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# MULTI-SELLER<sup>®</sup>.com

QUALIFIED SELLERS...FOR QUALIFIED BUYERS



## AUGUST 21 & 23

### SELLING 226<sup>±</sup> PROPERTIES IN 92<sup>±</sup> OFFERINGS

IN ALABAMA, FLORIDA, GEORGIA, ILLINOIS, KENTUCKY, LOUISIANA, MISSISSIPPI,  
NORTH CAROLINA, SOUTH CAROLINA, TENNESSEE, TEXAS AND VIRGINIA



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

▶ **TUESDAY, AUGUST 21**  
2:00 P.M.  
47 OFFERINGS

▶ **THURSDAY, AUGUST 23**  
2:00 P.M.  
45 OFFERINGS

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# A MESSAGE FROM JOHN DIXON

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!

# PROPERTY LIST - SALE 1

## TUESDAY, AUGUST 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
3101		Office/Industrial Commercial Lot	Helmer Road	Riverdale	Clayton	GA	30296
3102	<b>ABSOLUTE</b>	Excess Land	Oxford Court	Riverdale	Clayton	GA	30238
3103		Commercial Lot	Highway 85 South	Fayetteville	Fayette	GA	30214
3104	<b>ABSOLUTE</b>	Commercial Lot	East Margin of Medical Center Parkway	Selma	Dallas	AL	36701
3105	<b>ABSOLUTE</b>	4 Residential Lots	Silvercrest Drive	Elmore	Elmore	AL	36025
3106		8 Residential Lots and Vacant Land	Brant Ward Road	Cottondale	Tuscaloosa	AL	35453
3107		Residential Land	22 Crosswinds Road	Phenix City	Russell	AL	36869
3108A	<b>ABSOLUTE</b>	Residential Lot	100 Drake Landing Drive	Rincon	Effingham	GA	31326
3108B	<b>ABSOLUTE</b>	Residential Lot	101 Drake Landing Drive	Rincon	Effingham	GA	31326
3108C	<b>ABSOLUTE</b>	Residential Lot	104 Drake Landing Drive	Rincon	Effingham	GA	31326
3109		Raw Land	Henderson Mill Road	Jackson	Butts	GA	30233
3110	<b>ABSOLUTE</b>	Residential Lot	167 Barrington Hall Drive	Macon	Bibb	GA	31220
3111	<b>ABSOLUTE</b>	Commercial Land	E/S of N Columbia Street	Milledgeville	Baldwin	GA	31061
3112	<b>ABSOLUTE</b>	Commercial/Light Industrial Land	West Fairfield Drive	Pensacola	Escambia	FL	32505
3113		Commercial Land	7040 103rd Street	Jacksonville	Duval	FL	32210
3114		Residential Lot	614 First Avenue SE	Steinhatchee	Taylor	FL	32359
3115 A		Commercial Lot	Tara Boulevard at Bridgeport Lane	Hampton	Clayton	GA	30228
3115 B		Commercial Lot	Tara Boulevard at Bridgeport Lane	Hampton	Clayton	GA	30228
3116		Commercial Land	2105 Tiger Trail	Round Rock	Williamson	TX	78664
3117		4 Unit Medical Office Building (3 Units Occupied)	22 Harrell Drive	Garden City	Chatham	GA	31408
3118A		Single Family Residences	404 Rivers Street	Smithville	Bastrop	TX	78957
3118B		Single Family Residences	406 Rivers Street	Smithville	Bastrop	TX	78957
3118C		Single Family Residences	408 Rivers Street	Smithville	Bastrop	TX	78957
3119A		Residential Lots	127 Quail Point	Spicewood	Burnet	TX	78669
3119B		Residential Lots	128 Quail Point	Spicewood	Burnet	TX	78669
3119C		Residential Lots	129 Quail Point	Spicewood	Burnet	TX	78669
3120A		Single Family Residence	394 W Greenwood Street	Garrison	Nacogdoches	TX	75946
3120B		Single Family Residence	579 W Greenwood Street	Garrison	Nacogdoches	TX	75947
3121		Former Marina (Lake Travis)	17900 Easy Street	Jonestown	Travis	TX	78654
3122		Commercial Land	620 E Front Street	Hutto	Williamson	TX	78634
3123		Commercial Land	Woodgreen Place	Madison	Madison	MS	39110
3124		9 Residential Lots	Cherokee Rose Cove	Raymond	Hinds	MS	39154
3125		Commercial Building (Former Auto Facility)	2760 CR 218	Walnut	Tippah	MS	38683
3126		Vacant Land	NEC of Shinault Road & I-269	Byhalia	Marshall	MS	38611
3127	<b>ABSOLUTE</b>	Residential Lot	Gardens Way	Byram	Hinds	MS	39272
3128		Commercial Building	9424 Three Rivers Road	Gulfport	Harrison	MS	39503
3129	<b>ABSOLUTE</b>	Single Family Residence	1419 Woodward Avenue	Gulfport	Harrison	MS	39501
3130		Commercial Building	618 Division Street	Biloxi	Harrison	MS	39530
3131		Commercial Building	503 East 4th Street	Bernice	Union	LA	71222
3132	<b>ABSOLUTE</b>	2 Residential Lots	Gilmore Street	Lagrange	Troup	GA	30241
3133		Commercial Office Building	613 W Savannah Avenue	Valdosta	Lowndes	GA	31601
3134		Residential Lot	365 Atlanta Street	Barnesville	Lamar	GA	30204
3135	<b>ABSOLUTE</b>	Residential Land	Poplar Street	Griffin	Spalding	GA	30223
3136		2 Residential Lots	4180 Old Atlanta Road	Griffin	Spalding	GA	30223
3137		2 Residential Lots	12th Street	Barnesville	Lamar	GA	30204
3138	<b>ABSOLUTE</b>	Residential Land	Highway 192 Spur	Twin City	Emanuel	GA	30471
3139	<b>ABSOLUTE</b>	Residential Lot on Cul-de-sac	921 Canary Court	Riverdale	Clayton	GA	30296

