

A U C T I O N

KALVELAGE FAMILY ESTATE LIQUIDATION



THURSDAY, MARCH 28, 7: 00 P.M.

SELLING MULTI-MILLION DOLLAR ESTATE & 250[±] ACRES
11 RENTAL HOMES SELLING ABSOLUTE IN CONYERS, GEORGIA



SALE SITE: HAWTHORN SUITES BY WYNDHAM CONYERS
1659 CENTENNIAL OLYMPIC PARKWAY, CONYERS, GA 30013

johndixon.com • 770.425.1141

INFORMATION
UPDATED
DAILY ON
WEBSITE

JD
JOHN DIXON
& ASSOCIATES
AUCTIONS • MARKETING



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 770.425.1141. We will help you any way we can.

We'll see you at the auction!

PROPERTY LIST

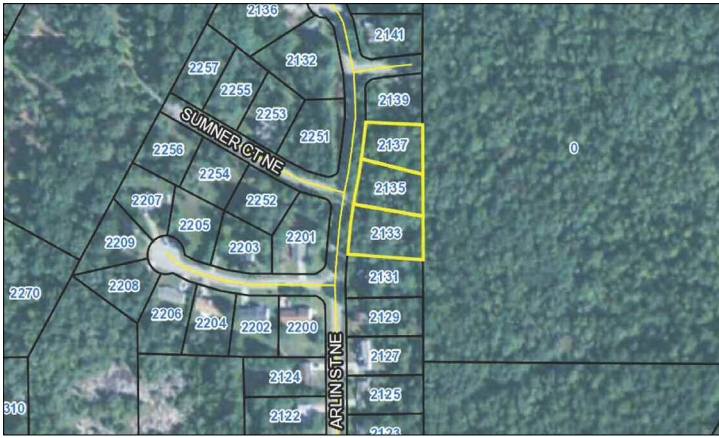
THURSDAY, MARCH 28, 7:00 P.M.

SALE SITE: HAWTHORN SUITES BY WYNDHAM CONYERS, 1659 CENTENNIAL OLYMPIC PARKWAY, CONYERS, GA

Property No.	ABSOLUTE / Reserve	Property Type	Address	City	County	State	Zip
2101	ABSOLUTE	3 Residential Lots	2133, 2135, 2137 NE Arlin Street	Conyers	Rockdale	GA	30012
2102		Single Family Residence - (Leased @ \$1,750 per month)	2750 NE White Road	Conyers	Rockdale	GA	30012
2103		Residential Land w/ Storage Building	2490 White Road	Conyers	Rockdale	GA	30012
2104		Residential Land	NE White Road	Conyers	Rockdale	GA	30012
2105		Single Family Residence w/ Barn	2258 Sumner Court	Conyers	Rockdale	GA	30012
2106		Residential Land	Access off Woodhaven Way	Conyers	Rockdale	GA	30012
2107	ABSOLUTE	4 Residential Lots & Residential Land	2205 NE Clarendon Court, 2252 NE Sumner Court, 2254 NE Sumner Court, 2256 Sumner Court	Conyers	Rockdale	GA	30012
2108		Raw Land	NE White Road	Conyers	Rockdale	GA	30012
2109		Raw Land	Access at 2490 NE White Road	Conyers	Rockdale	GA	30012
2110	ABSOLUTE	Single Family Residence and Adjoining Lot	2253, 2255 NE Sumner Court	Conyers	Rockdale	GA	30012
2111	ABSOLUTE	Residential Lot	2251 NE Sumner Court	Conyers	Rockdale	GA	30012
2112	ABSOLUTE	Residential Lot	2257 NE Sumner Court	Conyers	Rockdale	GA	30012
2113	ABSOLUTE	Single Family Residence (Rented @ \$1,000)	1280 Milstead Avenue NE	Conyers	Rockdale	GA	30012
2114	ABSOLUTE	Single Family Residence (Rented @ \$850)	1409 NE Chelsea Downs Lane	Conyers	Rockdale	GA	30012
2115A	ABSOLUTE	Single Family Residence (Rented @ \$1,250)	2728 SW Lakeside Drive	Conyers	Rockdale	GA	30012
2115B	ABSOLUTE	Adjoining Lot to 2728 SW Lakeside Drive	SW Lakeview Drive	Conyers	Rockdale	GA	30012
2116	ABSOLUTE	Single Family Residence, Lakefront (Vacant)	2355 NE Lakeshore Drive	Conyers	Rockdale	GA	30012
2117	ABSOLUTE	Single Family Residence (Rented @ \$910)	2090 NE HI ROC Circle	Conyers	Rockdale	GA	30012
2118	ABSOLUTE	Single Family Residence (Rented @ \$900)	2698 Lakeside Drive SW	Conyers	Rockdale	GA	30012
2119	ABSOLUTE	Single Family Residence (Rented @ \$910)	2400 NE Lakeshore Drive	Conyers	Rockdale	GA	30012
2120	ABSOLUTE	Single Family Residence, Lakefront (Rented @ \$1,025)	2292 NE East Lake Drive	Conyers	Rockdale	GA	30012
2121	ABSOLUTE	Single Family Residence, Lakefront (Rented @ \$1,000)	2519 NE Lakeshore Drive	Conyers	Rockdale	GA	30012
2122	ABSOLUTE	Single Family Residence, Lakefront (Rented @ \$1,010)	2343 NE Lakeshore Drive	Conyers	Rockdale	GA	30012

