures	610 West Railroad Street	Bay Minette	Baldwin	AL	36507
8106	10 Residential Lots	Atlanta & Butterfly Circle	Spanish Fort	Baldwin	AL	36527
8107	12 Residential Lots	County Road 574 & 576	Jemison	Chilton	AL	35085
8108	14 Residential Lots and Excess Land	Forest Parks Drive	Equality	Coosa	AL	35136
8109	Single Family Residence	1140 Walnut Street	Gadsen	Etowah	AL	35901
8110	Single Family Residence	909 Peachtree Street	Gadsen	Etowah	AL	35901
8111	Commercial Land	4430 Selma Highway	Montgomery	Montgomery	AL	36108
8112	Commercial Land	3772 Malcolm Drive	Montgomery	Montgomery	AL	36117
8113	Residential Land	8020 Stemley Bridge Road	Talladega	Talladega	AL	35160
8114	Residential Lot	1041 Davison Drive	Greensboro	Greene	GA	30642
8115	6 Townhome Lots	481, 485, 489 Glendenning Place & 1804, 1808, 1810 North Avenue	Waukegan	Lake	IL	60085
8116	5 Residential Lots	7913 Cresthaven Drive et al	Louisville	Jefferson	KY	40228
8117	Multi-Family Building Pad (10 Units)	7303 Vaughn Mill Road	Louisville	Jefferson	KY	40228
8118	60 Slip Marina, Restaurant & 3 Homes	19305, 19311 Wilmott Drive & 7868 Mill Creek Road	Benedict	Charles	MD	20637
8119	8 Developed Residential Lots & 33 Platted Unrecorded Lots	Klotz Farm Drive	McHenry	Garrett	MD	21514
8120	50% Interest of Office Condominium (Leased/Occupied)	12815 Old Fort Road Bldg 1 Unit 105	Fort Washington	Prince George's	MD	20744
8121	50% Interest of 2 Joined Office Condominiums	12807 & 12809 Old Fort Road Bldg 1 Unit 101 & 102	Fort Washington	Prince George's	MD	20744
8122	Commercial Land (REMOVED)	S Broadway Street	Green Bay	Brown	WI	54304
8123	Residential Lot	1030 Walnut Street	Macon	Bibb	GA	31201
8124	Residential Lot	225 Maryanne Drive	Macon	Bibb	GA	31220
8125	2 Residential Lots	323 & 327 Winslow Court	Macon	Bibb	GA	31220
8126	Residential Lot	33 Kents Avenue	Rio Rico	Santa Cruz	AZ	85648
8127	Residential Lot (seller has no title to mobile home on property)	28909 Jackson Trail	Hilliard	Nassau	FL	32046
8128	Residential Lot w/ Inhabitable Home	11722 County Road 252	McAlpin	Suwanee	FL	32062
8129	2 Story Office Building	173 First Street	Macon	Bibb	GA	31201
8130	Commercial Land	4606 & 4614 Log Cabin Drive	Macon	Bibb	GA	31204
8131	Commercial Land	4739 Hawaiian Village Drive	Macon	Bibb	GA	31206
8132	Industrial Land	5151 Mercer University Drive	Macon	Bibb	GA	31210

NEED MORE INFORMATION?

VISIT JOHNDIXON.COM OR CONTACT 800.479.1763



8101
Commercial Land County: Clayton
 Highway 138 (MLK JR Hwy), Jonesboro, GA 30238
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.86± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 13212A A004
 Listing Agent: Peyton McWhirter, McWhirter Realty Partners
 Phone: 770.955.2000 Email: pmnm@mcwrealty.com



