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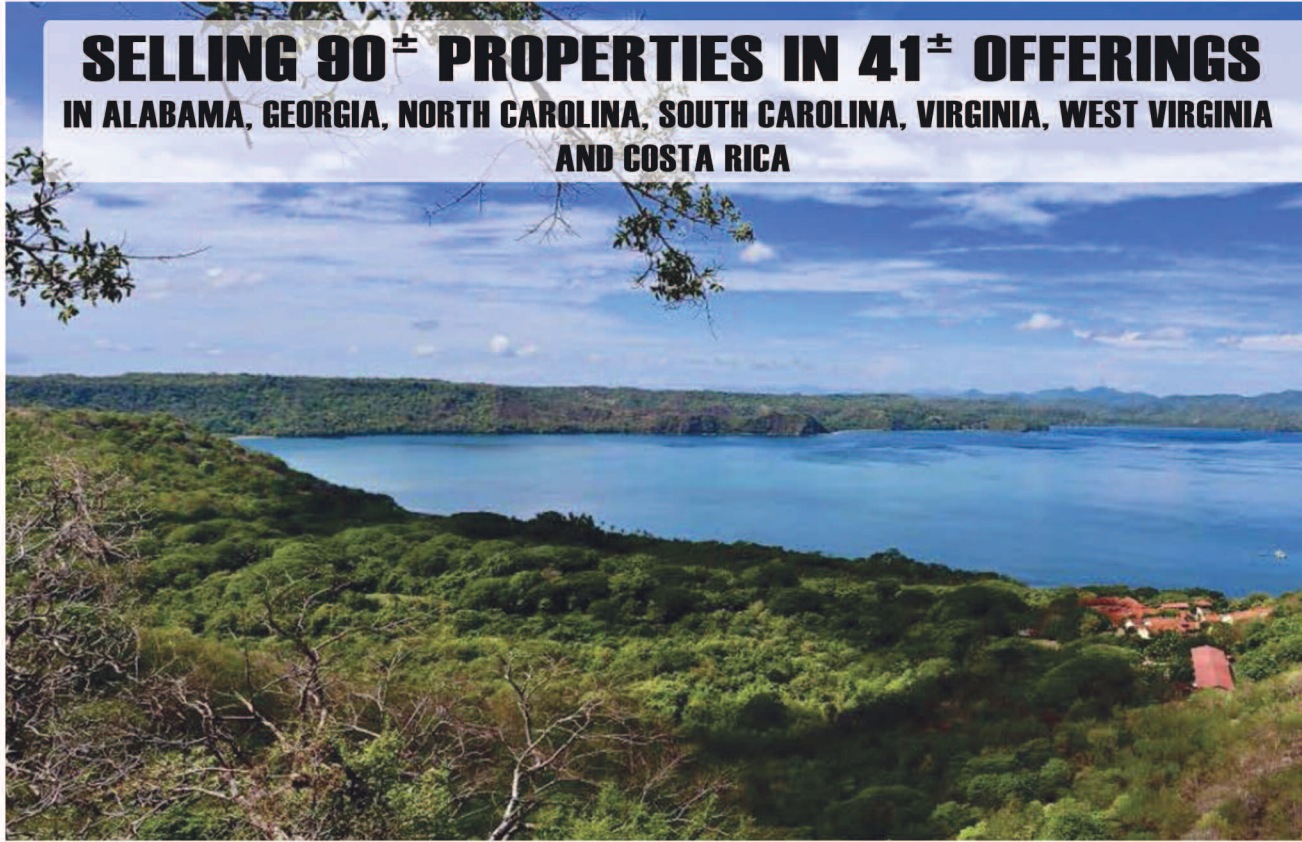
MULTI-SELLER.com[®]

QUALIFIED SELLERS...FOR QUALIFIED BUYERS



AUGUST 21

SELLING 90[±] PROPERTIES IN 41[±] OFFERINGS
IN ALABAMA, GEORGIA, NORTH CAROLINA, SOUTH CAROLINA, VIRGINIA, WEST VIRGINIA
AND COSTA RICA



SALE SITES:

► **WEDNESDAY, AUGUST 21, 2:00 P.M.**
MANSOUR CONFERENCE CENTER
995 ROSWELL STREET, MARIETTA, GA 30062
41 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!

