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MULTI-SELLER[®].COM

QUALIFIED SELLERS...FOR QUALIFIED BUYERS



NOVEMBER 14 & 15

SELLING 268[±] PROPERTIES IN 82[±] OFFERINGS

**IN FLORIDA, GEORGIA, KENTUCKY, NORTH CAROLINA, PENNSYLVANIA,
SOUTH CAROLINA, TENNESSEE, VIRGINIA AND WEST VIRGINIA**



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

► **WEDNESDAY, NOVEMBER 14** ► **THURSDAY, NOVEMBER 15**
2:00 P.M. 2:00 P.M.
39 OFFERINGS 43 OFFERINGS

multisellerauctions.net • 404.994.5333





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!

SALE 1

WEDNESDAY, NOVEMBER 14, 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
4101	ABSOLUTE	Residential Lot	1760 Snug Harbor Drive	Greensboro	Greene	GA	30642
4102		Residential Lot	1300 Big Water Circle	Greensboro	Greene	GA	30642
4103		Dockable Residential Lake Lot	1611 Northwoods Drive	Greensboro	Greene	GA	30642
4104		Manufactured Home	2590 Eatonton Highway	Haddock	Jones	GA	31033
4105		Single Family Residence	831 Mulberry Street	Louisville	Jefferson	GA	30434
4106	ABSOLUTE	Residential Lot	1920 Glenwood Downs Drive	Decatur	DeKalb	GA	30035
4108	ABSOLUTE	Residential Lot	3476 Horseshoe Lane	Spring Hill	Hernando	FL	34606
4109A	ABSOLUTE	Residential Lot (Canal Front with Sea Wall)	1905 NE 18th Place	Cape Coral	Lee	FL	33909
4109B	ABSOLUTE	Residential Lot (Canal Front)	1302 NE 19th Place	Cape Coral	Lee	FL	33909
4110		Residential Land	NWC Ben Lindsey Road & Spoonbill Road	Keaton Beach	Taylor	FL	32348
4113	ABSOLUTE	Recreational Lot	62574 Ocklawaha Avenue	Fernandina Beach	Nassau	FL	32034
4114	ABSOLUTE	Single Family Residence	504 Peters Street	Wildwood	Sumter	FL	34785
4115		Ocean View Condo	600 N Atlantic Avenue, Unit 311	Daytona Beach	Volusia	FL	32118
4116		10 Residential Lots	Katsura Way	Jackson	Butts	GA	30233
4117	ABSOLUTE	Residential Lot	Lanyard Court	St. Mary's	Camden	GA	31558
4118		18 Residential Lots	Maulk Thompson Road	Jeffersonville	Twiggs	GA	31044
4119	ABSOLUTE	Residential Land	Millwood Road	Concord	Pike	GA	30206
4120		4 Unit Medical Office Building (3 Units Occupied)	22 Harrell Drive	Garden City	Chatham	GA	31408
4121	ABSOLUTE	Residential Lot	Dogwood View	Piney Creek	Alleghany	NC	28663
4122	ABSOLUTE	Residential Lot	657 Summerhaven Lane SE	Bolivia	Brunswick	NC	28422
4123A	ABSOLUTE	Residential Lot	8865 Pickney Place NW	Calabash	Brunswick	NC	28467
4123B	ABSOLUTE	Residential Lot	1409 Pennington Drive NW	Calabash	Brunswick	NC	28467
4124	ABSOLUTE	Residential Lot	4201 Mount Misery Road NE	Leland	Brunswick	NC	28451
4125	ABSOLUTE	Residential Lot	6124 Andria Lane	Connelly Springs	Burke	NC	28612
4126A	ABSOLUTE	Residential Lot	Moss Lane	Marble	Cherokee	NC	28905
4126B	ABSOLUTE	Residential Lot	Moss Lane	Marble	Cherokee	NC	28905
4127	ABSOLUTE	Residential Lot	Shady Spring Drive	Cullowhee	Jackson	NC	28723
4128	ABSOLUTE	Residential Lot	588 Bald Eagle Drive	Vass	Moore	NC	28394
4130	ABSOLUTE	Single Family Residence	219 Fox Drive	Dudley	Wayne	NC	28333
4131	ABSOLUTE	Single Family Residence	1301 Peele Street	Goldsboro	Wayne	NC	27530
4132	ABSOLUTE	Single Family Residence	3163 North US 117 Highway	Goldsboro	Wayne	NC	27530
4133	ABSOLUTE	Agricultural Land	US 301 Highway N	Elm City	Wilson	NC	27822
4134A	ABSOLUTE	Residential Lake Lot	Patriots Point	Elberton	Elbert	GA	30635
4134B	ABSOLUTE	Residential Lake Lot	Patriots Point	Elberton	Elbert	GA	30635
4135	ABSOLUTE	Commercial Potential	Springdale Drive	Riverdale	Clayton	GA	30274
4136	ABSOLUTE	Commercial Land	6966 Powers Street	Riverdale	Clayton	GA	30274
4137		Residential Land	North of 389 Inman Road	Fayetteville	Fayette	GA	30215
4138		96 Partially Developed Townhome Lots	Nottingham Woods Boulevard	Palmetto	Fulton	GA	30268
4139	ABSOLUTE	Residential Lot	220 Sandstone Drive	Hampton	Henry	GA	30228

NEED MORE INFORMATION?