### NEED MORE INFORMATION?

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





**3101**  
**Office/Industrial Commercial Lot**  
 Helmer Road, Riverdale, GA 30296  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.471±  
 Year Built: n/a  
 Tax ID: 13248B B014  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Clayton  
 Square Feet: n/a  
 Beds/Baths: n/a



**3102**  
**Excess Land**  
 Oxford Court, Riverdale, GA 30238  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.16±  
 Year Built: n/a  
 Tax ID: 13238A A021  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Clayton  
**ABSOLUTE**  
 Square Feet: n/a  
 Beds/Baths: n/a



**3103**  
**Commercial Lot**  
 Highway 85 South, Fayetteville, GA 30214  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1±  
 Year Built: n/a  
 Tax ID: 0517 119  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Fayette  
 Square Feet: n/a  
 Beds/Baths: n/a



**3104**  
**Commercial Lot**  
 East Margin of Medical Center Parkway, Selma, AL 36701  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.93±  
 Year Built: n/a  
 Tax ID: 11082710010520000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Dallas  
**ABSOLUTE**  
 Square Feet: n/a  
 Beds/Baths: n/a



**3105**  
**4 Residential Lots**  
 Silvercrest Drive, Elmore, AL 36025  
 Lot(s): 1, 9, 24, 28  
 Subdivision: Silver Ridge  
 Acres: 1.27±  
 Year Built: n/a  
 Tax ID: 1505220001005026, 15052200010050180, 15052200010050130, 15052200010050170  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Elmore  
**ABSOLUTE**  
 Square Feet: n/a  
 Beds/Baths: n/a



**3106**  
**8 Residential Lots and Vacant Land**  
 Brant Ward Road, Cottondale, AL 35453  
 Lot(s): 1, 3, 6-11  
 Subdivision: Willow Creek  
 Acres: Lots: 4±; Land: 108±  
 Year Built: n/a  
 Tax ID: 38-01-11-0-000-003.000; 003.014; 38-02-10-0-000-005.000; 005.018; 005.021; 005.022; 005.023; 005.024; 005.025; 005.026  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Tuscaloosa  
 Square Feet: n/a  
 Beds/Baths: n/a



**3107**  
**Residential Land**  
 22 Crosswinds Road, Phenix City, AL 36869  
 Lot(s): 11  
 Subdivision: Hickory Hills  
 Acres: 3.96±  
 Year Built: n/a  
 Tax ID: 57 05 09 29 2 006 001.000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Russell  
 Square Feet: n/a  
 Beds/Baths: n/a



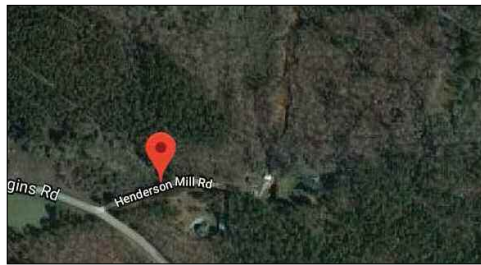
**3108A**  
**Residential Lot**  
 100 Drake Landing Drive, Rincon, GA 31326  
 Lot(s): 5  
 Subdivision: Drakes Landing  
 Acres: 1.01±  
 Year Built: n/a  
 Tax ID: 0462E-005-000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Effingham  
**ABSOLUTE**  
 Square Feet: n/a  
 Beds/Baths: n/a



**3108B**  
**Residential Lot**  
 101 Drake Landing Drive, Rincon, GA 31326  
 Lot(s): 1  
 Subdivision: Drakes Landing  
 Acres: 1.02±  
 Year Built: n/a  
 Tax ID: 0462E-001-000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Effingham  
**ABSOLUTE**  
 Square Feet: n/a  
 Beds/Baths: n/a



**3108C**  
**Residential Lot**  
 104 Drake Landing Drive, Rincon, GA 31326  
 Lot(s): 3  
 Subdivision: Drakes Landing  
 Acres: 1.47±  
 Year Built: n/a  
 Tax ID: 0462E-003-000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Effingham  
**ABSOLUTE**  
 Square Feet: n/a  
 Beds/Baths: n/a

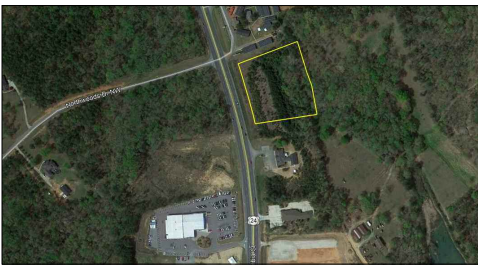


**3109**  
**Raw Land**  
 Henderson Mill Road, Jackson, GA 30233  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 56.72±  
 Year Built: n/a  
 Tax ID: 00730-002-000, 00730-002-A00  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Butts  
 Square Feet: n/a  
 Beds/Baths: n/a



**3110**  
**Residential Lot**  
 167 Barrington Hall Drive, Macon, GA 31220  
 Lot(s): 5  
 Subdivision: Barrington Hall  
 Acres: 0.85±  
 Year Built: n/a  
 Tax ID: FG45-0249  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
 County: Bibb  
**ABSOLUTE**  
 Square Feet: n/a  
 Beds/Baths: n/a