8102
8 Residential Lots County: Gordon & Gilmer
 588 Ocelot Trail et al, Ranger, GA 30734
 Lot(s): Unit 36- 1243, 1244, 1245, Unit 30- 821, Unit 39- 1525, , Unit 22- 588, Unit 13- 326, Unit 46- 1855 (Gilmer)
 Subdivision: Talking Rock Creek
 Acres: 10.86± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 1231 1245; 1231 1243; 1231 1244; 1231 821; 1231 1525; 1231 821,
 1231 588; 3012C 068 (Gilmer);
 Listing Agent: Ami Terry, ReMAX Town & Country
 Phone: 706.632.4422 Email: amiterry@remax.net



8103
Commercial Land County: Glynn
 4220 Highway 17 N, Brunswick, GA 31525
 Lot(s): n/a
 Subdivision: Mariners Cay
 Acres: 4.94± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 03-26655
 Listing Agent: Don Wright, Don Wright & Associates, Inc.
 Phone: 912.638.4740 Email: donwrightrg@gmail.com



8104
Commercial Retail Building County: Dodge
 (2 Units)
 3088 Milan Chauncey Road (aka Bussey Street), Milan, GA 31060
 Lot(s): n/a
 Subdivision: Former Convenience Store
 Acres: 0.83± Square Feet: 4,006±
 Year Built: 1975 Beds/Baths: n/a
 Tax ID: 042A 040
 Listing Agent: Benny Dockery, Eagle Mark Properties
 Phone: 912.384.5682 Email: bennydockery20@gmail.com



8105
Office Building & 2 Storage Structures County: Baldwin
 610 West Railroad Street, Bay Minette, AL 36507
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.85± Square Feet: 9,139± Office
 Year Built: 1960 Beds/Baths: n/a
 Tax ID: 23-05-16-2-001-041.000
 Listing Agent: Pratt Thomas, Merrill P. Thomas Co., Inc
 Phone: 251.476.0808 Email: pratt@merrillthomasco.com



8106
10 Residential Lots County: Baldwin
 Atlanta & Butterfly Circle, Spanish Fort, AL 36527
 Lot(s): 7, 8, 11, 12, 26-30, 32
 Subdivision: Blakeley Forest
 Acres: n/a Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 05-32-04-20-0-000-001.134; 05-32-04-20-0-000-001.135; 05-32-04-20-0-000-001.139; 05-32-04-20-0-000-001.138; 05-32-04-20-0-000-001.147; 05-32-04-20-0-000-001.148; 05-32-04-20-0-000-001.149; 05-32-04-20-0-000-001.150; 05-32-04-20-0-000-001.151; 05-32-04-20-0-000-001.152; 05-32-04-20-0-000-001.154
 Listing Agent: John Vallas, Vallas Realty Inc.
 Phone: 251.344.1444 Email: john@vallasrealty.com



8107
12 Residential Lots County: Chilton
 County Road 574 & 576, Jemison, AL 35085
 Lot(s): 8-10, 12-15, 17, 19, 20-22, Phase 2
 Subdivision: Spring Ridge Estates
 Acres: n/a Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 705220000005001; 0705220000005007; 0705220000005008;
 0705220000005010; 0705220000005011; 0705220000005012; 0705220000005013;
 0705220000005015; 0705220000005017; 0705220000005018; 0705220000005019;
 0705220000005020
 Listing Agent: Peyton McWhirter, McWhirter Realty Partners
 Phone: 770.955.2000 Email: pmnm@mcwrealty.com



8108
14 Residential Lots and Excess Land County: Coosa
 Forest Parks Drive, Equality, AL 35136
 Lot(s): 2-14, 16
 Subdivision: Forest Parks
 Acres: 38.3± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 22 11 09 31 0 000 009.001 0; 22 11 09 31 0 000 007.000 0
 Listing Agent: n/a
 Phone: n/a Email: n/a



8109
Single Family Residence County: Etowah
 1140 Walnut Street, Gadsden, AL 35901
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.15± Square Feet: 1,515±
 Year Built: 1930 Beds/Baths: 3/1
 Tax ID: 15-03-05-4-000-242.000
 Listing Agent: Terre Gable, Gold Star Realty
 Phone: 256.435.5069 Email: goldstarj@aol.com