VISIT MULTISELLERAUCTIONS.NET OR CONTACT 404.994.5333



4101 **ABSOLUTE**
Residential Lot **County: Greene**
 1760 Snug Harbor Drive, Greensboro, GA 30642
 Lot(s): 9
 Subdivision: Reynolds Landing
 Acres: 0.64± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 037-B-00-1-29-0
 Listing Agent: n/a
 Phone: n/a **Email: n/a**



4102 **ABSOLUTE**
Residential Lot **County: Greene**
 1300 Big Water Circle, Greensboro, GA 30642
 Lot(s): 86
 Subdivision: Reynolds Landing
 Acres: 0.73± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 038-A-00-087-0
 Listing Agent: Kurt Cooper, Metro Brokers
 Phone: 678.320.4800 **Email: kurt.cooper@metrobrokers.com**



4103 **ABSOLUTE**
Dockable Residential Lake Lot **County: Greene**
 1611 Northwoods Drive, Greensboro, GA 30642
 Lot(s): 46
 Subdivision: North Woods
 Acres: 0.91± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 032B000460
 Listing Agent: n/a
 Phone: n/a **Email: n/a**



4104 **ABSOLUTE**
Manufactured Home **County: Jones**
 2590 Eatonton Highway, Haddock, GA 31033
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.53± **Square Feet: 1,440±**
 Year Built: 1977 **Beds/Baths: n/a**
 Tax ID: 303 00 009A
 Listing Agent: n/a
 Phone: n/a **Email: n/a**



4105 **ABSOLUTE**
Single Family Residence **County: Jefferson**
 831 Mulberry Street, Louisville, GA 30434
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.59± **Square Feet: 3,478±**
 Year Built: 1920 **Beds/Baths: 3/2**
 Tax ID: L003-168
 Open House: Wednesday, November 10 and Saturday, November 13
 from 1:00 p.m. to 3:00 p.m.



4106 **ABSOLUTE**
Residential Lot **County: DeKalb**
 1920 Glenwood Downs Drive, Decatur, GA 30035
 Lot(s): 96, Phase 1
 Subdivision: Glenwoods Downs
 Acres: 0.61± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 15 164 02 062
 Listing Agent: n/a
 Phone: n/a **Email: n/a**



4108 **ABSOLUTE**
Residential Lot **County: Hernando**
 3476 Horseshoe Lane, Spring Hill, FL 34606
 Lot(s): 7
 Subdivision: Weekiwachee Acres Addition, Unit 3, Blk 4
 Acres: 0.161± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: R16-223-17-3880-0040-0070
 Listing Agent: n/a
 Phone: n/a **Email: n/a**



4109A **ABSOLUTE**
Residential Lot (Canal Front with Sea Wall) **County: Lee**
 1905 NE 18th Place, Cape Coral, FL 33909
 Lot(s): 21.22
 Subdivision: Cape Coral Unit 33, Blk 2226
 Acres: 0.23± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 32-43-24-C4-02226.0210
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group
 Phone: 239.565.0831 **Email: jmiloff@miloffaubuchonrealty.com**



4109B **ABSOLUTE**
Residential Lot (Canal Front) **County: Lee**
 1302 NE 19th Place, Cape Coral, FL 33909
 Lot(s): 5.6
 Subdivision: Cape Coral Unit 47, Part 2, Blk 3528
 Acres: 0.23± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 05-44-24-C1-03528.0050
 Listing Agent: Jeff Miloff, Miloff Aubuchon Realty Group
 Phone: 239.565.0831 **Email: jmiloff@miloffaubuchonrealty.com**



4110 **ABSOLUTE**
Residential Land **County: Taylor**
 NWC Ben Lindsey Road & Spoonbill Road, Keaton Beach, FL 32348
 Lot(s): n/a
 Subdivision: n/a
 Acres: 7.41± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 08953-300
 Listing Agent: n/a
 Phone: n/a **Email: n/a**