**3111**  
**Commercial Land**  
 E/S of N Columbia Street, Milledgeville, GA 31061  
 Lot(s): A-C  
 Subdivision: n/a  
 Acres: 3.87±  
 Year Built: n/a  
 Tax ID: 085 044  
 Listing Agent: n/a  
 Phone: n/a  
**ABSOLUTE**  
**County: Baldwin**  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3112**  
**Commercial/Light Industrial Land**  
 West Fairfield Drive, Pensacola, FL 32505  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.99±  
 Year Built: n/a  
 Tax ID: 09-2S-30-0700-000-001  
 Listing Agent: n/a  
 Phone: n/a  
**ABSOLUTE**  
**County: Escambia**  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3113**  
**Commercial Land**  
 704 103rd Street, Jacksonville, FL 32210  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 8.87±  
 Year Built: n/a  
 Tax ID: 014430-0100  
 Listing Agent: n/a  
 Phone: n/a  
**County: Duval**  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3114**  
**Residential Lot**  
 614 First Avenue SE, Steinhatchee, FL 32359  
 Lot(s): Block 67 - Lots 1,2  
 Subdivision: Steinhatchee  
 Acres: 0.42±  
 Year Built: n/a  
 Tax ID: 09907-010  
 Listing Agent: n/a  
 Phone: n/a  
**County: Taylor**  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3115 A**  
**Commercial Lot**  
 Tara Boulevard at Bridgeport Lane, Hampton, GA 30228  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.84±  
 Year Built: n/a  
 Tax ID: 06099C A001  
 Listing Agent: Mike Bailey, Coldwell Banker Commercial  
 Phone: 770.851.8349  
**County: Clayton**  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: Mike.bailey@cbcmetrobrokers.com



**3115 B**  
**Commercial Lot**  
 Tara Boulevard at Bridgeport Lane, Hampton, GA 30228  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.84±  
 Year Built: n/a  
 Tax ID: 06099C A002  
 Listing Agent: Mike Bailey, Coldwell Banker Commercial  
 Phone: 770.851.8349  
**County: Clayton**  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: Mike.bailey@cbcmetrobrokers.com



**3116**  
**Commercial Land**  
 2105 Tiger Trail, Round Rock, TX 78664  
 Lot(s): 2, Block A  
 Subdivision: Meadows of Chandler Creek  
 Acres: 0.957±  
 Year Built: n/a  
 Tax ID: R-16-4516-000A-0002  
 Listing Agent: n/a  
 Phone: n/a  
**County: Williamson**  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



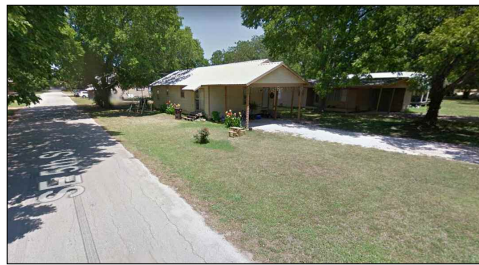
**3117**  
**4 Unit Medical Office Building (3 Units Occupied)**  
 22 Harrell Drive, Garden City, GA 31408  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.483±  
 Year Built: 1978  
 Tax ID: 6-0015-02-009  
 Listing Agent: Joel Boblasky, Pier Realty  
 Phone: 912.308.1311  
**County: Chatham**  
 Square Feet: 6,250±  
 Beds/Baths: n/a  
 Email: joel@piercommercial.com



**3118A**  
**Single Family Residences**  
 404 Rivers Street, Smithville, TX 78957  
 Lot(s): 8; Blk 4  
 Subdivision: Eagleston  
 Acres: 0.15±  
 Year Built: 1940  
 Tax ID: 17335  
 Listing Agent: n/a  
 Phone: n/a  
**County: Bastrop**  
 Square Feet: 1,120±  
 Beds/Baths: 2/1  
 Email: n/a



**3118B**  
**Single Family Residences**  
 406 Rivers Street, Smithville, TX 78957  
 Lot(s): 9; Blk 4  
 Subdivision: Eagleston  
 Acres: 0.15±  
 Year Built: 2009  
 Tax ID: 122388  
 Listing Agent: n/a  
 Phone: n/a  
**County: Bastrop**  
 Square Feet: 1,109±  
 Beds/Baths: 3/1  
 Email: n/a



**3118C**  
**Single Family Residences**  
 408 Rivers Street, Smithville, TX 78957  
 Lot(s): 10; Blk 4  
 Subdivision: Eagleston  
 Acres: 0.15±  
 Year Built: 2008  
 Tax ID: 17338  
 Listing Agent: n/a  
 Phone: n/a  
**County: Bastrop**  
 Square Feet: 1,400±  
 Beds/Baths: 3/1  
 Email: n/a



**3119A**  
**Residential Lots**  
 127 Quail Point, Spicewood, TX 78669  
 Lot(s): 127, Phase 2  
 Subdivision: Barton Creek Lakeside  
 Acres: 0.653±  
 Year Built: n/a  
 Tax ID: 03140-0000-00127-000  
 Listing Agent: n/a  
 Phone: n/a  
**County: Burnet**  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a





**3119B**  
**Residential Lots**  
 128 Quail Point, Spicewood, TX 78669  
 Lot(s): 128, Phase 2  
 Subdivision: Barton Creek Lakeside  
 Acres: 0.464±  
 Year Built: n/a  
 Tax ID: 03140-0000-00128-000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
**County: Burnet**  
**Square Feet:** n/a  
**Beds/Baths:** n/a



**3119C**  
**Residential Lots**  
 129 Quail Point, Spicewood, TX 78669  
 Lot(s): 129, Phase 2  
 Subdivision: Barton Creek Lakeside  
 Acres: 0.511±  
 Year Built: n/a  
 Tax ID: 03140-0000-00129-000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
**County: Burnet**  
**Square Feet:** n/a  
**Beds/Baths:** n/a



**3120A**  
**Single Family Residence**  
 394 W Greenwood Street, Garrison, TX 75946  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.33±  
 Year Built: TBD  
 Tax ID: 12-626-1201-000000  
 Listing Agent: Richie Arnold, Century 21 A Select Group  
 Phone: 903.407.1315  
 Email: richiesoldit@gmail.com  
**County: Nacogdoches**  
**Square Feet:** 1,252±  
**Beds/Baths:** TBD



**3120B**  
**Single Family Residence**  
 579 W Greenwood Street, Garrison, TX 75947  
 Lot(s): 7, W/2  
 Subdivision: Dodson Addition  
 Acres: 0.31±  
 Year Built: 1952  
 Tax ID: 13-410-0000-007010  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
**County: Nacogdoches**  
**Square Feet:** 1,363±  
**Beds/Baths:** TBD