PROPERTY LIST

WEDNESDAY, 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 / Country	County/ Province	State / Province
5101		Residential Land	1035 Old Bankhead Highway	Mableton	Cobb	GA
5102	ABSOLUTE	Residential Lot	6736 Silver Maple Drive	Rex	Clayton	GA
5103		15 Fully Developed Platted Lots	101, 111, 121, 133, 145, 155, 159, 166, 142, 126, 162, 152 Richmond Way 141, 147, 157 Worthington Lane	Villa Rica	Paulding	GA
5104		11 Developed Platted Lots	2573, 2581, 2589 Three Wood Drive 1001, 1013, 1028, 1033, 1035, 1055 Overlook Drive 1006, 1010 Fairway Seven	Villa Rica	Douglas	GA
5105		Former Taco Bell Restaurant	718 North Highway Street	Madison	Rockingham	NC
5106		Single Family Residence w/2 Car Detached Garage	4642 Bartlett Road	Forest Park	Clayton	GA
5107		Recreational Land w./ Homesite	Water Tank Road	Draper	Pulaski	VA
5108		Land - Commercial Potential	5482 Cave Springs Road	Douglasville	Douglas	GA
5109		5 Apartment Buildings (4-Plex Each)	340-378 Bowie Circle	Tyler	Lowndes	AL
5110A		Residential Golf Course Lot	Pine Hill Road & Cardinal Drive	Griffin	Spalding	GA
5110B		Residential Golf Course Lot	N. Pine Hill Road	Griffin	Spalding	GA
5110C		Residential Golf Course Lot	N. Pine Hill Road	Griffin	Spalding	GA
5110D		Residential Golf Course Lot	N. Pine Hill Road	Griffin	Spalding	GA
5110E		Residential Golf Course Lot	N. Pine Hill Road	Griffin	Spalding	GA
5111	ABSOLUTE	Ocean View Land	10 meters east of Planet Hollywood	Costa Rica	First Canton of Liberia	Guanacaste
5112		Commercial Land	9851 Tara Boulevard and 1506 Mundy Mill Road	Jonesboro	Clayton	GA
5113		Single Family Residence & Commercial Lot	3709 Rockbridge Road	Stone Mountain	Dekalb	GA
5114		Residential Lot	3695 Rockbridge Road	Stone Mountain	Dekalb	GA
5115		Residential Land	5088 Bells Ferry Road	Acworth	Cobb	GA
5116		Commercial Lot	Haworth Parkway	McDonough	Henry	GA
5117		Commercial Lot	Avalon Parkway	McDonough	Henry	GA
5118		Commercial Lot	Avalon Parkway	McDonough	Henry	GA
5119		Single Family Residence - Development Potential	15235 Birmingham Highway	Alpharetta (City of Milton)	Fulton	GA
5120		Commercial Buildings with Acreage	144 Jacksonville Highway	Fitzgerald	Ben Hill	GA
5121		Residential Land - Zoned Multi-Family	Highway 53 and Spring Valley Drive	Calhoun	Gordon	GA
5122		Residential Land	Fairington Parkway	Lithonia	Dekalb	GA
5123		4 Developed Platted Commercial Lots	417, 418, 421, 423, Grayson Drive	Winder	Barrow	GA
5124		2 Developed Platted Lots	160, 162 Cubbedge Drive	Rincon	Effingham	GA
5125		3 Industrial Zoned Developed Lots	1400, 1406, 1412 SW Veterans Drive	Conyers	Rockdale	GA
5126		5 Developed Residential Platted Lots	3318, 3322, 3326, 3330, 3334 Bridgewood Drive	Macon	Bibb	GA
5127		6 Residential Lots	10, 50, 105, 165 Kendall Lane 20 & 30 Brylan Way	Covington	Newton	GA
5128		Residential Lot	1300 Big Water Circle	Greensboro	Greene	GA
5129	ABSOLUTE	6 Residential Lots	1036, 1038, 1040, 1042, 1044, 1046 High Falls Road	Griffin	Spalding	GA
5130		Residential Land	Whitney Way	Dallas	Paulding	GA
5131	ABSOLUTE	Single Family Residence	25 Pine Avenue	Cameron	Marshall	WV
5132		Single Family Residence	615 James Hinson Road	Clarendon	Columbus	NC
5133	ABSOLUTE	Residential Lot	169 Shadow Mist Cove	Etowah	Henderson	NC
5134		Residential Land	1762 & 1786 Athens Highway (US 78)	Grayson	Gwinnett	GA
5135		Agricultural Land	Highway 9	Nichols	Horry	SC
5136		Commercial Land	Highway 501	Conway	Horry	SC
5137	ABSOLUTE	Commercial Land	2415 Hillcrest Center Circle	Winston Salem	Forsyth	NC