8110
Single Family Residence County: Etowah
 909 Peachtree Street, Gadsden, AL 35901
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.19± Square Feet: 1,530±
 Year Built: 1920 Beds/Baths: 3/1
 Tax ID: 15-02-04-3-000-232.000
 Listing Agent: Terre Gable, Gold Star Realty
 Phone: 256.435.5069 Email: goldstarj@aol.com



8111
Commercial Land County: Montgomery
 4430 Selma Highway, Montgomery, AL 36108
 Lot(s): 11
 Subdivision: Airport Park (Replat)
 Acres: 1.3295± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 14030520040004000
 Listing Agent: Doug McCullough, NAI Chase Commercial
 Phone: 256.319.516 Email: dmc@chasecommercial.com



8112
Commercial Land County: Montgomery
 3772 Malcolm Drive, Montgomery, AL 36117
 Lot(s): 8
 Subdivision: Taylor Oaks
 Acres: 3.26± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 09 09 32 2 000 003.005
 Listing Agent: Lee Meriwether, John Stanley & Associates
 Phone: 334.271.2475 Email: lmeriwether@johnstanleyassociates.com



8113
Residential Land County: Talladega
 8020 Stemley Bridge Road, Talladega, AL 35160
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.45±
 Year Built: n/a
 Tax ID: 908330001003005
 Listing Agent: Deb Long, Lucas & Associates
 Phone: 205.742.9501 Email: deb@deblong.com



8114
Residential Lot County: Greene
 1041 Davison Drive, Greensboro, GA 30642
 Lot(s): n/a
 Subdivision: Reynolds Plantation
 Acres: 1±
 Year Built: n/a
 Tax ID: 077C00028A
 Listing Agent: Kelly Littleton, Littleton & Company
 Phone: 770.851.1824 Email: kellylittletonkw@gmail.com



8115
6 Townhome Lots County: Lake
 481, 485, 489 Glendenning Place & 1804, 1808, 1810 North Avenue,
 Waukegan, IL 60085
 Lot(s): 1-3, 8-10
 Subdivision: Greenwood & North Townhomes
 Acres: 0.46±
 Year Built: n/a
 Tax ID: 08-09-326-019; 08-09-326-020; 08-09-326-021; 08-09-326-026;
 08-09-326-027; 08-09-326-028
 Listing Agent: Marty Golden, @Properties
 Phone: 312.593.5008 Email: martygolden@atproperties.com



8116
5 Residential Lots County: Jefferson
 7913 Cresthaven Drive et al, Louisville, KY 40228
 Lot(s): 1, 14, 16, 19, 24
 Subdivision: Cloverland Farm
 Acres: 2.271±
 Year Built: n/a
 Tax ID: 35850010000; 358500140000; 358500240000; 358500160000;
 358500190000
 Listing Agent: Lee Miller, Millenium Plus Realty
 Phone: 502.445.0336 Email: lhmiller@gmail.com



8117
Multi-Family Building Pad County: Jefferson
 (10 Units)
 7303 Vaughn Mill Road, Louisville, KY 40228
 Lot(s): n/a
 Subdivision: Corell Place Condominiums
 Acres: 0.4±
 Year Built: n/a
 Tax ID: Portion of 64500240000
 Listing Agent: Lee Miller, Millenium Plus Realty
 Phone: 502.445.0336 Email: lhmiller@gmail.com



8118
60 Slip Marina, Restaurant & 3 Homes County: Charles
 19305, 19311 Wilmott Drive & 7868 Mill Creek Road, Benedict, MD 20637
 Lot(s): n/a
 Subdivision: n/a
 Acres: 9.943±
 Year Built: 1959
 Tax ID: 909006877; 0909006605
 Listing Agent: Harry Shasho, Shasho Consulting P.A. Commercial Real Estate
 Phone: 301-643-1858 Email: hshasho@shasho.com