4113 **ABSOLUTE**
Recreational Lot **County: Nassau**
 62574 Ocklawaha Avenue, Fernandina Beach, FL 32034
 Lot(s): 1-4, Block 29
 Subdivision: Seaview
 Acres: 0.22± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 00-00-31-1680-0029-0010
 Listing Agent: Brad Church, Empire South Realty
 Phone: 855.209.5166 **Email: bradchurch@empiresouthrealty.com**



4114 **ABSOLUTE**
Single Family Residence **County: Sumter**
 504 Peters Street, Wildwood, FL 34785
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.19± **Square Feet: 840±**
 Year Built: 1966 **Beds/Baths: 2/1**
 Tax ID: G06J025
 Listing Agent: n/a
 Phone: n/a **Email: n/a**



4115
Ocean View Condo County: Volusia
 600 N Atlantic Avenue, Unit 311, Daytona Beach, FL 32118
 Lot(s): Unit #311
 Subdivision: The Plaza Resort & Spa
 Acres: n/a Square Feet: 372±
 Year Built: 1974 Beds/Baths: 1/1
 Tax ID: 530414000311.00
 Listing Agent: n/a
 Phone: n/a Email: n/a



4116
10 Residential Lots County: Butts
 Katsura Way, Jackson, GA 30233
 Lot(s): 134-136, 155-157, 159, 160, 172, 173 Phase 1
 Subdivision: Garden Walk
 Acres: 1.02± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 0033C134000; 0033C135000; 0033C136000; 0033C155000; 0033C156000;
 0033C157000; 0033C159000; 0033C160000; 0033C172000; 0033C173000
 Listing Agent: n/a
 Phone: n/a Email: n/a



4117 ABSOLUTE
Residential Lot County: Camden
 Lanyard Court, St. Mary's, GA 31558
 Lot(s): 680
 Subdivision: Cumberland Harbour
 Acres: 0.22± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 160C 680
 Listing Agent: n/a
 Phone: n/a Email: n/a



4118
18 Residential Lots County: Twiggs
 Maulk Thompson Road, Jeffersonville, GA 31044
 Lot(s): 3, 5, 6, 7, 12, 13, 14, 33, 34, 42, 46, 51, 52, 53, 54, 55, 59 & 61
 Subdivision: Indian Ridge Estates
 Acres: 21.38± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: T118C 057; T118C 059; T103D 013; T103D 015; T118C 044; T118C 058;
 T118C 060; T118C 061; T118C 062; T118C 069; T118C 073; T118C 078;
 T118C 079; T118C 082; T118C 083; T118C 084; T118C 087; T118C 088
 Listing Agent: n/a
 Phone: n/a Email: n/a



4119 ABSOLUTE
Residential Land County: Pike
 Millwood Road, Concord, GA 30206
 Lot(s): 2
 Subdivision: n/a
 Acres: 8.71± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 046 004 JB
 Listing Agent: n/a
 Phone: n/a Email: n/a



4120
4 Unit Medical Office Building (3 Units Occupied) County: Chatham
 22 Harrell Drive, Garden City, GA 31408
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.483± Square Feet: 6,250±
 Year Built: 1978 Beds/Baths: n/a
 Tax ID: 6-0015-02-009
 Listing Agent: Joe Boblasky, Pier Realty
 Phone: 912.308.1311 Email: joel@piercommercial.com



4121 ABSOLUTE
Residential Lot County: Alleghany
 Dogwood View, Piney Creek, NC 28663
 Lot(s): 19
 Subdivision: The Enclave Deerwood Park
 Acres: 0.415± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 30220909940000
 Listing Agent: n/a
 Phone: n/a Email: n/a



4122 ABSOLUTE
Residential Lot County: Brunswick
 657 Summerhaven Lane SE, Bolivia, NC 28422
 Lot(s): 83, Phase 1
 Subdivision: Riversea Plantation
 Acres: 0.41± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 184DA008
 Listing Agent: n/a
 Phone: n/a Email: n/a



4123A ABSOLUTE
Residential Lot County: Brunswick
 8865 Pickney Place NW, Calabash, NC 28467
 Lot(s): Lot 874, Phase 2
 Subdivision: Hamptons @ Brunswick Plantation
 Acres: 0.31± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 103703125860
 Listing Agent: n/a
 Phone: n/a Email: n/a



4123B ABSOLUTE
Residential Lot County: Brunswick
 1409 Pennington Drive NW, Calabash, NC 28467
 Lot(s): Lot 848, Phase 2
 Subdivision: Hamptons @ Brunswick Plantation
 Acres: 0.3± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 103703225539
 Listing Agent: n/a
 Phone: n/a Email: n/a



4124 ABSOLUTE
Residential Lot County: Brunswick
 4201 Mount Misery Road NE, Leland, NC 28451
 Lot(s): 12
 Subdivision: n/a
 Acres: 2.14± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 0090012815
 Listing Agent: n/a
 Phone: n/a Email: n/a