NEED MORE INFORMATION?

VISIT MULTISELLERAUCTIONS.NET OR CONTACT 404.994.5333



5101
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@mcwrealty.com



5102 **ABSOLUTE**
Residential Lot County: Clayton
 6736 Silver Maple Drive, Rex, GA 30273
 Lot(s): 4, Unit 2
 Subdivision: Maple Grove
 Acres: 0.18± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 12107B A072
 Listing Agent: n/a
 Phone: n/a Email: n/a



5103
15 Fully Developed Platted Lots County: Paulding
 101, 111, 121, 133, 145, 155, 159, 166, 142, 126, 162, 152 Richmond Way; 141, 147, 157 Worthington Lane, Villa Rica, GA 30180
 Lot(s): n/a Subdivision: The Georgia Unit C
 Acres: 4.29± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: Visit JohnDixon.com for details
 Listing Agent: n/a
 Phone: n/a Email: n/a



5104
11 Developed Platted Lots County: Douglas
 2573, 2581, 2589 Three Wood Drive; 1001, 1013, 1028, 1033, 1035, 1055 Overlook Drive; 1006, 1010 Fairway Seven, Villa Rica, GA 30180
 Lot(s): n/a Subdivision: Parkway at Mirror Lake
 Acres: n/a Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 01750250045, 017550250046, 01750250047, 01780250254, 01780250253, 01780250258, 01780250240, 01780250237,
 Listing Agent: n/a
 Phone: n/a Email: n/a



5105
Former Taco Bell Restaurant County: Rockingham
 718 North Highway Street, Madison, NC 27025
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.73± Square Feet: 2,375±
 Year Built: 1993 Beds/Baths: n/a
 Tax ID: 118318
 Listing Agent: Henry Breaux, The Providence Group
 Phone: 704.905.1324 Email: hbreaux@providencegroup.com



5106
Single Family Residence w/2 Car Detached Garage County: Clayton
 4642 Bartlett Road, Forest Park, GA 30297
 Lot(s): n/a
 Subdivision: n/a
 Acres: .35± Square Feet: 975±
 Year Built: 1962 Beds/Baths: 3/1
 Tax ID: 12209A B031
 Listing Agent: Kathleen Longspagh, ERA Atlantic
 Phone: 813.215.7797 Email: kathleen@pagetumerpromotions.com
 Open House: Saturday, August 17 from 11:00 a.m. to 1:00 p.m.