**3121**  
**Former Marina (Lake Travis)**  
 17900 Easy Street, Jonestown, TX 78654  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 11.7371±  
 (10.1± Acres Under Water)  
 Year Built: n/a  
 Tax ID: 182461  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
**County: Travis**  
**Square Feet:** n/a  
**Beds/Baths:** n/a



**3122**  
**Commercial Land**  
 620 E Front Street, Hutto, TX 78634  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.37±  
 Year Built: n/a  
 Tax ID: R-14-1129-000A-0003  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
**County: Williamson**  
**Square Feet:** n/a  
**Beds/Baths:** n/a



**3123**  
**Commercial Land**  
 Woodgreen Place, Madison, MS 39110  
 Lot(s): Part of Lot 1  
 Subdivision: Village of Woodgreen Part 7  
 Acres: 1.78±  
 Year Built: n/a  
 Tax ID: 072C-07B-003/02.00  
 Listing Agent: Bryan Jameson, Hawkins Realty  
 Phone: 601.856.3898  
 Email: wbjameson@bellsouth.net  
**County: Madison**  
**Square Feet:** n/a  
**Beds/Baths:** n/a



**3124**  
**9 Residential Lots**  
 Cherokee Rose Cove, Raymond, MS 39154  
 Lot(s): 1,5,8,10,11,12,16,17, W 1/2 of 20, E 1/2 of 20  
 Subdivision: Laurel Creek  
 Acres: 8.011± Combined  
 Year Built: n/a  
 Tax ID: 4969-494-50; 4969-494-54; 4972-876; 4972-878; 4972-879; 4972-880;  
 4972-884; 4972-885; 4972-888; 4969-494-55  
 Listing Agent: Ronnie Richardson, Richardson Realty  
 Phone: 601.668.7231  
 Email: mpi@bellsouth.net  
**County: Hinds**  
**Square Feet:** n/a  
**Beds/Baths:** n/a



**3125**  
**Commercial Building (Former Auto Facility)**  
 2760 CR 218, Walnut, MS 38683  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.7±  
 Year Built: TBD  
 Tax ID: 1-624-13-003.02  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
**County: Tippah**  
**Square Feet:** 3,100±  
**Beds/Baths:** n/a



**3126**  
**Vacant Land**  
 NEC of Shinalt Road & I-269, Byhalia, MS 38611  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 165.68±  
 Year Built: n/a  
 Tax ID: 254-23-02100  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
**County: Marshall**  
**Square Feet:** n/a  
**Beds/Baths:** n/a



**3127**  
**Residential Lot**  
 Gardens Way, Byram, MS 39272  
 Lot(s): 2  
 Subdivision: Gardens of Crossbridge  
 Acres: 0.24±  
 Year Built: n/a  
 Tax ID: 4854-413-064  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a  
**County: Hinds**  
**Square Feet:** n/a  
**Beds/Baths:** n/a



**3128**  
**Commercial Building**  
 9424 Three Rivers Road, Gulfport, MS 39503  
 Lot(s): 4  
 Subdivision: Three Rivers Business Park  
 Acres: 0.88±  
 Year Built: 2005  
 Tax ID: 0809K-01-001.023  
 Listing Agent: Jake Carter, J Carter & Co. Real Estate & Development  
 Phone: 228.791.3881  
 Email: jake.carter@jcarterandco.com  
**County: Harrison**  
**Square Feet:** 9,250±  
**Beds/Baths:** n/a





**3129** **ABSOLUTE**  
**Single Family Residence** **County: Harrison**  
 1419 Woodward Avenue, Gulfport, MS 39501  
 Lot(s): 8,9,10,11,12  
 Subdivision: Gaston Point Add  
 Acres: 0.35±  
 Year Built: n/a  
 Tax ID: 0711K-01-011.000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3130**  
**Commercial Building** **County: Harrison**  
 618 Division Street, Biloxi, MS 39530  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.5±  
 Year Built: TBD  
 Tax ID: 1410G-05-047.000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3131**  
**Commercial Building** **County: Union**  
 503 East 4th Street, Bernice, LA 71222  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.964±  
 Year Built: 1950  
 Tax ID: 0044033200  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3132** **ABSOLUTE**  
**2 Residential Lots** **County: Troup**  
 Gilmore Street, Lagrange, GA 30241  
 Lot(s): 38, 39  
 Subdivision: Cleaveland  
 Acres: 0.34±  
 Year Built: n/a  
 Tax ID: 0502D002028, 0502D002029  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3133**  
**Commercial Office Building** **County: Lowndes**  
 613 W Savannah Avenue, Valdosta, GA 31601  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2.5±  
 Year Built: 1975  
 Tax ID: 0120A 064  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3134**  
**Residential Lot** **County: Lamar**  
 365 Atlanta Street, Barnesville, GA 30204  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.24±  
 Year Built: n/a  
 Tax ID: B15 071  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3135** **ABSOLUTE**  
**Residential Land** **County: Spalding**  
 Poplar Street, Griffin, GA 30223  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.79±  
 Year Built: n/a  
 Tax ID: 112 01001  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3136**  
**2 Residential Lots** **County: Spalding**  
 4180 Old Atlanta Road, Griffin, GA 30223  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.55±  
 Year Built: n/a  
 Tax ID: 242D02004  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3137**  
**2 Residential Lots** **County: Lamar**  
 12th Street, Barnesville, GA 30204  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.12±  
 Year Built: n/a  
 Tax ID: B15 137, B15 116  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3138** **ABSOLUTE**  
**Residential Land** **County: Emanuel**  
 Highway 192 Spur, Twin City, GA 30471  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2±  
 Year Built: n/a  
 Tax ID: 164 008A  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3139** **ABSOLUTE**  
**Residential Lot on Cul-de-sac** **County: Clayton**  
 921 Canary Court, Riverdale, GA 30296  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 5.6±  
 Year Built: n/a  
 Tax ID: 13137D F020  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