NEED MORE INFORMATION?

VISIT JOHNDIXON.COM OR CONTACT SCOTT PINSON 770.310.1388



2101
3 Residential Lots
 2133, 2135, 2137 NE Arlin Street, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: Arlington Woods
 Acres: 1.38±
 Year Built: n/a
 Tax ID: 062A010112, 062A010111, 062A010110
 Listing Agent: n/a, n/a
 Phone: n/a

ABSOLUTE
County: Rockdale

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

Email: n/a



2102
Single Family Residence - (Leased @ \$1,750 per month)

County: Rockdale

2750 NE White Road, Conyers, GA 30012
 Lot(s): Lot 1
 Subdivision: n/a
 Acres: 5.05±
 Year Built: 1979
 Tax ID: Portion of 062001016D
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

Square Feet: 2,260±
 Beds/Baths: 4/3.5

Email: dthrow913.db@gmail.com



2103
Residential Land w/ Storage Building
 2490 White Road, Conyers, GA 30012
 Lot(s): Lot 3
 Subdivision: n/a
 Acres: 2±
 Year Built: n/a
 Tax ID: Portion of 062001016D
 Listing Agent: n/a, n/a
 Phone: n/a

County: Rockdale

Square Feet: 5,000±
 Beds/Baths: n/a

Email: n/a



2104
Residential Land

County: Rockdale

NE White Road, Conyers, GA 30012
 Lot(s): Lot 2
 Subdivision: n/a
 Acres: 13.93±
 Year Built: n/a
 Tax ID: Portion of 062001016D
 Listing Agent: n/a, n/a
 Phone: n/a

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

Email: n/a

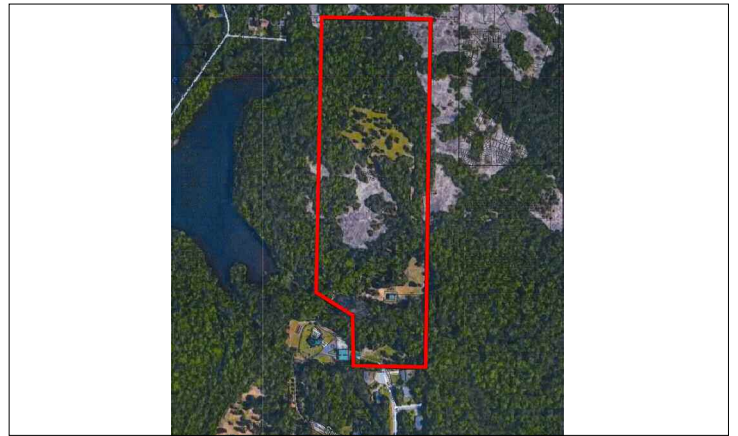


2105
Single Family Residence w/ Barn
 2258 Sumner Court, Conyers, GA 30012
 Lot(s): Tract 1
 Subdivision: n/a
 Acres: 5.12±
 Year Built: 1999
 Tax ID: Portion of 062001006D
 Listing Agent: n/a, n/a
 Phone: n/a

