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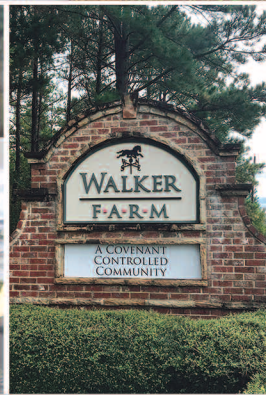
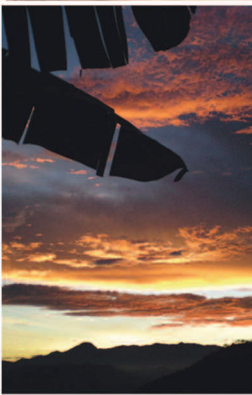
# MULTI-SELLER<sup>®</sup>.com

QUALIFIED SELLERS...FOR QUALIFIED BUYERS



## NOVEMBER 12

**SELLING 97<sup>±</sup> PROPERTIES IN 45<sup>±</sup> OFFERINGS**  
IN FLORIDA, GEORGIA, NORTH CAROLINA, SOUTH CAROLINA, VIRGINIA AND COSTA RICA



### SALE SITES:

- ▶ **TUESDAY, NOVEMBER 12, 2:00 P.M.**  
**MANSOUR CONFERENCE CENTER**  
**995 ROSWELL STREET, MARIETTA, GA 30062**  
**45 OFFERINGS**

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# 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

## TUESDAY, NOVEMBER 12, 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
7101	ABSOLUTE	Commercial Lot	2035 S Hairston Road	Stone Mountain	DeKalb	GA	30088
7102	ABSOLUTE	Residential Lot	Lot 25 Timbers At Kingwoods Estates	Clayton	Rabun	GA	30525
7103	ABSOLUTE	2 Residential Lots	911 Windrace Trail South & 1020 Windrace Trail North	Sanford	Lee	NC	27332
7104		Commercial Garage & 2 Mobile Homes	115 Boone Ford Road SE **Will Sell Onsite & Simulcast	Calhoun	Gordon	GA	30701
7105	ABSOLUTE	Residential Lot	Scenic Crest Way	Six Mile	Pickens	SC	29682
7106A		Residential Land	Twiggs Road	Young Harris	Towns	GA	30582
7106B		Residential Land	Twiggs Road	Young Harris	Towns	GA	30582
7106C		Residential Land	Twiggs Road	Young Harris	Towns	GA	30582
7107		Commercial Lot	2 Belk Road	Newnan	Coweta	GA	30263
7108		Residential Land	Charles Gray Boulevard	Perry	Houston	GA	31069
7109A		Residential Lot (Selling Choice)	Stonehaven Court	Jasper	Pickens	GA	30143
7109B		Residential Lot (Selling Choice)	Stonehaven Court	Jasper	Pickens	GA	30143
7109C		Residential Lot (Selling Choice)	Stonehaven Court	Jasper	Pickens	GA	30143
7109D		Residential Lot (Selling Choice)	Stonehaven Court	Jasper	Pickens	GA	30143
7109E		Residential Lot (Selling Choice)	Vistaview Parkway	Jasper	Pickens	GA	30143
7109F		Residential Lot (Selling Choice)	Vistaview Parkway	Jasper	Pickens	GA	30143
7109G		Residential Lot (Selling Choice)	Vistaview Parkway	Jasper	Pickens	GA	30143
7109H		Residential Lot (Selling Choice)	Vistaview Parkway	Jasper	Pickens	GA	30143
7109I		Residential Lot (Selling Choice)	Vistaview Parkway	Jasper	Pickens	GA	30143
7109J		Residential Lot (Selling Choice)	Ridgeside Court	Jasper	Pickens	GA	30143
7109K		Residential Lot (Selling Choice)	Vistaview Parkway	Jasper	Pickens	GA	30143
7109L		Residential Lot (Selling Choice)	Ridgeside Court	Jasper	Pickens	GA	30143
7110		Single Family Residence	n/a	Puriscal Canton	Costa Rica		n/a
7111		Single Family Residence	n/a	Sierpe	Costa Rica		n/a
7112		Residential Land	n/a	Tarrazu Canton	Costa Rica		n/a
7113		Commercial Outparcel	14560 152nd Lane	Alachua	Alachua	FL	32615
7114A	ABSOLUTE	Residential Lot	Blue Heron Boulevard	Hertford	Perquimans	NC	27944
7114B	ABSOLUTE	Residential Lot	Willet Way	Hertford	Perquimans	NC	27944
7115		Commercial Land	Highway 42 North and Lanier Crossing	Stockbridge	Henry	GA	30281
7116		Commercial Land	NC Highway 18/268 (2nd Street)	North Wilkesboro	Wilkes	NC	28659
7117	ABSOLUTE	5 Residential Lots	Spring Mountain Road	Rome	Floyd	GA	30165
7118		Commercial Land Next to Wal-Mart	136 East Jarman Street	Hazlehurst	Jeff Davis	GA	31539
7119	ABSOLUTE	7 Residential Lots	Covered Bridge Road	Hiawassee	Towns	GA	30546
7120		Residential Land	Millers Creek Road	Max Meadows	Wythe	VA	24360
7121	ABSOLUTE	Residential Lot	520 E Lake Drive & Access Strip	Riverdale	Clayton	GA	30274
7122		Residential Lot	1051 School House Spring Road	Greensboro	Greene	GA	30642
7123		Residential Land	100, 102, 104 Caribbean Village Drive	Guyton	Effingham	GA	31312
7124		16 Residential Lots	265 Stagecoach Pass, et al	Temple	Carroll	GA	30179
7125		Residential Land	877 Farr Road	Columbus	Muscogee	GA	31907
7126		Commercial Land	Westridge Parkway	Hampton	Henry	GA	30253
7127		10 Residential Lots	2004 Maggie Drive, et al	Macon	Bibb	GA	31204
7128	ABSOLUTE	Dockable Residential Lot	Westwind Harbor Road	Lincolnton	Lincoln	GA	30817
7129		Timberland with House & Cabin	2062 Jones Ferry Road	Elberton	Elbert	GA	30635
7130		Commercial Lot	Highway 85 South	Fayetteville	Fayette	GA	30214
7131		Non-Condo Retail Shops- Son Van Tran d/b/a Donna Nails, Kay Jewelers, Foot Locker Retail Inc. d/b/a Champs, Top Dawg Tavern	481, 493, 494, 498 Town Center Place, N/E Fashion Drive	Columbia	Richland	SC	29229