# PROPERTY LIST - SALE 2

## THURSDAY, AUGUST 23, 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
3201	<b>ABSOLUTE</b>	3 Residential Lots	7974, 7980, 8080 White Oak Loop	Lithonia	DeKalb	GA	30028
3202	<b>ABSOLUTE</b>	Residential Lot	3390 Park Glen Lane	Snellville	Gwinnett	GA	30078
3203	<b>ABSOLUTE</b>	Residential Lot	6 International Village Drive	Helen	White	GA	30545
3204	<b>ABSOLUTE</b>	Single Family Residence	527 Allen Street	Allendale	Allendale	SC	29810
3205	<b>ABSOLUTE</b>	Residential Lot	4028 Brackenberry Drive	Anderson	Anderson	SC	29621
3206	<b>ABSOLUTE</b>	Residential Lot	Pinnacle Rock Road	Landrum	Greenville	SC	29356
3207		Commercial Building	429 N Harper Street	Laurens	Laurens	SC	29360
3208	<b>ABSOLUTE</b>	Single Family Residence	11383 Long Creek Highway	Westminster	Oconee	SC	29693
3209	<b>ABSOLUTE</b>	Residential Lot	175 Twisted Oak	Elloree	Orangeburg	SC	29047
3210	<b>ABSOLUTE</b>	Residential Lot	519 Ginseng Drive	Sunset	Pickens	SC	29685
3211	<b>ABSOLUTE</b>	Commercial Land	E Liberty Street and Highway 324	York	York	SC	29745
3212		Interstate I-20 Frontage Land	On northside of I-20 and County Road 21	Norwood	Warren	GA	30812
3213	<b>ABSOLUTE</b>	4 Residential Lots	703 & 710 Bronze Court, 701 & 740 Declaration Court	Acworth	Cherokee	GA	30102
3214		3 Mixed Use Commercial Buildings	1768 Veterans Memorial Highway	Austell	Cobb	GA	30126
3215		Commercial Land	Corner of Blair Bridge Road and Six Flags Drive	Austell	Cobb	GA	30168
3216	<b>ABSOLUTE</b>	Residential Lot	220 Sandstone Drive	Hampton	Henry	GA	30228
3217		96 Partially Developed Townhome Lots	Nottingham Woods Boulevard	Palmetto	Fulton	GA	30268
3218	<b>ABSOLUTE</b>	Commercial-Retail / Office Building	5 N 15th Street	Murphysboro	Jackson	IL	62966
3219	<b>ABSOLUTE</b>	Commercial Building (Former Movie Theater)	220 East Main Street	Du Quoin	Perry	IL	62832
3220	<b>ABSOLUTE</b>	Single Tenant Office Building	115 West Randle Street	Lebanon	St. Clair	IL	62254
3221	<b>ABSOLUTE</b>	Vacant Land	Tabletree Branch Road	Booneville	Owsley	KY	41314
3222		Residential Land	1035 Old Bankhead Highway	Mableton	Cobb	GA	30126
3223	<b>ABSOLUTE</b>	Residential Lot	Quail Cove Drive	Jasper	Dawson	GA	30143
3224	<b>ABSOLUTE</b>	Residential Lot	3580 Brookhollow Drive	Douglasville	Douglas	GA	30135
3225	<b>ABSOLUTE</b>	Residential Lot	Dogwood View	Piney Creek	Alleghany	NC	28663
3226	<b>ABSOLUTE</b>	Residential Lot	Willow Ridge Drive	Warne	Clay	NC	28909
3227	<b>ABSOLUTE</b>	Residential Lot	406 Noralin Drive	Winston Salem	Davidson	NC	27107
3228	<b>ABSOLUTE</b>	Residential Lot	Shady Spring Drive	Cullowhee	Jackson	NC	28723
3229A	<b>ABSOLUTE</b>	Residential Lot	Manna Way	Sylva	Jackson	NC	28779
3229B	<b>ABSOLUTE</b>	Residential Lot	Quest Ridge	Sylva	Jackson	NC	28779
3230	<b>ABSOLUTE</b>	Residential Lot	Green Wing Knob	Whittier	Jackson	NC	28789
3231	<b>ABSOLUTE</b>	Commercial Building	103 West Still Street	Clinton	Sampson	NC	28328
3232		Residential Land	North of 389 Inman Road	Fayetteville	Fayette	GA	30215
3233	<b>ABSOLUTE</b>	Residential Lot	4024 SW Amberleigh Trace	Oakwood	Hall	GA	30566
3234	<b>ABSOLUTE</b>	Residential Land	Peoples Street SW	Covington	Newton	GA	30014
3235		Single Family Residence	3628 Dante Road	Castlewood	Russell	VA	24224
3237	<b>ABSOLUTE</b>	Residential Land (R-6)	S/S of W Mitchell Road (E of New Horn Lake Road)	Memphis	Shelby	TN	38109
3238		Residential Lot	Approx. 420 Seaton Drive	Smithville	DeKalb	TN	37166
3239		6 Residential Lots	1814, 1808 Community Drive 5113, 5107, 5101, 5055 Morningstar Lane	Knoxville	Knox	TN	37909
3240	<b>ABSOLUTE</b>	Mountain View Residential Lot	Scenic Ridge	Blairsville	Union	GA	30512
3241	<b>ABSOLUTE</b>	Residential Land	Shaker Hollow Road	Rabun Gap	Rabun	GA	30568
3242	<b>ABSOLUTE</b>	Residential Lot	Missouri Lane	Lakemont	Rabun	GA	30552
3245		Residential Land	Upchurch & Turner Road	McDonough	Henry	GA	30252
3246	<b>ABSOLUTE</b>	4 Residential Lots	Ironwood Drive	Stockbridge	Henry	GA	30281
3247		Residential Lot	Cartecay River Run	Ellijay	Gilmer	GA	30563