4125 ABSOLUTE
Residential Lot County: Burke
 6124 Andria Lane, Connelly Springs, NC 28612
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.72± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 2750-10-4398
 Listing Agent: n/a
 Phone: n/a Email: n/a



4126A *ABSOLUTE*
Residential Lot **County: Cherokee**
 Moss Lane, Marble, NC 28905
 Lot(s): 1
 Subdivision: Marble Mountain
 Acres: 1±
 Year Built: n/a
 Tax ID: 5525 00 35 8405 000
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4126B *ABSOLUTE*
Residential Lot **County: Cherokee**
 Moss Lane, Marble, NC 28905
 Lot(s): 20
 Subdivision: Marble Mountain
 Acres: 0.92±
 Year Built: n/a
 Tax ID: 5525 00 35 6553 000
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4127 *ABSOLUTE*
Residential Lot **County: Jackson**
 Shady Spring Drive, Cullowhee, NC 28723
 Lot(s): 156
 Subdivision: Tuckaseegee 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*



4128 *ABSOLUTE*
Residential Lot **County: Moore**
 588 Bald Eagle Drive, Vass, NC 28394
 Lot(s): 5160
 Subdivision: Woodlake Country Club
 Acres: 0.14±
 Year Built: n/a
 Tax ID: 0044523
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4130 *ABSOLUTE*
Single Family Residence **County: Wayne**
 219 Fox Drive, Dudley, NC 28333
 Lot(s): 69
 Subdivision: Foxfire Estates
 Acres: 0.36±
 Year Built: 1974
 Tax ID: 0013181
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4131 *ABSOLUTE*
Single Family Residence **County: Wayne**
 1301 Peele Street, Goldsboro, NC 27530
 Lot(s): 26
 Subdivision: Carver Heights
 Acres: 0.24±
 Year Built: 1961
 Tax ID: 0046130
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4132 *ABSOLUTE*
Single Family Residence **County: Wayne**
 3163 North US 117 Highway, Goldsboro, NC 27530
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.28±
 Year Built: 1956
 Tax ID: 0030415
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4133 *ABSOLUTE*
Agricultural Land **County: Wilson**
 US 301 Highway N, Elm City, NC 27822
 Lot(s): n/a
 Subdivision: n/a
 Acres: 27±
 Year Built: n/a
 Tax ID: 3746031169
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4134A *ABSOLUTE*
Residential Lake Lot **County: Elbert**
 Patriots Point, Elberton, GA 30635
 Lot(s): 28
 Subdivision: Patriot's Point
 Acres: 0.721±
 Year Built: n/a
 Tax ID: 049A 028
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4134B *ABSOLUTE*
Residential Lake Lot **County: Elbert**
 Patriots Point, Elberton, GA 30635
 Lot(s): 29
 Subdivision: Patriot's Point
 Acres: 0.756±
 Year Built: n/a
 Tax ID: 049A 029
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4135 *ABSOLUTE*
Commercial Potential **County: Clayton**
 Springdale Drive, Riverdale, GA 30274
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.14±
 Year Built: n/a
 Tax ID: 13151D A003S
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4136 *ABSOLUTE*
Commercial Land **County: Clayton**
 6966 Powers Street, Riverdale, GA 30274
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.96±
 Year Built: n/a
 Tax ID: 13170A B015
 Listing Agent: n/a
 Phone: n/a *Email: n/a*



4137
Residential Land
 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
 County: Fayette
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



4138
96 Partially Developed Townhome Lots
 Nottingham Woods Boulevard, Palmetto, GA 30268
 Lot(s): n/a
 Subdivision: n/a
 Acres: 16.5±
 Year Built: n/a
 Tax ID: 07-3101-0069-053-4, 07-3100-0069-053-5
 Listing Agent: Perry Hayes, Bull Realty
 Phone: 404.876.1640 x 135
 County: Fulton
 Square Feet: n/a
 Beds/Baths: n/a
 Email: Phayes@bullrealty.com



4139
Residential Lot
 220 Sandstone Drive, Hampton, GA 30228
 Lot(s): 45, Block B
 Subdivision: Amber Cove
 Acres: 1.1±
 Year Built: n/a
 Tax ID: H05A01159000
 Listing Agent: n/a
 Phone: n/a
 County: Henry
ABSOLUTE
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a

