

# BANK ORDERED ABSOLUTE AUCTION

SELLING 9 BANK BRANCHES IN ILLINOIS, INDIANA, MISSOURI, MISSISSIPPI AND TEXAS



## 3 AUCTIONS • OCTOBER 28 & 30, 2019



Property 6101 • Flowood, MS  
Monday, October 28, 10 a.m. CST



Property 6201 • Palestine, TX  
Monday, October 28, 6 p.m. CST



Property 6202 • Texarkana, TX  
Monday, October 28, 6 p.m. CST



Property 6203 • Whitehouse, TX  
Monday, October 28, 6 p.m. CST



Property 6305 • St. Louis, MO  
Wednesday, October 30, 10 a.m. CST



Property 6301 • Fulton, MO  
Wednesday, October 30, 10 a.m. CST



Property 6302 • Marion, IN  
Wednesday, October 30, 10 a.m. CST



Property 6303 • Lebanon, IL  
Wednesday, October 30, 10 a.m. CST



Property 6304 • Aurora, MO  
Wednesday, October 30, 10 a.m. CST



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**JOHN DIXON**  
& ASSOCIATES  
AUCTIONS • MARKETING

# BANK ORDERED ABSOLUTE AUCTION

**3 AUCTIONS • OCTOBER 28 & 30, 2019**

**SELLING 9 BANK OWNED PROPERTIES IN ILLINOIS, INDIANA, MISSOURI, MISSISSIPPI AND TEXAS**



## AUCTION TERMS & CONDITIONS

**AUCTION LOCATIONS & TIMES:** **SALE 1: Property 6101** will sell Monday, October 28 at 10:00 a.m. CST on site at 1050 Parkway Boulevard, Flowood, Mississippi. **SALE 2: Properties 6201, 6202 & 6203** will sell Monday, October 28 at 6:00 p.m. CST on site at **Property 6203**, 1125 Highway 110 North, Whitehouse, Texas. **SALE 3: Property 6301, 6302, 6304 & 6305** will sell Wednesday, October 30 at 10:00 a.m. CST on site at **Property 6305**, 9266 Lewis & Clark Boulevard, St. Louis, Missouri.

**INSPECTION:** Contact auctioneer for details 770.425.1141 or visit johndixon.com.

**TERMS FOR LIVE BIDDING:** Pay 10% (of the purchase price) earnest money down at the time of signing the Contract of Sale. Balance will be paid in full at closing to be held on or before **Tuesday, November 19, 2019**. 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 by wire transfer within 24 hours, 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 to be held on or before **Tuesday, November 19, 2019**. The successful online bidder will be notified immediately following the closing of the auction and emailed 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 404.994.5333.

**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.

**CLOSING ATTORNEY:** Closings will be handled by Chicago Title Insurance Company (412) 281-5566. Seller shall pay for the preparation of the Special Warranty Deed. Seller shall provide and pay for all other documents necessary to perform Seller's obligations under the Contract, its attorney's fees and for the Grantor's Tax. Buyer shall pay for recording the Deed and for preparation and recording of all instruments required to secure the balance of the Purchase price unpaid at closing; all recordation and transfer taxes, other than the Grantor's Tax, its attorney's fees, all costs of the title examination, title report, title commitment and one or more title insurance policies, all other closing costs, including without limitation, fees to the Settlement Agent. For questions regarding closings or contracts, contact Danielle Foreman, Closing Coordinator at 800.479.1763 or closing@johndixon.com.

**SPECIAL NOTE:** Announcements made at the auction will take precedence over previously written matters. The seller and their agents reserve the right to place bids on the property up to the seller's reserve unless selling absolute, if desired, at their sole discretion.

**AGENCY:** John Dixon & Associates, auctioneer/broker, is acting exclusively as agent for the seller.

**BROKER PARTICIPATION:** Two percent (2%) for qualified licensed brokers. Contact auctioneer for requirements and details.

**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.

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*Setting the standard in professionalism.*



**JOHN DIXON  
& ASSOCIATES**  
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Auction License #565; Thomas J. Tarpley, Licensed Texas Real Estate Broker  
and Texas Auction License #8158; Rick Levin & Associates, Inc., Licensed  
Real Estate Broker & Auctioneer