### NEED MORE INFORMATION?

VISIT [MULTISELLERAUCTIONS.NET](http://MULTISELLERAUCTIONS.NET) OR CONTACT 404.994.5333





**7101** **ABSOLUTE**  
**Commercial Lot** **County: DeKalb**  
 2035 S Hairston Road, Stone Mountain, GA 30088  
 Lot(s):  
 Subdivision: n/a  
 Acres: 2±  
 Year Built:  
 Tax ID: 15161 01 028  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7102** **ABSOLUTE**  
**Residential Lot** **County: Rabun**  
 Lot 25 Timbers At Kingwoods Estates, Clayton, GA 30525  
 Lot(s): 25  
 Subdivision: Timbers Kingwoods Estates  
 Acres: 0.56±  
 Year Built: n/a  
 Tax ID: 052B 425  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7103** **ABSOLUTE**  
**2 Residential Lots** **County: Lee**  
 911 Windrace Trail South & 1020 Windrace Trail North, Sanford, NC 27332  
 Lot(s): n/a  
 Subdivision: Carolina Trace  
 Acres: 0.11± each  
 Year Built: n/a  
 Tax ID: 967011071500; 967001276400  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7104**  
**Commercial Garage & 2 Mobile Homes** **County: Gordon**  
 115 Boone Ford Road SE, Calhoun, GA 30701  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.47±  
 Year Built: 1986  
 Tax ID: 057A 112, 057A 113  
 Listing Agent: Sandy Geisel, Keller Williams Rty Consultants  
 Phone: 404.456.4766 Email: sandy@geiseldgroup.com



**This Property is Selling Onsite, Simulcast & at the Mansour Conference Center**



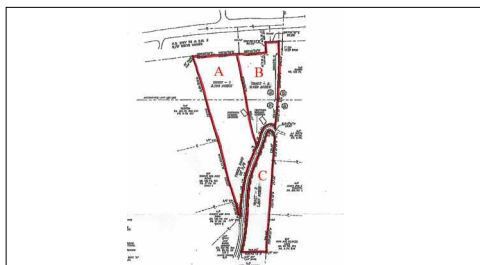
**7105** **ABSOLUTE**  
**Residential Lot** **County: Pickens**  
 Scenic Crest Way, Six Mile, SC 29682  
 Lot(s): 96  
 Subdivision: Cliffs at Keowee Springs  
 Acres: 1.46±  
 Year Built: n/a  
 Tax ID: 4130-00-98-8066  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7106A**  
**Residential Land** **County: Towns**  
 Twiggs Road, Young Harris, GA 30582  
 Lot(s): A  
 Subdivision: n/a  
 Acres: 3.785±  
 Year Built: n/a  
 Tax ID: 0013 045  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