SALE 2

THURSDAY, NOVEMBER 15, 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
4201A	ABSOLUTE	Residential Lot	23 Running Terrace Way	Cartersville	Bartow	GA	30121
4201B	ABSOLUTE	Residential Lot	25 Running Terrace Way	Cartersville	Bartow	GA	30121
4201C	ABSOLUTE	Residential Lot	10 Parkside View NW	Cartersville	Bartow	GA	30121
4201D	ABSOLUTE	Residential Lot	12 Parkside View NW	Cartersville	Bartow	GA	30121
4201E	ABSOLUTE	Residential Lot	12 Ridgeline Way NW	Cartersville	Bartow	GA	30121
4202A	ABSOLUTE	Residential Lot	13 Running Terrace Way	Cartersville	Bartow	GA	30121
4202B	ABSOLUTE	Residential Lot	14 Running Terrace Way	Cartersville	Bartow	GA	30121
4202C	ABSOLUTE	Residential Lot	29 Brookside Way	Cartersville	Bartow	GA	30121
4203		Residential Land w/ Mobile Home	675 Green Drive	Canton	Cherokee	GA	30114
4204		Commercial Land	Azalea Drive	Mableton	Cobb	GA	30126
4205	ABSOLUTE	Commercial Retail Tract	North of Richmond Centre at the terminus of Lantern Ridge Drive, west of I-75	Richmond	Madison	KY	40475
4206	ABSOLUTE	Single Family Residence	533 Arch Street	Sunbury	Northumberland	PA	17801
4207		Commercial Building	1220 Highway 72 Bypass NE	Greenwood	Greenwood	SC	29649
4208	ABSOLUTE	Commercial Land	414 Elm St (Hwy 278)	Hampton	Hampton	SC	29924
4209	ABSOLUTE	Raw Land	Adrian Parkway	Aynor	Horry	SC	29511
4210	ABSOLUTE	2 Residential Lots	219 Elohi Way, 430 Igoti Lane	Loudon	Loudon	TN	37774
4211	ABSOLUTE	10 Improved Single-Family Lots	Ridgeline Drive & State Road 68	Turtletown	Polk	TN	30121
4212	ABSOLUTE	Residential Land	6153 Daus Mountain Road	Dunlap	Sequatchie	TN	37237
4213	ABSOLUTE	Residential Lot	6 International Village Drive	Helen	White	GA	30545
4214		Single Family Residence	2334 Carrington Way SE	Marietta	Cobb	GA	30067
4215		Single Family Residence - Zoned Commercial	1616 Miller Avenue	Marietta	Cobb	GA	30060
4216A		Residential Lot	Youngs Station Road	Cedartown	Polk	GA	30125
4216B		Residential Lot	Youngs Station Road	Cedartown	Polk	GA	30125
4216C		Residential Lot	Youngs Station Road	Cedartown	Polk	GA	30125
4217		Former Bank Branch	40 Main Street	Boones Mill	Franklin	VA	24065
4218	ABSOLUTE	Single Family Residence	208 E Pinner Street	Suffolk	Suffolk	VA	23434
4219	ABSOLUTE	Residential Lot	Barrett Mill Road	Wytheville	Wythe	VA	24382
4220	ABSOLUTE	Single Family Residence	275 McKinley Street	Wharton	Boone	WV	25208
4221	ABSOLUTE	Single Family Residence	1263 Mill Creek Road	Pecks Mill	Logan	WV	25547
4222	ABSOLUTE	Single Family Residence	104 Stone Street	Fairview	Marion	WV	26570
4223	ABSOLUTE	Single Family Residence	713 Vinson Street	Williamson	Mingo	WV	25661
4224	ABSOLUTE	Golf Course Residential Lot	141 Constance Way	Daniels	Releigh	WV	25832
4225		Residential Lot	Wiggly Lane - Lot 1	Jasper	Pickens	GA	30143
4226	ABSOLUTE	Residential Lot	Danburg Court	Jasper	Pickens	GA	30143
4227A	ABSOLUTE	Residential Lot	355 Moorings Run	Jasper	Pickens	GA	30143
4227B	ABSOLUTE	Residential Lot	375 Moorings Run	Jasper	Pickens	GA	30143
4227C	ABSOLUTE	Residential Lot	385 Ambrose Drive	Jasper	Pickens	GA	30143
4228		12 Residential Lots	119 Windrush Court	Dallas	Paulding	GA	30132
4229	ABSOLUTE	Agricultural Land	Highway 915	Loris	Horry	SC	29569
4230	ABSOLUTE	7 Residential Lots	Covered Bridge Road	Hiawassee	Towns	GA	30546
4231	ABSOLUTE	Residential Lot	6691 Curahee Lane	Toccoa	Stephens	GA	30577
4232	ABSOLUTE	Residential Lot	Planters Pointe Drive	Baldwin	Banks	GA	30511
4233	ABSOLUTE	Residential Lot	440 South Point Boulevard	Sunset	Pickens	SC	29685

NEED MORE INFORMATION?