## NEED MORE INFORMATION?

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

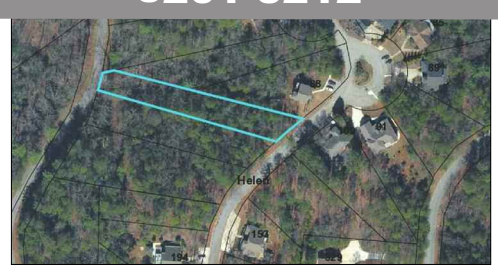




**3201** **ABSOLUTE**  
**3 Residential Lots** County: DeKalb  
 7974, 7980, 8080 White Oak Loop, Lithonia, GA 30028  
 Lot(s): 13A, 14A, 30A Pod C  
 Subdivision: Parks at Stonecrest  
 Acres: 0.54±  
 Year Built: n/a  
 Tax ID: 16 181 01 126; 16 181 01 127; 16 181 01 143  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



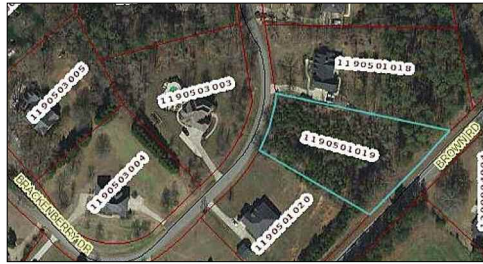
**3202** **ABSOLUTE**  
**Residential Lot** County: Gwinnett  
 3390 Park Glen Lane, Snellville, GA 30078  
 Lot(s): 48, Block A, Unit 2  
 Subdivision: Montreaux In-Towne  
 Acres: 0.18±  
 Year Built: n/a  
 Tax ID: 6052-457  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3203** **ABSOLUTE**  
**Residential Lot** County: White  
 6 International Village Drive, Helen, GA 30545  
 Lot(s): 6, Block A, Phase 2  
 Subdivision: Innsbruck  
 Acres: 0.56±  
 Year Built: n/a  
 Tax ID: H048-048  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3204** **ABSOLUTE**  
**Single Family Residence** County: Allendale  
 527 Allen Street, Allendale, SC 29810  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.25±  
 Year Built: 1950  
 Tax ID: 105-02-01-010  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3205** **ABSOLUTE**  
**Residential Lot** County: Anderson  
 4028 Brackenberry Drive, Anderson, SC 29621  
 Lot(s): 125  
 Subdivision: Harpers Ridge  
 Acres: 1.23±  
 Year Built: n/a  
 Tax ID: 119-05-01-019-000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



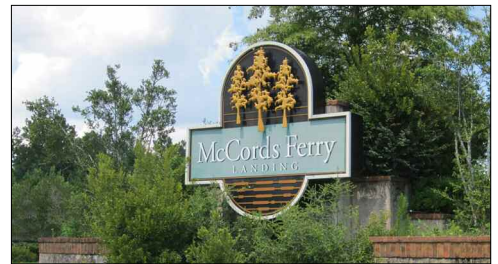
**3206** **ABSOLUTE**  
**Residential Lot** County: Greenville  
 Pinnacle Rock Road, Landrum, SC 29356  
 Lot(s): Lot 85  
 Subdivision: Section West, Cliffs Keowee Vineyards  
 Acres: 4.36±  
 Year Built: n/a  
 Tax ID: 0645-07-01-001.00  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3207** **ABSOLUTE**  
**Commercial Building** County: Laurens  
 429 N Harper Street, Laurens, SC 29360  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.43±  
 Year Built: n/a  
 Tax ID: 906-12-04-064  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3208** **ABSOLUTE**  
**Single Family Residence** County: Oconee  
 11383 Long Creek Highway, Westminster, SC 29693  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.1±  
 Year Built: 1970  
 Tax ID: 186-00-03-012  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3209** **ABSOLUTE**  
**Residential Lot** County: Orangeburg  
 175 Twisted Oak, Ellore, SC 29047  
 Lot(s): 18, Phase 1A  
 Subdivision: Blackwater at Lake Marion  
 Acres: 0.43±  
 Year Built: n/a  
 Tax ID: 0303-00-08-003.000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3210** **ABSOLUTE**  
**Residential Lot** County: Pickens  
 519 Ginseng Drive, Sunset, SC 29685  
 Lot(s): 52  
 Subdivision: Keowee Vineyards  
 Acres: 1.24±  
 Year Built: n/a  
 Tax ID: 4123-00-87-4231  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3211** **ABSOLUTE**  
**Commercial Land** County: York  
 E Liberty Street and Highway 324, York, SC 29745  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 5±  
 Year Built: n/a  
 Tax ID: 0701501011, 0701501013  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**3212** **ABSOLUTE**  
**Interstate I-20 Frontage Land** County: Warren  
 On northside of I-20 and County Road 21, Norwood, GA 30812  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.98±  
 Year Built: n/a  
 Tax ID: 011 010  
 Listing Agent: n/a  
 Phone: n/a Email: n/a





**3213** **ABSOLUTE**  
**4 Residential Lots** **County: Cherokee**  
 703 & 710 Bronze Court, 701 & 740 Declaration Court, Acworth, GA 30102  
 Lot(s): 137, 144 Pod 10; 87, 92 Pod 7B  
 Subdivision: Centennial Lakes  
 Acres: 0.26± **Square Feet:** n/a  
 Year Built: n/a **Beds/Baths:** n/a  
 Tax ID: 21N06F 107; 21N06F 114; 21N06F 539; 21N06F 544  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a



**3214**  
**3 Mixed Use Commercial Buildings** **County: Cobb**  
 1768 Veterans Memorial Highway, Austell, GA 30126  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.12± **Square Feet:** 4,103±  
 Year Built: 1945 **Beds/Baths:** n/a  
 Tax ID: 19130100130  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a



**3215**  
**Commercial Land** **County: Cobb**  
 Corner of Blair Bridge Road and Six Flags Drive, Austell, GA 30168  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 10.5± **Square Feet:** n/a  
 Year Built: n/a **Beds/Baths:** n/a  
 Tax ID: 18051600030  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a



**3216** **ABSOLUTE**  
**Residential Lot** **County: Henry**  
 220 Sandstone Drive, Hampton, GA 30228  
 Lot(s): 45, Block B  
 Subdivision: Amber Cove  
 Acres: 1.10± **Square Feet:** n/a  
 Year Built: n/a **Beds/Baths:** n/a  
 Tax ID: H05A01159000  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a