8119
8 Developed Residential Lots & 33 Platted Unrecorded Lots County: Garrett
 Klotz Farm Drive, McHenry, MD 21514
 Lot(s): 1-14, 16-34, 36-38, 40-42, 48, 50 Phase 2
 Subdivision: Sweet Rewards Farm
 Acres: 18.83± Lots & 18.68±
 Land
 Year Built: n/a
 Tax ID: 0042 0022 0498 5030;
 Listing Agent: Terah Crawford, Coldwell Banker Deep Creek Realty
 Phone: 301.387.5303 Email: terah@deepcreekrealty.com



8120
50% Interest of Office Condominium (Leased/Occupied) County: Prince George's
 12815 Old Fort Road Bldg 1 Unit 105, Fort Washington, MD 20744
 Lot(s): Unit 105
 Subdivision: Olde Fort Square Condominiums
 Acres: n/a
 Year Built: 1989
 Tax ID: 358853
 Listing Agent: Harry Shasho, Shasho Consulting P.A. Commercial Real Estate
 Phone: 301.643.1858 Email: hshasho@shasho.com



8121
50% Interest of 2 Joined Office Condominiums County: Prince George's
 12807 & 12809 Old Fort Road Bldg 1 Unit 101 & 102, Fort Washington, MD 20744
 Lot(s): Unit 102 & 103
 Subdivision: Olde Fort Square Condominiums
 Acres: n/a
 Year Built: 1989
 Tax ID: 0358812; 0358820
 Listing Agent: Harry Shasho, Shasho Consulting P.A. Commercial Real Estate
 Phone: 301.643.1858 Email: hshasho@shasho.com



8122
Commercial Land County: Brown
 S Broadway Street, Green Bay, WI 54304
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.196±
 Year Built: n/a
 Tax ID: VA-160-1-4
 Listing Agent: John Graham, MGT Comp
 Phone: 414.870.1701 Email: jgraham@advisorsre.com



8123
Residential Lot County: Bibb
 1030 Walnut Street, Macon, GA 31201
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.17±
 Year Built: n/a
 Tax ID: Q074-0663
 Listing Agent: n/a
 Phone: n/a Email: n/a



8124
Residential Lot County: Bibb
 225 Maryanne Drive, Macon, GA 31220
 Lot(s): 16, Sect 2, Phase 2
 Subdivision: Dogwood Estates
 Acres: 1.8±
 Year Built: n/a
 Tax ID: G008-0186
 Listing Agent: n/a
 Phone: n/a Email: n/a



8125
2 Residential Lots
 323 & 327 Winslow Court, Macon, GA 31220
 Lot(s): n/a
 Subdivision: Winslow Oaks
 Acres: 0.68±
 Year Built: n/a
 Tax ID: G007-0082, G007-0083
 Listing Agent: n/a
 Phone: n/a Email: n/a

County: Bibb

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



8126
Residential Lot
 33 Kents Avenue, Rio Rico, AZ 85648
 Lot(s): 15, Blk 192
 Subdivision: Rio Rico Estates
 Acres: 1.09±
 Year Built: n/a
 Tax ID: 115-11-015
 Listing Agent: Candy Bell, Coldwell Banker
 Phone: 520.331.8872 Email: candybell3@hotmail.com

County: Santa Cruz

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



8127
Residential Lot (seller has no title to mobile home on property)
 28909 Jackson Trail, Hilliard, FL 32046
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.01± acres
 Year Built: n/a
 Tax ID: 30-4N-24-0000-0013-0040
 Listing Agent: n/a
 Phone: n/a Email: n/a

County: Nassau

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



8128
Residential Lot w/ Inhabitable Home
 11722 County Road 252, McAlpin, FL 32062
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.94±
 Year Built: n/a
 Tax ID: 02-04S-13E-08843-001000
 Listing Agent: Gator Levings, United Country Real Estate Dicks Realty
 Phone: 386.397.5205 Email: gatorlevings@aol.com