County: Rockdale

Square Feet: 4,304±
 Beds/Baths: 4/3.5

Email: n/a



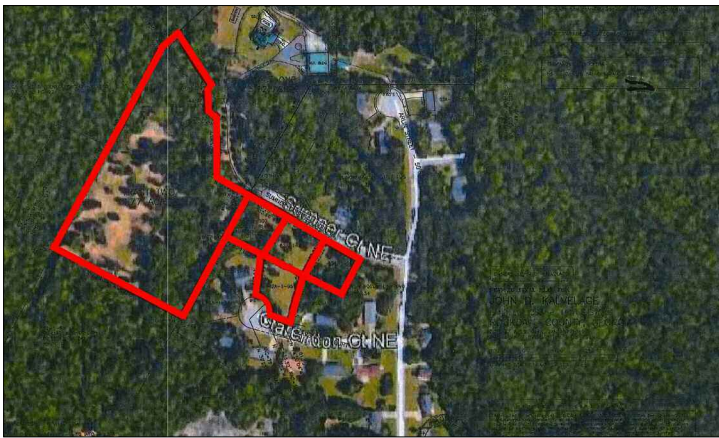
2106
Residential Land

County: Rockdale

Access off Woodhaven Way, Conyers, GA 30012
 Lot(s): Tract 3
 Subdivision: n/a
 Acres: 28.78±
 Year Built: n/a
 Tax ID: Portion of 062001006D
 Listing Agent: n/a, n/a
 Phone: n/a

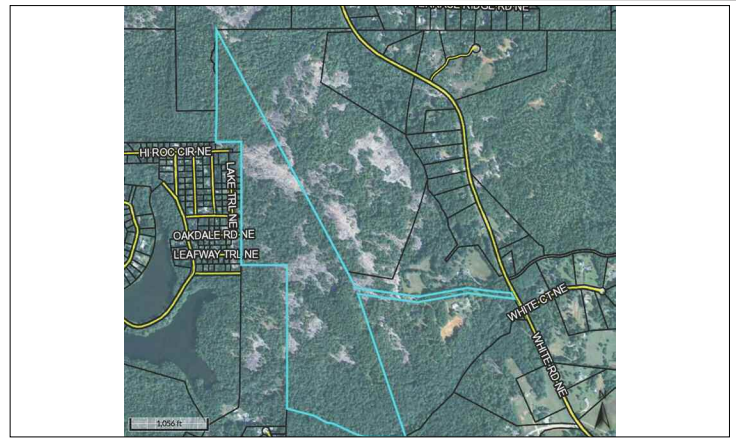
Square Feet: n/a
 Beds/Baths: n/a

Email: n/a



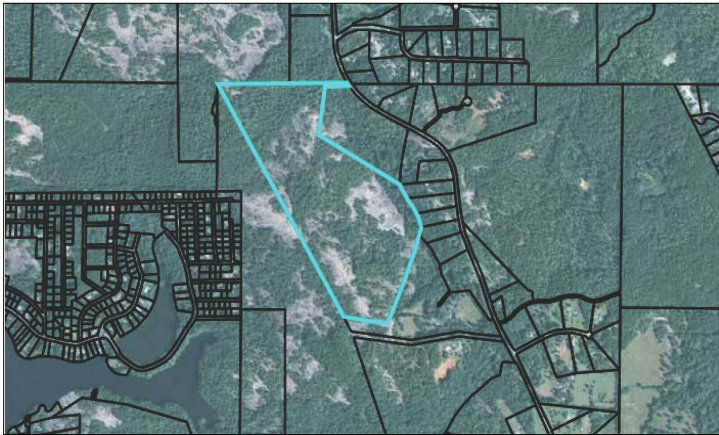
2107
4 Residential Lots & Residential Land
 2205 NE Clarendon Court, 2252 NE Sumner Court, 2254 NE Sumner Court, 2256 Summer Court, Conyers, GA 30012
 Lot(s): Tract 2
 Subdivision: Arlington Woods
 Acres: 9.59±
 Year Built: n/a
 Tax ID: 062A010095, 062A010098, 062A010099, 062A010100, Portion of 062001006D
 Listing Agent: n/a, n/a
 Phone: n/a