**3217**  
**96 Partially Developed Townhome Lots** **County: Fulton**  
 Nottingham Woods Boulevard, Palmetto, GA 30268  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 16.5± **Square Feet:** n/a  
 Year Built: n/a **Beds/Baths:** n/a  
 Tax ID: 07-3101-0069-053-4, 07-3100-0069-053-5  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a



**3218** **ABSOLUTE**  
**Commercial-Retail / Office Building** **County: Jackson**  
 5 N 15th Street, Murphysboro, IL 62966  
 Lot(s): n/a  
 Subdivision: Former Sign and Graphics Building  
 Acres: 0.05± **Square Feet:** 1,884±  
 Year Built: Unknown **Beds/Baths:** n/a  
 Tax ID: 14-04-353-023  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a



**3219** **ABSOLUTE**  
**Commercial Building (Former Movie Theater)** **County: Perry**  
 220 East Main Street, Du Quoin, IL 62832  
 Lot(s): n/a  
 Subdivision: Former Movie Theater  
 Acres: 0.15± **Square Feet:** 6,150±  
 Year Built: 1921 **Beds/Baths:** n/a  
 Tax ID: 2-61-0710-050  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a



**3220** **ABSOLUTE**  
**Single Tenant Office Building** **County: St. Clair**  
 115 West Randle Street, Lebanon, IL 62254  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.2± **Square Feet:** 1,498±  
 Year Built: 1958 **Beds/Baths:** n/a  
 Tax ID: 05-19.0-121-006, 05-19.0-121-016  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a



**3221** **ABSOLUTE**  
**Vacant Land** **County: Owsley**  
 Tabletree Branch Road, Booneville, KY 41314  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 147± **Square Feet:** n/a  
 Year Built: n/a **Beds/Baths:** n/a  
 Tax ID: 078-00-00-003.01  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a



**3222**  
**Residential Land** **County: Cobb**  
 1035 Old Bankhead Highway, Mableton, GA 30126  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 4.2± **Square Feet:** n/a  
 Year Built: n/a **Beds/Baths:** n/a  
 Tax ID: 19129600430  
 Listing Agent: Gary McWhirter, McWhirter Realty Partners, LLC  
 Phone: 404.502.1299 **Email:** gmm@mcwreality.com



**3223** **ABSOLUTE**  
**Residential Lot** **County: Dawson**  
 Quail Cove Drive, Jasper, GA 30143  
 Lot(s): 1010  
 Subdivision: Big Canoe - Lakeside  
 Acres: 0.7± **Square Feet:** n/a  
 Year Built: n/a **Beds/Baths:** n/a  
 Tax ID: 024 081  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a



**3224** **ABSOLUTE**  
**Residential Lot** **County: Douglas**  
 3580 Brookhollow Drive, Douglasville, GA 30135  
 Lot(s): 95, Pod C  
 Subdivision: The Villages at Brookmont  
 Acres: 0.25± **Square Feet:** n/a  
 Year Built: n/a **Beds/Baths:** n/a  
 Tax ID: 0104015  
 Listing Agent: n/a  
 Phone: n/a **Email:** n/a





**3225** **ABSOLUTE**  
**Residential Lot**  
 County: Alleghany  
 Dogwood View, Piney Creek, NC 28663  
 Lot(s): 19  
 Subdivision: The Enclave Deerwood Park  
 Acres: 0.415±  
 Year Built: n/a  
 Tax ID: 30220909940000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**3226** **ABSOLUTE**  
**Residential Lot**  
 County: Clay  
 Willow Ridge Drive, Warne, NC 28909  
 Lot(s): 4, TR-10A  
 Subdivision: Willow Ridge  
 Acres: 1.02±  
 Year Built: n/a  
 Tax ID: 542900223590.00  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**3227** **ABSOLUTE**  
**Residential Lot**  
 County: Davidson  
 406 Noralin Drive, Winston Salem, NC 27107  
 Lot(s): 3  
 Subdivision: Garden Valley  
 Acres: 0.99±  
 Year Built: n/a  
 Tax ID: 13-014-M-000-0003  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**3228** **ABSOLUTE**  
**Residential Lot**  
 County: Jackson  
 Shady Spring Drive, Cullowhee, NC 28723  
 Lot(s): 156  
 Subdivision: Tuckasegee at River Rock  
 Acres: 0.72±  
 Year Built: n/a  
 Tax ID: 7556-53-7124  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**3229A** **ABSOLUTE**  
**Residential Lot**  
 County: Jackson  
 Manna Way, Sylva, NC 28779  
 Lot(s): 51B  
 Subdivision: Cane Creek Ridge  
 Acres: 5.63±  
 Year Built: n/a  
 Tax ID: 7661-40-1402  
 Listing Agent: Patricia Stanberry, Apple Realty, LLC  
 Phone: 828.506.7229  
 Email: applebroker@gmail.com



**3229B** **ABSOLUTE**  
**Residential Lot**  
 County: Jackson  
 Quest Ridge, Sylva, NC 28779  
 Lot(s): 85  
 Subdivision: Cane Creek Ridge  
 Acres: 3.75±  
 Year Built: n/a  
 Tax ID: 7661-02-0404  
 Listing Agent: Patricia Stanberry, Apple Realty, LLC  
 Phone: 828.506.7229  
 Email: applebroker@gmail.com



**3230** **ABSOLUTE**  
**Residential Lot**  
 County: Jackson  
 Green Wing Knob, Whittier, NC 28789  
 Lot(s): 3  
 Subdivision: Grandview Estates  
 Acres: 1.83±  
 Year Built: n/a  
 Tax ID: 7613-83-9037  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