5107
Recreational Land w/ Homesite County: Pulaski
 Water Tank Road, Draper, VA 24324
 Lot(s): n/a
 Subdivision: n/a
 Acres: 146± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 108-1-10, 108-11-1, 108-11-2, 108-11-3, 108-11-4, 108-11-6, 108-11-7, 108-11-8, 108-11-9, 108-11-10, 108-11-11
 Listing Agent: Christopher Fox, Mountain Sky Properties
 Phone: 276.617.0189 Email: christofx.realtor@gmail.com



5108
Land - Commercial Potential County: Douglas
 5482 Cave Springs Road, Douglasville, GA 30134
 Lot(s): n/a
 Subdivision: n/a
 Acres: 5.08± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 6350130010
 Listing Agent: Kathleen Longspagh, ERA Atlantic
 Phone: 813.215.7797 Email: kathleen@pagetumerpromotions.com



5109
5 Apartment Buildings (4-Plex Each) County: Lowndes
 340-378 Bowie Circle, Tyler, AL 36785
 Lot(s): n/a
 Subdivision: New Hope Apartments
 Acres: 5.1± Square Feet: 2,970± each
 Year Built: 1992 Beds/Baths: n/a
 Tax ID: 1101110000020020
 Listing Agent: n/a
 Phone: n/a Email: n/a



5110A
Residential Golf Course Lot County: Spalding
 Pine Hill Road & Cardinal Drive, Griffin, GA 30223
 Lot(s): 1
 Subdivision: Shoal Creek
 Acres: 0.6± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 080B01008
 Listing Agent: n/a
 Phone: n/a Email: n/a



5110B
Residential Golf Course Lot County: Spalding
 N. Pine Hill Road, Griffin, GA 30223
 Lot(s): 2
 Subdivision: Shoal Creek
 Acres: 0.59± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 080B01009
 Listing Agent: n/a
 Phone: n/a Email: n/a



5110C
Residential Golf Course Lot County: Spalding
 N. Pine Hill Road, Griffin, GA 30223
 Lot(s): 3
 Subdivision: Shoal Creek
 Acres: 0.58± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 080B01010
 Listing Agent: n/a
 Phone: n/a Email: n/a



5110D
Residential Golf Course Lot
 N. Pine Hill Road, Griffin, GA 30223
 Lot(s): 4
 Subdivision: Shoal Creek
 Acres: 0.57±
 Year Built: n/a
 Tax ID: 080B01011
 Listing Agent: n/a
 Phone: n/a
 County: Spalding
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5110E
Residential Golf Course Lot
 N. Pine Hill Road, Griffin, GA 30223
 Lot(s): 5
 Subdivision: Shoal Creek
 Acres: 0.62±
 Year Built: n/a
 Tax ID: 080B01012
 Listing Agent: n/a
 Phone: n/a
 County: Spalding
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5111
Ocean View Land
 10 meters east of Planet Hollywood, Costa Rica, Guanacaste n/a
 Lot(s): n/a
 Subdivision: Reserva Papagayo
 Acres: 35.46±
 Year Built: n/a
 Tax ID: 5-00036433-000
 Listing Agent: Michael Mills, RE/MAX Prestige Ocean Properties
 Phone: 877.293.1456
 County: First Canton of Liberia
 Square Feet: n/a
 Beds/Baths: n/a
 Email: michael@costarica-realestate.com



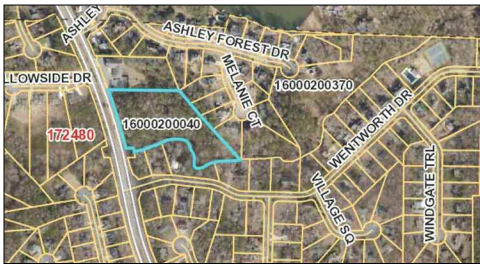
5112
Commercial Land
 9851 Tara Boulevard and 1506 Mundy Mill Road, Jonesboro, GA 30236
 Lot(s): n/a
 Subdivision: n/a
 Acres: 6.84±
 Year Built: n/a
 Tax ID: 06063C A001, 06063C A005
 Listing Agent: John Herbert, Ann Imes & Associates Realtors
 Phone: 404.861.3327
 County: Clayton
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5113
Single Family Residence & Commercial Lot
 3709 Rockbridge Road, Stone Mountain, GA 30083
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.4±
 Year Built: n/a
 Tax ID: 1801202001
 Listing Agent: n/a
 Phone: n/a
 County: DeKalb
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5114
Residential Lot
 3695 Rockbridge Road, Stone Mountain, GA 30083
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.2±
 Year Built: n/a
 Tax ID: 1801202026
 Listing Agent: n/a
 Phone: n/a
 County: DeKalb
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5115
Residential Land
 5088 Bells Ferry Road, Acworth, GA 30102
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.8±
 Year Built: n/a
 Tax ID: 094-01052000
 Listing Agent: n/a
 Phone: n/a
 County: Cobb
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