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8 LOTS
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COUNTY



HIGH BIDDER'S
CHOICE
4201A-4201E



HIGH BIDDER'S
CHOICE
4202A-4202C

4201A
Residential Lot
23 Running Terrace, Cartersville, GA 30121
Lot(s): 17
Acres: 0.37±
Tax ID: 0069Q-0001-017

4201C
Residential Lot
10 Parkside View NW, Cartersville, GA 30121
Lot(s): 70
Acres: 0.59±
Tax ID: 0069Q-0001-070

4201E
Residential Lot
12 Ridgeline Way NW, Cartersville, GA 30121
Lot(s): 23
Acres: 0.62±
Tax ID: 0069Q-0001-023

4201B
Residential Lot
25 Running Terrace, Cartersville, GA 30121
Lot(s): 18
Acres: 0.38±
Tax ID: 0069Q-0001-018

4201D
Residential Lot
12 Parkside View NW, Cartersville, GA 30121
Lot(s): 69
Acres: 0.37±
Tax ID: 0069Q-0001-069

4202A
Residential Lot
13 Running Terrace Way, Cartersville, GA 30121
Lot(s): 13
Acres: 0.36±
Tax ID: 0069Q-0001-013

4202B
Residential Lot
14 Running Terrace Way, Cartersville, GA 30121
Lot(s): 53
Acres: 0.34±
Tax ID: 0069Q-0001-053

4202C
Residential Lot
29 Brookside Way, Cartersville, GA 30121
Lot(s): 64
Acres: 0.42±
Tax ID: 0069Q-0001-053



4203
Residential Land w/ Mobile Home
 675 Green Drive, Canton, GA 30114
 Lot(s): n/a
 Subdivision: n/a
 Acres: 4.37±
Year Built: 1995
Tax ID: 14N28030
Square Feet: 1,416±
Beds/Baths: 4/2
Listing Agent: Kathleen Longspaugh, ERA Atlantic
Phone: 813.215.7797 **Email:** Kathleen@pageturnerpromotions.com



4204
Commercial Land
 Azalea Drive, Mableton, GA 30126
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.46±
Year Built: n/a
Tax ID: 18016500260
Square Feet: n/a
Beds/Baths: n/a
Listing Agent: n/a
Phone: n/a **Email:** n/a



4205 **ABSOLUTE**
Commercial Retail Tract
 County: **Madison**
 North of Richmond Centre at the terminus of Lantern Ridge Drive, west of I-75, Richmond, KY 40475
 Lot(s): n/a
 Subdivision: Parcel I Richmond Centre
 Acres: 15.58± Gross & 10.58± Net
Year Built: n/a
Tax ID: 0042-0000-0010-1
Listing Agent: n/a
Phone: n/a **Email:** n/a



4206 **ABSOLUTE**
Single Family Residence
 County: **Northumberland**
 533 Arch Street, Sunbury, PA 17801
 Lot(s): 3, Block 6
 Subdivision: Dewart's Addition
 Acres: 0.072±
Year Built: 1900
Tax ID: 053-01-008-073
Square Feet: 2,618±
Beds/Baths: 4/3
Listing Agent: n/a
Phone: n/a **Email:** n/a



4207
Commercial Building
 County: **Greenwood**
 1220 Highway 72 Bypass NE, Greenwood, SC 29649
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.663±
Year Built: n/a
Tax ID: 6856-275-719
Square Feet: 4,054±
Beds/Baths: n/a
Listing Agent: n/a
Phone: n/a **Email:** n/a



4208 **ABSOLUTE**
Commercial Land
 County: **Hampton**
 414 Elm St (Hwy 278), Hampton, SC 29924
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.488±
Year Built: n/a
Tax ID: 120-06-02-002
Listing Agent: Reggie Enlow, Southern Visions Real Estate
Phone: 803-359-9571 **Email:** renlow@svrealty.com



4209 **ABSOLUTE**
Raw Land
 County: **Horry**
 Adrian Parkway, Aynor, SC 29511
 Lot(s): n/a
 Subdivision: n/a
 Acres: 14.91±
Year Built: n/a
Tax ID: 24900000027
Square Feet: n/a
Beds/Baths: n/a
Listing Agent: n/a
Phone: n/a **Email:** n/a



4210 **ABSOLUTE**
2 Residential Lots
 County: **Loudon**
 219 Elohi Way, 430 Igoti Lane, Loudon, TN 37774
 Lot(s): n/a
 Subdivision: Mialaquo Point
 Acres: 0.68±, 0.32±
Year Built: n/a
Tax ID: 077C C 020.00, 077D F 009.00
Square Feet: n/a
Beds/Baths: n/a
Listing Agent: n/a
Phone: n/a **Email:** n/a