County: Suwanee

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



8129
2 Story Office Building
 173 First Street, Macon, GA 31201
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.07±
 Year Built: 1940
 Tax ID: R073-0062
 Listing Agent: Adam Bailey, The Summit Group
 Phone: 478.750.7507 Email: abailey@thesummitgroup.com

County: Bibb

Square Feet: 3,000±
 Beds/Baths: n/a



8130
Commercial Land
 4606 & 4614 Log Cabin Drive, Macon, GA 31204
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.41±
 Year Built: n/a
 Tax ID: M083-0009, M083-0010
 Listing Agent: Adam Bailey, The Summit Group
 Phone: 478.750.7507 Email: abailey@thesummitgroup.com

County: Bibb

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



8131
Commercial Land
 4739 Hawaiian Village Drive, Macon, GA 31206
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.51±
 Year Built: n/a
 Tax ID: L091-0103
 Listing Agent: Adam Bailey, The Summit Group
 Phone: 478.750.7507 Email: abailey@thesummitgroup.com

County: Bibb

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



8132
Industrial Land
 5151 Mercer University Drive, Macon, GA 31210
 Lot(s): 8, 9, 12 Plus Future Development
 Subdivision: Mercer Junction
 Acres: 51.69±
 Year Built: n/a
 Tax ID: K007-0122, K007-0123, K007-0023, K007-0127,
 Listing Agent: William Michael Newsome, US Land & Farms, LLC
 Phone: 478.719.5752 Email: info@uslaf.com

County: Bibb

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

SALE 2

THURSDAY, APRIL 19, 2:00 P.M.

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

Property No.	Property Type	Address	City	County	State	Zip
8201	Commercial Land	US Highway 278	Hiram	Paulding	GA	30141
8202	Downtown Commercial Building (Operating Restaurant)	118 E Main Street	Fort Valley	Peach	GA	31030
8203	Townhouse	3100 S 2nd Street Unit 12	McAllen	Hidalgo	TX	78503
8204	Commercial Land w/Inoperable Office Building	382 W Kimball Avenue	Raymondville	Willacy	TX	78580
8205	Residential Lot	101 Evergreen Avenue	Zapata	Zapata	TX	78076
8207	Single Family Residence (seller has no title to mobile home on property)	308 Blitch Street	Valdosta	Lowndes	GA	31601
8208	2 Unit Office Building - Partially Occupied	2838 Stage Center Cove	Bartlett	Shelby	TN	38134
8209	Multi family land	1263 Westover Road	Jackson	Madison	TN	38302
8210	Commercial Land	107 & 125 Chinquepin Lane	Spartanburg	Spartanburg	SC	29303
8211	Residential Lot	201 Pitcher Plant Lane	Sunset	Pickens	SC	29685
8212	Residential Land	Blue Ridge Road and Glenwood Street	Easley	Pickens	SC	29640
8213	Lake Front Residential Lot	740 Enchanted Oaks Drive	Waterloo	Laurens	SC	29384
8214	Single Family Residence	1710 Martin Avenue	Anderson	Anderson	SC	29625
8216	Residential Lot	Lake Forest Drive	Tuckasegee	Jackson	NC	28783
8217	5 Residential Lots	Ladys Fern Trail	Hendersonville	Henderson	NC	28739
8218	Residential Lot	Tabor Church Road	Fayetteville	Cumberland	NC	28312
8219	Multi Family Lot	802 & 804 3rd Street	Hickory	Catawba	NC	28602
8220	Residential Lot	113 10th Avenue SE	Hickory	Catawba	NC	28602
8221	Single Family Residence	5226 New Hope Road	Milner	Pike	GA	30257
8222	Single Family Residence	2500 7th Street	Columbus	Muscogee	GA	31906
8223	Single Family Residence and Duplex	2436 A & B Marion Street	Columbus	Muscogee	GA	31906
8225	Single Family Residence & Separate Garage/Apartment	217 & 217B 21st Avenue	Columbus	Muscogee	GA	31903
8226	Single Family Residence	643 Southern Pines Drive	Columbus	Muscogee	GA	31907
8227	6 Residential Lots	W/S Highway 17	Townsend	McIntosh	GA	31331
8228	Residential Land	N/S Highway 99	Townsend	McIntosh	GA	31331
8229	Residential Lot (seller has no title to mobile home on property)	123 Cain Circle	Milner	Lamar	GA	30257
8230	Commercial Land	5082, 5046, 5030, 5002 and 4998 Hill Road	Powder Springs	Cobb	GA	30127