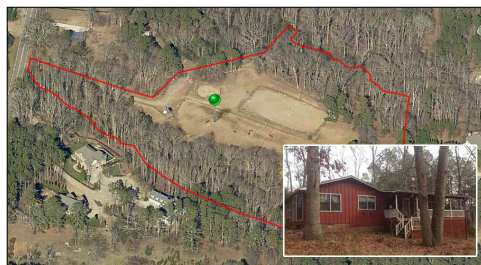
5116
Commercial Lot
 Haworth Parkway, McDonough, GA 30253
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.12±
 Year Built: n/a
 Tax ID: 094-01048001
 Listing Agent: Butch Springer, Coldwell Banker Commercial Brokers
 Phone: 770.527.1818
 County: Henry
 Square Feet: n/a
 Beds/Baths: n/a
 Email: butch.springer@ccim.net



5117
Commercial Lot
 Avalon Parkway, McDonough, GA 30253
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.39±
 Year Built: n/a
 Tax ID: 094-01051000
 Listing Agent: Butch Springer, Coldwell Banker Commercial Brokers
 Phone: 770.527.1818
 County: Henry
 Square Feet: n/a
 Beds/Baths: n/a
 Email: butch.springer@ccim.net



5118
Commercial Lot
 Avalon Parkway, McDonough, GA 30253
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.21±
 Year Built: n/a
 Tax ID: 094-01052000
 Listing Agent: Butch Springer, Coldwell Banker Commercial Brokers
 Phone: 770.527.1818
 County: Henry
 Square Feet: n/a
 Beds/Baths: n/a
 Email: butch.springer@ccim.net



5119
Single Family Residence - Development Potential
 15235 Birmingham Highway, Alpharetta (City of Milton), GA 30004
 Lot(s): n/a
 Subdivision: n/a
 Acres: 8.794±
 Year Built: 1985
 Tax ID: 22392005220368
 Listing Agent: Kathleen Longspagh, ERA Atlantic
 Phone: 813.215.7797
 County: Fulton
 Square Feet: 1,350±
 Beds/Baths: 3/2
 Email: kathleen@pagetumerpromotions.com
 Open House: Sunday August 18 from 11:00 a.m. to 1:00 p.m.



5120
Commercial Buildings with Acreage
 144 Jacksonville Highway, Fitzgerald, GA 31750
 Lot(s): n/a
 Subdivision: Formerly Hometown Hardware
 Acres: 5±
 Year Built: 1975
 Tax ID: 14, 419; 14 425
 Listing Agent: Jonathan Keen, Keen Realty
 Phone: 229.686.0301
 County: Ben Hill
 Square Feet: 4,761±
 Beds/Baths: n/a
 Email: jonathankeen@windstream.net