ABSOLUTE
 County: Rockdale
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



2108
Raw Land
 NE White Road, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: n/a
 Acres: 100±
 Year Built: n/a
 Tax ID: 062001015A
 Listing Agent: n/a, n/a
 Phone: n/a

ABSOLUTE
 County: Rockdale
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



2109
Raw Land
 Access at 2490 NE White Road, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: n/a
 Acres: 96.04±
 Year Built: n/a
 Tax ID: 062001016C
 Listing Agent: n/a, n/a
 Phone: n/a

ABSOLUTE
 County: Rockdale
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



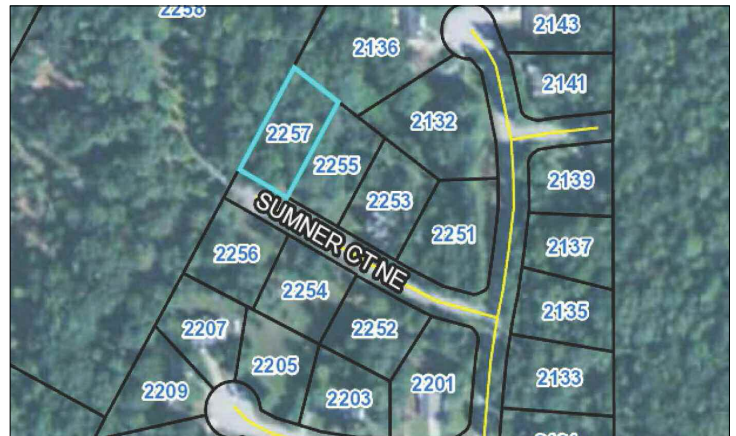
2110
Single Family Residence and Adjoining Lot
 2253, 2255 NE Sumner Court, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: Arlington Woods
 Acres: 0.9±
 Year Built: 2003
 Tax ID: 062A010102, 062A010103
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
 County: Rockdale
 Square Feet: 1,902±
 Beds/Baths: 3/2
 Email: dbrown913.db@gmail.com



2111
Residential Lot
 2251 NE Sumner Court, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: Arlington Woods
 Acres: 0.6±
 Year Built: n/a
 Tax ID: 062A010104
 Listing Agent: n/a, n/a
 Phone: n/a

ABSOLUTE
 County: Rockdale
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



2112
Residential Lot
 2257 NE Sumner Court, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: Arlington Woods
 Acres: 0.45±
 Year Built: n/a
 Tax ID: 062A010101
 Listing Agent: n/a, n/a
 Phone: n/a

ABSOLUTE
 County: Rockdale
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



2113
Single Family Residence (Rented @ \$1,000)
 1280 Milstead Avenue NE, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.88±
 Year Built: 1900
 Tax ID: C230010010
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: 2,006±
 Beds/Baths: 3/2

Email: dbrown913.db@gmail.com



2114
Single Family Residence (Rented @ \$850)
 1409 NE Chelsea Downs Lane, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: Chelsea Downs
 Acres: 0.51±
 Year Built: 1987
 Tax ID: 090B010005
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: 1,780±
 Beds/Baths: 3/2

Email: dbrown913.db@gmail.com



2115A
Single Family Residence (Rented @ \$1,250)
 2728 SW Lakeside Drive, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: Abbott Estates
 Acres: 1.65±
 Year Built: 1968
 Tax ID: 010005014A
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: 1,466±
 Beds/Baths: 3/2

Email: dbrown913.db@gmail.com



2115B
Adjoining Lot to 2728 SW Lakeside Drive
 SW Lakeview Drive, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: Abbott Estates
 Acres: 0.81±
 Year Built: n/a
 Tax ID: 100050014
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: n/a
 Beds/Baths: n/a

Email: dbrown913.db@gmail.com



2116
Single Family Residence, Lakefront (Vacant)
 2355 NE Lakeshore Drive, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: HI ROC SHORES
 Acres: 0.56±
 Year Built: 1958
 Tax ID: 6030290097
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: 2,468±
 Beds/Baths: 5/2.5

Email: dbrown913.db@gmail.com



2117
Single Family Residence (Rented @ \$910)
 2090 NE HI ROC Circle, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: HI ROC SHORES
 Acres: 0.35±
 Year Built: 2007
 Tax ID: 630010010
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: 1,206±
 Beds/Baths: 3/2