NEED MORE INFORMATION?

VISIT JOHNDIXON.COM OR CONTACT 800.479.1763



8201
Commercial Land County: Paulding
 US Highway 278, Hiram, GA 30141
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.807±
 Year Built: n/a
 Tax ID: 146.4.1.077.0000; 146.4.2.033.0000
 Listing Agent: Jason Holland, The Simpson Company
 Phone: 770.817.9880 Email: jason@simpsoncompany.com



8202
Downtown Commercial Building (Operating Restaurant) County: Peach
 118 E Main Street, Fort Valley, GA 31030
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.08±
 Year Built: 1970
 Tax ID: F05D 098
 Listing Agent: Adam Bailey, The Summit Group
 Phone: 478.750.7507 Email: abailey@thesummitgroup.com



8203
Townhouse County: Hidalgo
 3100 S 2nd Street Unit 12, McAllen, TX 78503
 Lot(s): Unit 12, Bldg C, Blk 6
 Subdivision: Chateau Heights
 Acres: n/a
 Year Built: 2000
 Tax ID: C4100-00-006-0012-00
 Listing Agent: Don Haire, Coldwell Banker Impact Properties
 Phone: 956.367.3313 Email: lhaire@aol.com



8204
Commercial Land w/ Inoperable Office Building County: Willacy
 382 W Kimball Avenue, Raymondville, TX 78580
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.16±
 Year Built: 1960
 Tax ID: R0400-00-00400-028-00-0
 Listing Agent: Don Haire, Coldwell Banker Impact Properties
 Phone: 956.367.3313 Email: lhaire@aol.com



8205
Residential Lot County: Zapata
 101 Evergreen Avenue, Zapata, TX 78076
 Lot(s): 17D
 Subdivision: Ranchito San Jose
 Acres: 0.21±
 Year Built: n/a
 Tax ID: 00690000017D000
 Listing Agent: Kelly Gonzalez, Exit Realty Laredo
 Phone: 956.324.0192 Email: exitlaredo@aol.com



8207
Single Family Residence (seller has no title to mobile home on property) County: Lowndes
 308 Blitch Street, Valdosta, GA 31601
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.75±
 Year Built: 1973
 Tax ID: 0119A 003
 Listing Agent: n/a
 Phone: n/a Email: n/a



8208
2 Unit Office Building - Partially Occupied County: Shelby
 2838 Stage Center Cove, Bartlett, TN 38134
 Lot(s): 9
 Subdivision: Stage Road Business Park
 Acres: 0.32±
 Year Built: 1986
 Tax ID: B0157J M00017
 Listing Agent: Joseph Steffner, Newmark Knight Frank
 Phone: 901.937.3980 Email: jsteffner@ngkf.com



8209
Multi family land County: Madison
 1263 Westover Road, Jackson, TN 38302
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.6± acres
 Year Built: n/a
 Tax ID: 076M B 02100 000077P
 Listing Agent: n/a
 Phone: n/a Email: n/a



8210
Commercial Land County: Spartanburg
 107 & 125 Chinquepin Lane, Spartanburg, SC 29303
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.75±
 Year Built: n/a
 Tax ID: 6-13-08-175.00, 6-13-08-175.01
 Listing Agent: Rick Hammett, Langston-Black Real Estate, Inc.
 Phone: 864.313.9507 Email: rhammett@langston-black.com



