

LUXURY REAL ESTATE AUCTION



SUNDAY, SEPTEMBER 9 • 3:00 P.M. CDT

Château Le Jeune

WATERFRONT LIVING ON OLD FORT BAYOU
SELLING ON-SITE AT 707 RUE RIVAGE, OCEAN SPRINGS, MS 39564



JOHN DIXON
& ASSOCIATES
AUCTIONS • MARKETING

johndixon.com

800.479.1763

SELLING IN ASSOCIATION WITH MORAN REALTY COMPANY



Château LeJeune is where spectacular panoramic views of Old Fort Bayou meet contemporary living. This masterfully-designed Ocean Springs, MS estate is perfectly positioned on 4.42 acres. It includes 6,000± square feet of living space, 5 bedrooms, 5.5 bathrooms, custom library and a captain's watch complete with a cypress mantle on stainless steel and full service bar.

Upon entering the grand staircase of the home you will find amazing waterfront views from nearly every window, 12' ceilings throughout and 24' ceilings in the main living area. The one inch thick custom imported tile covering the majority of the homes' flooring and a custom curved African Rosewood staircase are just a few of the amazing touches that make Château LeJeune truly amazing.

Château LeJeune is located in the highly desirable Maurepas Landing, a waterfront community in the heart of Ocean Springs. The city was voted as a top 10 Happiest Seaside Town by Coastal Living in 2015 and has a vibrant arts, shopping and restaurant scene.

Don't miss out on your opportunity to own one of the most spectacular homes on the Mississippi Gulf Coast!



OPEN HOUSE SCHEDULE:

Sunday, August 26, 3:00 P.M. to 6:00 P.M. CDT • Saturday, September 8, 3:00 P.M. to 6:00 P.M. CDT
Sunday, September 9, 2 hours prior to auction start time • Or for a personal tour contact:
Billie Myrick, Moran Realty Company (228.990.5706 or billie@moranrealtyco.com).



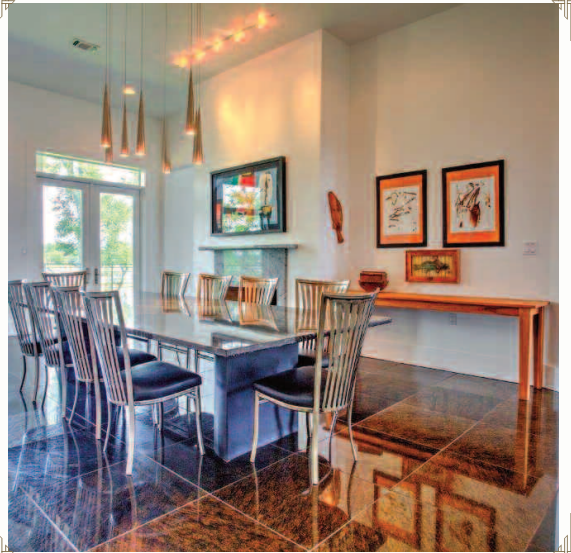
Property Details

Address: 707 Rue Rivage, Ocean Springs, MS 39564
County: Jackson
Tax ID: 784.20-02-0020.00
Acres: 4.42±
Year Built: 2008
Square Feet: 6,000± Living Area
2,000± Covered Porches and Balconies
2,500± Garage and Storage Areas
Beds/Baths: 5/5.5
Lot No.: 73
Subdivision: Maurepas Landing, Phase 2
Flood Zone: A-9 (Base 11)
Elevation: Garage Floor 8.5 feet
First Floor Living 25 feet

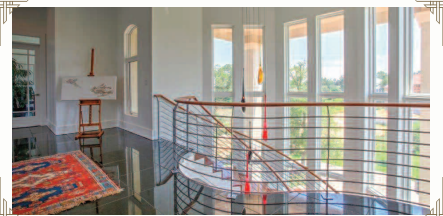


Property Features

- 250 ft Pier with 70 ft "T" and Boat Lift
- Library with Custom Ladder
- Huge master suite with sitting room, fireplace and over-sized closet
- Washer and dryer hook-ups in 3 areas
- 5 Fireplaces (custom designed, built with gas starters)
- Elevator (4 stops)
- Pella windows with low 'e' rating
- Enormous kitchen with attached breakfast room
- Kitchen
 - 4 under counter refrigerator drawers
 - 2 under counter freezer drawers
 - 1 under counter food and plate warmer
 - Commercial vent hood
 - 6 burner stove and double oven
- Outdoor living room/dining patio with fireplace
- Captain's Watch has a fireplace with a cypress mantle on stainless steel and full service bar (sink, refrigerator and ice maker)
- Custom built solid African Rosewood curved staircase
- Custom built railing inside and out
- Imported granite flooring
- 4 hot water heaters that work in tandem
- Mahogany doors
- 2x6 interior walls
- Exterior and interior walls have blown insulation
- Average electric bill \$350 per month
- Lightning rod system
- Fire, burglar and emergency alarm system
- Hose bibs on each balcony
- Drive through garage (6 car capacity)
- Steel supported structure
- Fruit trees on the property
- Natural, eco-friendly stone driveway



Masterfully-Designed



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& ASSOCIATES
AUCTIONS • MARKETING

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

John Dixon & Associates
Setting the standard in professionalism.

Auction Terms & Conditions

AUCTION LOCATION & TIME: The auction will be held on Sunday, September 9 at 3:00 P.M. CDT on-site at 707 Rue Rivage, Ocean Springs, MS 39564.

OPEN HOUSE SCHEDULE: John Dixon & Associates' representatives will be on the property as follows: Sunday, August 26, 3:00 P.M. to 6:00 P.M. CDT, Saturday, September 8, 3:00 P.M. to 6:00 P.M. CDT and Sunday, September 9, 2 hours prior to auction start time. Or personal tours may be scheduled by contacting by Billie Myrick, Moran Realty Company (228.990.5706 or billie@moranrealtycyco.com).

TERMS FOR LIVE BIDDING: Pay 20% down of the total purchase price at auction (calculated by adding the high bid amount plus the buyer's premium). A deposit of \$10,000 in certified funds made payable to John Dixon & Associates must be presented at the auction to qualify to bid. Balance of 20% down will be paid in full at closing **on or before forty-five (45) 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: A deposit of \$10,000 in certified funds made payable to John Dixon & Associates must be wire transferred to qualify to bid. Registration must be completed by 5 p.m. EDT on Saturday, September 8, 2018. The \$10,000 deposit must be received by 4:00 p.m. EDT on Friday, September 7, 2018. Balance of 20% down will be paid in full at closing **on or before forty-five (45) 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.

CLOSING: Balance of the purchase price is due **on or before forty-five (45) days from the binding agreement date.**

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.

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.*

CLOSING ATTORNEY: Closing will be conducted by Maria Martinez, Rushing & Guice, P.L.L.C., 100 Government Street, Ste E, Ocean Springs, MS 39564 (228.374.2313). 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 closing or contract, contact Denisha Collins, Closing Coordinator at 770.425.1141 or closing@johndixon.com.

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.

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. **Properties will be conveyed by Warranty Deed.** 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.

FOR INFORMATION CONTACT BUDDY LEE
229.873.4211 or 800.479.1763

johndixon.com • mail@johndixon.com

Selling In Association With



Thomas J. Tarpley, Licensed
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09/18