4211 **ABSOLUTE**
10 Improved Single-Family Lots
 County: **Polk**
 Ridgeline Drive & State Road 68, Turtletown, TN 30121
 Lot(s): 1,3,4,12,13,14,15,16,22,25
 Subdivision: Ridgeline Estates
 Acres: 42.88±
Year Built: n/a
Tax ID: 930A 001, 930A 003, 930A 004, 930A 012, 930A 013, 930A 014, 930A 015, 930A 016, 930A 022, 930A 025
Listing Agent: Kurt Cooper, Metro Brokers
Phone: 678.320.4800 **Email:** kurt.cooper@metrobros.com



4212 **ABSOLUTE**
Residential Land
 County: **Sequatchie**
 6153 Daus Mountain Road, Dunlap, TN 37237
 Lot(s): n/a
 Subdivision: n/a
 Acres: 5.1±
Year Built: n/a
Tax ID: 064 00.10 000
Square Feet: n/a
Beds/Baths: n/a
Listing Agent: Travis Faucett, Heartland Realty
Phone: 423.582.0917 **Email:** infarmertravis@gmail.com



4213 **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
Square Feet: n/a
Beds/Baths: n/a
Listing Agent: n/a
Phone: n/a **Email:** n/a



4214
Single Family Residence
 County: **Cobb**
 2334 Carrington Way SE, Marietta, GA 30067
 Lot(s): 87, Blk C
 Subdivision: Tuxedo Estates, Unit One
 Acres: 0.344±
Year Built: 1963
Tax ID: 17078900190
Square Feet: 1,595±
Beds/Baths: 3/2
Listing Agent: Thomas H. Finley, AmeriRealty
Phone: 404.626.9258 **Email:** thfinley4177@gmail.com



4215
Single Family Residence - Zoned Commercial
 1616 Miller Avenue, Marietta, GA 30060
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.33±
 Year Built: n/a
 Tax ID: 17035200250
 Listing Agent: Kathleen Longspaugh, ERA Atlantic
 Phone: 813.215.7797
 Email: Kathleen@pageturnerpromotions.com

County: Cobb

Square Feet: 1,245±
 Beds/Baths: n/a



4216A
Residential Lot
 Youngs Station Road, Cedartown, GA 30125
 Lot(s): 1
 Subdivision: n/a
 Acres: 5.55±
 Year Built: n/a
 Tax ID: Portion of 027-058A
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

County: Polk

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



4216B
Residential Lot
 Youngs Station Road, Cedartown, GA 30125
 Lot(s): 2
 Subdivision: n/a
 Acres: 5.43±
 Year Built: n/a
 Tax ID: Portion of 027-058A
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

County: Polk

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



4216C
Residential Lot
 Youngs Station Road, Cedartown, GA 30125
 Lot(s): 6
 Subdivision: n/a
 Acres: 7.43±
 Year Built: n/a
 Tax ID: Portion of 027-058A
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

County: Polk

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



4217
Former Bank Branch
 40 Main Street, Boones Mill, VA 24065
 Lot(s): n/a
 Subdivision: n/a
 Acres: n/a
 Year Built: 1920
 Tax ID: 302000120, 3020001300
 Listing Agent: Denise Basham, Quality Realty
 Phone: 434.942.4521
 Email: denisekdjfg@gmail.com

County: Franklin

Square Feet: 4,554
 Beds/Baths: n/a



4218
Single Family Residence
 208 E Pinner Street, Suffolk, VA 23434
 Lot(s): 13, Block K
 Subdivision: n/a
 Acres: 0.17±
 Year Built: 1900
 Tax ID: 351572250
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

ABSOLUTE

County: Suffolk

Square Feet: 1,561±
 Beds/Baths: 1/1.5



4219
Residential Lot
 Barrett Mill Road, Wytheville, VA 24382
 Lot(s): 40
 Subdivision: n/a
 Acres: 4.05±
 Year Built: n/a
 Tax ID: 041-005-0000-0040
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

ABSOLUTE

County: Wythe

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



4220
Single Family Residence
 275 McKinley Street, Wharton, WV 25208
 Lot(s): 18, Section 1
 Subdivision: Wharton
 Acres: 0.11±
 Year Built: 1949
 Tax ID: 01-44A-0023-0000-0000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

ABSOLUTE

County: Boone

Square Feet: 1,686
 Beds/Baths: 2/1



4221
Single Family Residence
 1263 Mill Creek Road, Pecks Mill, WV 25547
 Lot(s): 3 & 3A
 Subdivision: Laurel
 Acres: 0.78±
 Year Built: 1971
 Tax ID: 02 57 0003 0000 0000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

ABSOLUTE

County: Logan

Square Feet: 2,576±
 Beds/Baths: 6/2.5



4222
Single Family Residence
 104 Stone Street, Fairview, WV 26570
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.24±
 Year Built: 1890
 Tax ID: 07 7 0021 0000 0000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