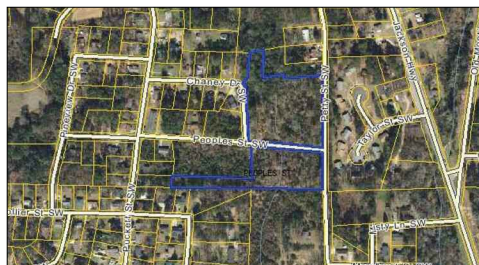
**3231** **ABSOLUTE**  
**Commercial Building**  
 County: Sampson  
 103 West Still Street, Clinton, NC 28328  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.61±  
 Year Built: n/a  
 Tax ID: 12088308001  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**3232**  
**Residential Land**  
 County: Fayette  
 North of 389 Inman Road, Fayetteville, GA 30215  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 30±  
 Year Built: n/a  
 Tax ID: 0513 011  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**3233** **ABSOLUTE**  
**Residential Lot**  
 County: Hall  
 4024 SW Amberleigh Trace, Oakwood, GA 30566  
 Lot(s): 156  
 Subdivision: Amberleigh  
 Acres: 0.17±  
 Year Built: n/a  
 Tax ID: 15036D000204  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**3234** **ABSOLUTE**  
**Residential Land**  
 County: Newton  
 Peoples Street SW, Covington, GA 30014  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 7.19±  
 Year Built: n/a  
 Tax ID: C015A 001; C015A 002  
 Listing Agent: Chuck Dyer, Dwayne Walker Real Estate Services,  
 (American Realty Professionals of Georgia)  
 Phone: 404-867-6138  
 Email: cdyer@dwaynewalkerhomes.com



**3235**  
**Single Family Residence**  
 County: Russell  
 3628 Dante Road, Castlewood, VA 24224  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 8.45±  
 Year Built: n/a  
 Tax ID: 158R 2130  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a





**3237**  
**Residential Land (R-6)**  
 S/S of W Mitchell Road (E of New Horn Lake Road), Memphis, TN 38109  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 37.11±  
 Year Built: n/a  
 Tax ID: 075074-00083C  
 Listing Agent: n/a  
 Phone: n/a  
**ABSOLUTE**  
 County: Shelby  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3238**  
**Residential Lot**  
 Approx. 420 Seaton Drive, Smithville, TN 37166  
 Lot(s): 42  
 Subdivision: Blue Water Bay, Phase I  
 Acres: 0.58±  
 Year Built: n/a  
 Tax ID: 037E-A-025.00  
 Listing Agent: Betty Lattimore, The Real Estate Team  
 Phone: 615.464.7027  
**ABSOLUTE**  
 County: DeKalb  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: blattimore@realtracs.com



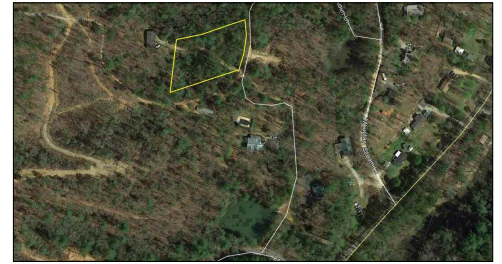
**3239**  
**6 Residential Lots**  
 1814, 1808 Community Drive; 5113, 5107, 5101, 5055 Morningstar Lane, Knoxville, TN 37909  
 Lot(s): 9, 11, 21-24  
 Subdivision: Far View Hills  
 Acres: 2.1±  
 Year Built: n/a  
 Tax ID: 107BF021; 107BF022; 107BF023; 107BF024; 107BF011; 107BF009  
 Listing Agent: n/a  
 Phone: n/a  
**ABSOLUTE**  
 County: Knox  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3240**  
**Mountain View Residential Lot**  
 Scenic Ridge, Blairsville, GA 30512  
 Lot(s): 5  
 Subdivision: Big Sky Overlook  
 Acres: 1.39±  
 Year Built: n/a  
 Tax ID: 109 150 A05  
 Listing Agent: n/a  
 Phone: n/a  
**ABSOLUTE**  
 County: Union  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3241**  
**Residential Land**  
 Shaker Hollow Road, Rabun Gap, GA 30568  
 Lot(s): 29  
 Subdivision: Ridges at Rabun  
 Acres: 2.33±  
 Year Built: n/a  
 Tax ID: 048 229  
 Listing Agent: n/a  
 Phone: n/a  
**ABSOLUTE**  
 County: Rabun  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3242**  
**Residential Lot**  
 Missouri Lane, Lakemont, GA 30552  
 Lot(s): Tract 1  
 Subdivision: n/a  
 Acres: 1.54±  
 Year Built: n/a  
 Tax ID: 046D 056C  
 Listing Agent: n/a  
 Phone: n/a  
**ABSOLUTE**  
 County: Rabun  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3245**  
**Residential Land**  
 Upchurch & Turner Road, McDonough, GA 30252  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2.75±  
 Year Built: n/a  
 Tax ID: 138-01034000  
 Listing Agent: n/a  
 Phone: n/a  
**ABSOLUTE**  
 County: Henry  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3246**  
**4 Residential Lots**  
 Ironwood Drive, Stockbridge, GA 30281  
 Lot(s): 3,4,5 Phase I & 31 Phase II  
 Subdivision: Crown Ridge  
 Acres: 2.842±  
 Year Built: n/a  
 Tax ID: 065J01005000; 065J01003000; Part of 065J01200000  
 Listing Agent: n/a  
 Phone: n/a  
**ABSOLUTE**  
 County: Henry  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



**3247**  
**Residential Lot**  
 Cartecay River Run, Ellijay, GA 30563  
 Lot(s): 26  
 Subdivision: Cartecay River Estates  
 Acres: 1.1±  
 Year Built: n/a  
 Tax ID: 3112E 026  
 Listing Agent: n/a  
 Phone: n/a  
**ABSOLUTE**  
 County: Gilmer  
 Square Feet: n/a  
 Beds/Baths: n/a  
 Email: n/a



# TERMS & CONDITIONS

**AUCTION DATES & LOCATIONS:** **SALE 1:** Tuesday, August 21 at 2:00 p.m. **SALE 2:** Thursday, August 23 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 Denisha Collins, Closing Assistant at 770.425.1141 or 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: Denisha Collins 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.**

**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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