5121
Residential Land - Zoned Multi-Family
 Highway 53 and Spring Valley Drive, Calhoun, GA 30701
 Lot(s): n/a
 Subdivision: n/a
 Acres: 12.23±
 Year Built: n/a
 Tax ID: CG34B 196
 Listing Agent: n/a
 Phone: n/a
 County: Gordon
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5122
Residential Land
 Fairington Parkway, Lithonia, GA 30038
 Lot(s): n/a
 Subdivision: n/a
 Acres: 66.25±
 Year Built: n/a
 Tax ID: 16 074 03 005, 16 075 01 104, 16 075 01 003, 16 074 03 018, 16 074 03 019, 16 074 03 020
 Listing Agent: n/a
 Phone: n/a
 County: Dekalb
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5123
4 Developed Platted Commercial Lots
 417, 418, 421, 423, Grayson Drive, Winder, GA 30680
 Lot(s): 4,6,7,9
 Subdivision: Pinkston Corners Business Park
 Acres: 5.57±
 Year Built: n/a
 Tax ID: WN26F 004, WN26F 006, WN26F 007, WN26F 009
 Listing Agent: n/a
 Phone: n/a
 County: Barrow
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5124
2 Developed Platted Lots
 160, 162 Cubbedge Drive, Rincon, GA 31326
 Lot(s): 193, 194
 Subdivision: Ramsey Landing
 Acres: 1.32±
 Year Built: n/a
 Tax ID: 0445C193, 0445C194
 Listing Agent: n/a
 Phone: n/a
 County: Effingham
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5125
3 Industrial Zoned Developed Lots
 1400, 1406, 1412 SW Veterans Drive, Conyers, GA 30012
 Lot(s): 10, 11, 12
 Subdivision: Veterans Industrial Park
 Acres: 1.56±
 Year Built: n/a
 Tax ID: 043001002F, 0430010042, 0430010041
 Listing Agent: n/a
 Phone: n/a
 County: Rockdale
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5126
5 Developed Residential Platted Lots
 3318, 3322, 3326, 3330, 3334 Bridgewood Drive, Macon, GA 31216
 Lot(s): 46, 47, 48, 49, 50
 Subdivision: Bridgewood Coves
 Acres: 1.801±
 Year Built: n/a
 Tax ID: N120-0631, N120-0632, N120-0633, N120-0634, N120-0635
 Listing Agent: n/a
 Phone: n/a
 County: Bibb
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5127
6 Residential Lots
 10, 50, 105, 165 Kendall Lane; 20 & 30 Brylan Way, Covington, GA 30014
 Lot(s): 19, 25, 80-82, 86
 Subdivision: Savoy Park
 Acres: 3.81±
 Year Built: n/a
 Tax ID: 0073E 000000 19000, 48000, 44000, 25000, 42000, 43000
 Listing Agent: n/a
 Phone: n/a
 County: Newton
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5128
Residential Lot
 1300 Big Water Circle, Greensboro, GA 30642
 Lot(s): 86
 Subdivision: Reynolds Landing
 Acres: 0.73±
 Year Built: n/a
 Tax ID: 038-A-00-087-0
 Listing Agent: n/a
 Phone: n/a
 County: Greene
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5129
6 Residential Lots
 1036, 1038, 1040, 1042, 1044, 1046 High Falls Road, Griffin, GA 30223
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.17±
 Year Built: n/a
 Tax ID: 12303002, 3, 4, 5, 6, 7
 Listing Agent: Butch Springer, Coldwell Banker Commercial Brokers
 Phone: 770.527.1818
 County: Spalding
ABSOLUTE
 Square Feet: n/a
 Beds/Baths: n/a
 Email: butch.springer@ccim.net



5130
Residential Land
 Whitney Way, Dallas, GA 30157
 Lot(s): n/a
 Subdivision: n/a
 Acres: 12.07±
 Year Built: n/a
 Tax ID: 149.2.3.026.0000, 149.2.3.019.0000
 Listing Agent: n/a
 Phone: n/a
 County: Paulding
 Square Feet: n/a
 Beds/Baths: n/a
 Email: n/a



5131
Single Family Residence
 25 Pine Avenue, Cameron, WV 26033
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.75±
 Year Built: 1910
 Tax ID: 2025900000000; 02 2026000000000; 02 20258000000000; 02 20257000000000; 02 2025000000000
 Listing Agent: Laura Kearnes Pitts, Martin Real Estate
 Phone: 706.767.4072
 County: Marshall
ABSOLUTE
 Square Feet: 972±
 Beds/Baths: 2/1
 Email: laurakernes@martinrealestate.com