ABSOLUTE

County: Marion

Square Feet: 1,680±
 Beds/Baths: 3/1.5



4223
Single Family Residence
 713 Vinson Street, Williamson, WV 25661
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.09±
 Year Built: 1920
 Tax ID: 0174 0000 0000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

ABSOLUTE

County: Mingo

Square Feet: 1,452±
 Beds/Baths: 4/2



4224
Golf Course Residential Lot
 141 Constance Way, Daniels, WV 25832
 Lot(s): 34, Block 4
 Subdivision: Queensglade, Glade Springs Village
 Acres: 0.59±
 Year Built: n/a
 Tax ID: 7B/00040034
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

ABSOLUTE

County: Raleigh

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



4225
Residential Lot
 Wiggly Lane - Lot 1, Jasper, GA 30143
 Lot(s): 1
 Subdivision: Windsong
 Acres: 10.01±
 Year Built: n/a
 Tax ID: 024 002 115
 Listing Agent: Cynthia Norcia, Berkshire Hathaway Home Services
 Phone: 678.210.1110
 Email: cynthia.norcia@bhhsgeorgia.com



4226
Residential Lot
 Danburg Court, Jasper, GA 30143
 Lot(s): 37
 Subdivision: Bethany Moorings
 Acres: 1.55±
 Year Built: n/a
 Tax ID: 064 020 037
 Listing Agent: Kurt Cooper, Metro Brokers
 Phone: 678.320.4800
 Email: kurt.cooper@metrobros.com



4227A
Residential Lot
 355 Moorings Run, Jasper, GA 30143
 Lot(s): 149
 Subdivision: Bethany Moorings
 Acres: 0.88±
 Year Built: n/a
 Tax ID: 064 020 149
 Listing Agent: Kurt Cooper, Metro Brokers
 Phone: 678.320.4800
 Email: kurt.cooper@metrobros.com



4227B
Residential Lot
 375 Moorings Run, Jasper, GA 30143
 Lot(s): 148
 Subdivision: Bethany Moorings
 Acres: 0.99±
 Year Built: n/a
 Tax ID: 064 020 148
 Listing Agent: Kurt Cooper, Metro Brokers
 Phone: 678.320.4800
 Email: kurt.cooper@metrobros.com



4227C
Residential Lot
 385 Ambrose Drive, Jasper, GA 30143
 Lot(s): 91
 Subdivision: Bethany Moorings
 Acres: 1.08±
 Year Built: n/a
 Tax ID: 064 020 091
 Listing Agent: Kurt Cooper, Metro Brokers
 Phone: 678.320.4800
 Email: kurt.cooper@metrobros.com



4228
12 Residential Lots
 119 Windrush Court, Dallas, GA 30132
 Lot(s): 11, 18, 24, 25, 26, 34, 38, 39, 42, 43, 47, 48
 Subdivision: McPherson Woods
 Acres: 6.77±
 Year Built: n/a
 Tax ID: 100340460000; 100340520000; 100340050000; 100430060000; 100430140000; 100430180000; 100430190000; 100430220000; 100430230000; 100430280000; 100430270000; 119210240000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4229
Agricultural Land
 Highway 915, Loris, SC 29569
 Lot(s): n/a
 Subdivision: n/a
 Acres: 5.1±
 Year Built: n/a
 Tax ID: 600001247
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4230
7 Residential Lots
 Covered Bridge Road, Hiawassee, GA 30546
 Lot(s): 4,5,6,7,8,10,11
 Subdivision: Madison Ridge
 Acres: 7.24±
 Year Built: n/a
 Tax ID: 0046 033F; G; H; J; K; M; N
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4231
Residential Lot
 6691 Curahee Lane, Toccoa, GA 30577
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.46±
 Year Built: n/a
 Tax ID: 022B 027
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4232
Residential Lot
 Planters Pointe Drive, Baldwin, GA 30511
 Lot(s): 13, Phase 5
 Subdivision: Apple Pie Ridge
 Acres: 0.78±
 Year Built: n/a
 Tax ID: B231077
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4233
Residential Lot
 440 South Point Boulevard, Sunset, SC 29685
 Lot(s): 71, Section A
 Subdivision: Reserve at Lake Keowee
 Acres: 0.62±
 Year Built: n/a
 Tax ID: 4131-00-04-0385
 Listing Agent: n/a
 Phone: n/a
 Email: n/a

TERMS & CONDITIONS

AUCTION DATES & LOCATIONS: **SALE 1:** Wednesday, November 14 at 2:00 p.m. **SALE 2:** Thursday, November 15 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, HOA/POA account statement or clearance letter fee, 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.

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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