8211
Residential Lot County: Pickens
 201 Pitcher Plant Lane, Sunset, SC 29685
 Lot(s): 23, Sect E
 Subdivision: The Cliffs at Keowee Vineyards
 Acres: 1.68±
 Year Built: n/a
 Tax ID: 4133-00-49-0391
 Listing Agent: Nick Hammett, Wondracek Realty Group
 Phone: 864.643.0474 Email: nick@selling-greenville.com



8212
Residential Land County: Pickens
 Blue Ridge Road and Glenwood Street, Easley, SC 29640
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.46±
 Year Built: n/a
 Tax ID: 5029-10-36-2914
 Listing Agent: Robert Abel, Langston-Black Real Estate, Inc.
 Phone: 864-729-3304 Email: rabel@langston-black.com



8213
Lake Front Residential Lot County: Laurens
 740 Enchanted Oaks Drive, Waterloo, SC 29384
 Lot(s): 16
 Subdivision: Enchanted Oaks
 Acres: 1.28±
 Year Built: n/a
 Tax ID: 242-00-00-005
 Listing Agent: n/a
 Phone: n/a Email: n/a



8214
Single Family Residence County: Anderson
 1710 Martin Avenue, Anderson, SC 29625
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.454±
 Year Built: n/a
 Tax ID: 1232601025
 Listing Agent: n/a
 Phone: n/a Email: n/a
 Square Feet:
 Beds/Baths: 2/1



8216
Residential Lot County: Jackson
 Lake Forest Drive, Tuckaseegee, NC 28783
 Lot(s): 94
 Subdivision: Bear Lake Reserve
 Acres: 3.37±
 Year Built: n/a
 Tax ID: 7586-55-0058
 Listing Agent: n/a
 Phone: n/a Email: n/a
 Square Feet:
 Beds/Baths: n/a



8217
5 Residential Lots County: Henderson
 Ladys Fern Trail, Hendersonville, NC 28739
 Lot(s): 5,7,8,9,10
 Subdivision: Somersby
 Acres: 3.18±
 Year Built: n/a
 Tax ID: 9548-85-0719, 9548-85-2558, 9548-85-2743, 9548-85-3820, 9548-86-2071
 Listing Agent: Derek Hawkins, Berkshire Hathaway Home Services
 Phone: 828.674.4593 Email: derekhawkins@bhslsp.com
 Square Feet:
 Beds/Baths: n/a



8218
Residential Lot County: Cumberland
 Tabor Church Road, Fayetteville, NC 28312
 Lot(s): 12
 Subdivision: n/a
 Acres: 2.5±
 Year Built: n/a
 Tax ID: 0461-33-0628-
 Listing Agent: n/a
 Phone: n/a Email: n/a
 Square Feet:
 Beds/Baths: n/a



8219
Multi Family Lot County: Catawba
 802 & 804 3rd Street, Hickory, NC 28602
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.39±
 Year Built: n/a
 Tax ID: 370210457982
 Listing Agent: n/a
 Phone: n/a Email: n/a
 Square Feet:
 Beds/Baths: n/a



8220
Residential Lot County: Catawba
 113 10th Avenue SE, Hickory, NC 28602
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.36±
 Year Built: n/a
 Tax ID: 370211653331
 Listing Agent: n/a
 Phone: n/a Email: n/a
 Square Feet:
 Beds/Baths: n/a



8221
Single Family Residence County: Pike
 5226 New Hope Road, Milner, GA 30257
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.05±
 Year Built: 2007
 Tax ID: 089-080
 Listing Agent: n/a
 Phone: n/a Email: n/a
 Square Feet: 4,114±
 Beds/Baths: 5/3.5



8222
Single Family Residence County: Muscogee
 2500 7th Street, Columbus, GA 31906
 Lot(s): 51
 Subdivision: Carter Grove
 Acres: 0.21±
 Year Built: 1943
 Tax ID: 039 026 005
 Listing Agent: Brenda Wells, Century 21 Premier Real Estate
 Phone: 706.464.2447 Email: brenda@brendakwells.com
 Square Feet: 1,715±
 Beds/Baths: 5/2.