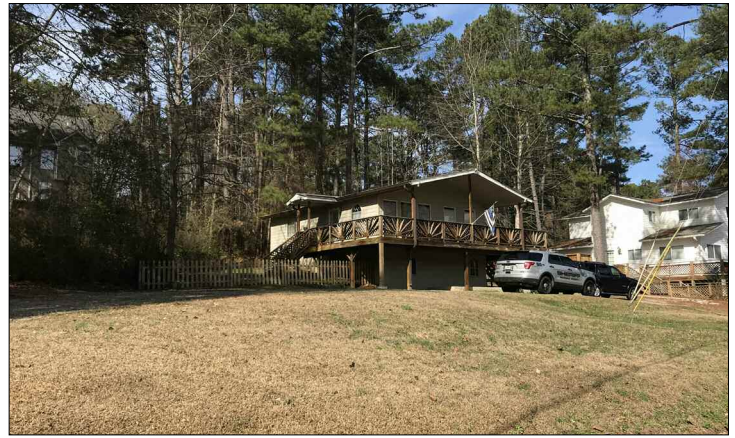
Email: dbrown913.db@gmail.com



2118
Single Family Residence (Rented @ \$900)
 2698 Lakeside Drive SW, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: Abbott Estates
 Acres: 0.42±
 Year Built: 1971
 Tax ID: 100050005
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: 1,456±
 Beds/Baths: 3/2

Email: dbrown913.db@gmail.com



2119
Single Family Residence (Rented @ \$910)
 2400 NE Lakeshore Drive, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: HI ROC SHORES
 Acres: 0.38±
 Year Built: 1971
 Tax ID: 630210011
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: 816±
 Beds/Baths: 2/1

Email: dbrown913.db@gmail.com



2120
Single Family Residence, Lakefront (Rented @ \$1,025)
 2292 NE East Lake Drive, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: HI ROC SHORES
 Acres: 0.22±
 Year Built: 1993
 Tax ID: 630290128
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: 728±
 Beds/Baths: 2/1

Email: dbrown913.db@gmail.com



2121
Single Family Residence, Lakefront (Rented @ \$1,000)
 2519 NE Lakeshore Drive, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: HI ROC SHORES
 Acres: 0.3±
 Year Built: 1973
 Tax ID: 630290058
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: 912±
 Beds/Baths: 3/1

Email: dbrown913.db@gmail.com



2122
Single Family Residence, Lakefront (Rented @ \$1,010)
 2343 NE Lakeshore Drive, Conyers, GA 30012
 Lot(s): n/a
 Subdivision: HI ROC SHORES
 Acres: 0.63±
 Year Built: 1960
 Tax ID: 630290101
 Listing Agent: Danny Brown, The American Realty
 Phone: 770.670.3271

ABSOLUTE
County: Rockdale
 Square Feet: 1,213±
 Beds/Baths: 3/2

Email: dbrown913.db@gmail.com

AUCTION

KALVELAGE FAMILY ESTATE LIQUIDATION

THURSDAY, MARCH 28, 7:00 P.M.

RESIDUAL MULTI-FAMILY/COMMERCIAL OFFICE & 3500+ ACRES
IN GREAT, HIGHLY DESIRED AREA OF MARIETTA, GEORGIA

SALE SITE: HAWTHORN SUITES BY WYNNDHAM CONYERS
1659 CENTENNIAL OLYMPIC PARKWAY, CONYERS, GA 30013

johnndixon.com • 770.425.1141

SCAN FOR DETAILS



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

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

John Dixon & Associates
Setting the standard in professionalism.

Auction Terms & Conditions

AUCTION DATE & LOCATION: The auction will be held on Thursday, March 28 at 7 p.m. at Hawthorn Suites By Wyndham Conyers, 1659 Centennial Olympic Parkway, Conyers, Georgia 30013.

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@johnndixon.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@johnndixon.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 johnndixon.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.

Call us for a no-obligation proposal to sell your property at a John Dixon & Associates auction.

CALL SCOTT PINSON FOR ADDITIONAL INFORMATION
770.425.1141 • (Cell) 770.310.1388 • johnndixon.com