5132
Single Family Residence
 615 James Hinson Road, Clarendon, NC 28432
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.27±
 Year Built: 1925
 Tax ID: 0167.00-75-7870.000
 Listing Agent: Laura Kearnes Pitts, Martin Real Estate
 Phone: 706.767.4072
 County: Columbus
 Square Feet: 1,049±
 Beds/Baths: 2/1
 Email: laurakernes@martinrealestate.com



5133 **ABSOLUTE**
Residential Lot **County: Henderson**
 169 Shadow Mist Cove, Etowah, NC 28739
 Lot(s): 74, Phase 1
 Subdivision: Seven Falls
 Acres: 1.95± *Square Feet: n/a*
 Year Built: n/a *Beds/Baths: n/a*
 Tax ID: 9537-09-5062
Listing Agent: Laura Kearnes Pitts, Martin Real Estate
Phone: 706.767.4072 *Email:* laurakernes@martinrealstate.com



5134 **ABSOLUTE**
Residential Land **County: Gwinnett**
 1762 & 1786 Athens Highway (US 78), Grayson, GA 30017
 Lot(s): n/a
 Subdivision: n/a
 Acres: 7.45± *Square Feet: n/a*
 Year Built: n/a *Beds/Baths: n/a*
 Tax ID: R5069 010B
Listing Agent: n/a *Email:* n/a
Phone: n/a



5135 **ABSOLUTE**
Agricultural Land **County: Horry**
 Highway 9, Nichols, SC 29581
 Lot(s): n/a
 Subdivision: n/a
 Acres: 46.1± *Square Feet: n/a*
 Year Built: n/a *Beds/Baths: n/a*
 Tax ID: 1160000020
Listing Agent: n/a *Email:* n/a
Phone: n/a



5136 **ABSOLUTE**
Commercial Land **County: Horry**
 Highway 501, Conway, SC 29526
 Lot(s): Tract B
 Subdivision: n/a
 Acres: 0.57± *Square Feet: n/a*
 Year Built: n/a *Beds/Baths: n/a*
 Tax ID: 33810001004
Listing Agent: n/a *Email:* n/a
Phone: n/a



5137 **ABSOLUTE**
Commercial Land **County: Forsyth**
 2415 Hillcrest Center Circle, Winston Salem, NC 27103
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.7± *Square Feet: n/a*
 Year Built: n/a *Beds/Baths: n/a*
 Tax ID: 6804-80-5597.00
Listing Agent: n/a *Email:* n/a
Phone: n/a

AUCTION

MULTI-SELLER[®]
 QUALIFIED SELLERS...FOR QUALIFIED BUYERS
AUGUST 21

SELLING 90+ PROPERTIES IN 41+ OFFERINGS
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 AND COSTA RICA




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**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 Wednesday, August 21 at 2 p.m. at the Mansour Conference Center, 995 Roswell Street, Marietta, GA 30062.

INSPECTION: Contact listing agent to view property or where no agent is listed contact auctioneer. Please note many of these properties are occupied and inside inspections may not be possible.

TERMS FOR LIVE BIDDING: Properties selling for a total purchase price (calculated by adding the high bid amount plus the buyer's premium) of \$100,000 or less will pay the greater of \$2,500 or 20% down of the purchase price with one exception: If the high bid is less than \$2,500, the entire purchase price will be due at the auction. Properties selling for a total purchase price of \$100,001 to \$200,000 will pay 15% down of the purchase price at the auction. Properties selling for \$200,001 or greater will pay 10% down of the purchase price at the auction. Balance will be paid in full at closing **on or before 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.**

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 FOR ADDITIONAL INFORMATION
404.994.5333 • multisellerauctions.net