8223
Single Family Residence and Duplex County: Muscogee
 2436 A & B Marion Street, Columbus, GA 31906
 Lot(s): 10, Block H
 Subdivision: East Wynnton
 Acres: 0.17±
 Year Built: 1933, 1943
 Tax ID: 184 028 013
 Listing Agent: n/a
 Phone: n/a Email: n/a
 Square Feet: 1,633±; 1,479±
 Beds/Baths: 2/2 each



8225
Single Family Residence & Separate Garage/Apartment County: Muscogee
 217 & 217B 21st Avenue, Columbus, GA 31903
 Lot(s): 10, Block D
 Subdivision: Andrews Woods
 Acres: 0.48±
 Year Built: 1938
 Tax ID: 041 012 032
 Listing Agent: n/a
 Phone: n/a Email: n/a
 Square Feet: 1,522±; 1,490±
 Beds/Baths: 3/1; 1/1



8226
Single Family Residence County: Muscogee
 643 Southern Pines Drive, Columbus, GA 31907
 Lot(s): 3, Block C
 Subdivision: Tara
 Acres: 0.29±
 Year Built: 1972
 Tax ID: 088 007 005
 Listing Agent: Brenda Wells, Century 21 Premier Real Estate
 Phone: 706.464.2447 Email: brenda@brendakwells.com
 Square Feet: 2,369±
 Beds/Baths: 3/2



8227
6 Residential Lots County: McIntosh
 W/S Highway 17, Townsend, GA 31331
 Lot(s): 1,3,5,6,7 & 8
 Subdivision: Pinkney
 Acres: 2.9±
 Year Built: n/a
 Tax ID: 0048C 0030, 0048C 0030002, 0048C 0030004, 0048C 0030005, 0048C 0030006, 0048C 0030007
 Listing Agent: n/a
 Phone: n/a Email: n/a
 Square Feet:
 Beds/Baths: n/a



8228

Residential Land

N/S Highway 99, Townsend, GA 31331
Lot(s): n/a
Subdivision: n/a
Acres: 17.5±
Year Built: n/a
Tax ID: 062B 0035
Listing Agent: n/a
Phone: n/a

County: McIntosh

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

Email: n/a



8229

Residential Lot (seller has no title to mobile home on property)

123 Cain Circle, Milner, GA 30257
Lot(s): n/a
Subdivision: n/a
Acres: 3.18±
Year Built: n/a
Tax ID: 016 017
Listing Agent: n/a
Phone: n/a

County: Lamar

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

Email: n/a



8230

Commercial Land

5082, 5046, 5030, 5002 and 4998 Hill Road, Powder Springs, GA 30127
Lot(s): n/a
Subdivision: n/a
Acres: 22.38±
Year Built: n/a
Tax ID: 19089800030; 19095300020; 19095300030; 19095300130; 19095300140; 19095300160
Listing Agent: Jason Holland, The Simpson Company of Georgia, Inc.
Phone: 770.817.9880

County: Cobb

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

Email: jason@simpsoncompany.com

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AUCTION DATES & LOCATIONS: **SALE 1:** Wednesday, April 18 at 2:00 P.M. at the Mansour Conference Center, 995 Roswell Street, Marietta, GA 30062. **SALE 2:** Thursday, April 19 at 2:00 P.M. 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 May 15, 2018**. 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 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 May 15, 2018**. 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.

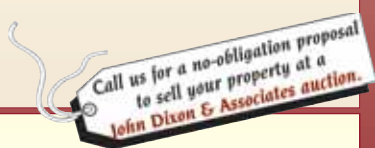
AGENCY: John Dixon & Associates, auctioneer/broker, is acting exclusively as agent for the seller.

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

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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, 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 to download a form.*

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