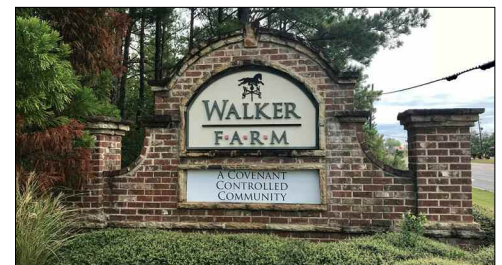
**7106B**  
**Residential Land** **County: Towns**  
 Twiggs Road, Young Harris, GA 30582  
 Lot(s): B  
 Subdivision: n/a  
 Acres: 2.128±  
 Year Built: n/a  
 Tax ID: 0013 045  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7106C**  
**Residential Land** **County: Towns**  
 Twiggs Road, Young Harris, GA 30582  
 Lot(s): C  
 Subdivision: n/a  
 Acres: 1.827±  
 Year Built: n/a  
 Tax ID: 0013 045  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7107**  
**Commercial Lot** **County: Coweta**  
 2 Belk Road, Newnan, GA 30263  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2.29±  
 Year Built: n/a  
 Tax ID: N41 0001 002  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7108**  
**Residential Land** **County: Houston**  
 Charles Gray Boulevard, Perry, GA 31069  
 Lot(s): n/a  
 Subdivision: Walker Farms  
 Acres: 99.88±  
 Year Built: n/a  
 Tax ID: 0P0400 001000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a





**7109A**  
**Residential Lot**  
 Stonehaven Court, Jasper, GA 30143  
 Lot(s): 314  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 3.91±  
 Year Built: n/a  
 Tax ID: 056 003 032  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109B**  
**Residential Lot**  
 Stonehaven Court, Jasper, GA 30143  
 Lot(s): 315  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 3.02±  
 Year Built: n/a  
 Tax ID: 056 003 033  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109C**  
**Residential Lot**  
 Stonehaven Court, Jasper, GA 30143  
 Lot(s): 318  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 3.08±  
 Year Built: n/a  
 Tax ID: 056 003 036  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109D**  
**Residential Lot**  
 Stonehaven Court, Jasper, GA 30143  
 Lot(s): 319  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 3.26±  
 Year Built: n/a  
 Tax ID: 056 003 037  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109E**  
**Residential Lot**  
 Vistaview Parkway, Jasper, GA 30143  
 Lot(s): 304  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 3.11±  
 Year Built: n/a  
 Tax ID: 056 003 022  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109F**  
**Residential Lot**  
 Vistaview Parkway, Jasper, GA 30143  
 Lot(s): 284  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 3.04±  
 Year Built: n/a  
 Tax ID: 056 003 015  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109G**  
**Residential Lot**  
 Vistaview Parkway, Jasper, GA 30143  
 Lot(s): 291  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 3.31±  
 Year Built: n/a  
 Tax ID: 056 001 079  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109H**  
**Residential Lot**  
 Vistaview Parkway, Jasper, GA 30143  
 Lot(s): 292  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 4.61±  
 Year Built: n/a  
 Tax ID: 056 001 080  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109I**  
**Residential Lot**  
 Vistaview Parkway, Jasper, GA 30143  
 Lot(s): 280  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 3.04±  
 Year Built: n/a  
 Tax ID: 056 001 077  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109J**  
**Residential Lot**  
 Ridgeside Court, Jasper, GA 30143  
 Lot(s): 303  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 3.03±  
 Year Built: n/a  
 Tax ID: 056 001 091  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109K**  
**Residential Lot**  
 Vistaview Parkway, Jasper, GA 30143  
 Lot(s): 269  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 3.87±  
 Year Built: n/a  
 Tax ID: 056 001 066  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**7109L**  
**Residential Lot**  
 Ridgeside Court, Jasper, GA 30143  
 Lot(s): 298  
 Subdivision: The Preserve at Sharp Mountain  
 Acres: 8.23±  
 Year Built: n/a  
 Tax ID: 056 001 086  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**Costa Rica**



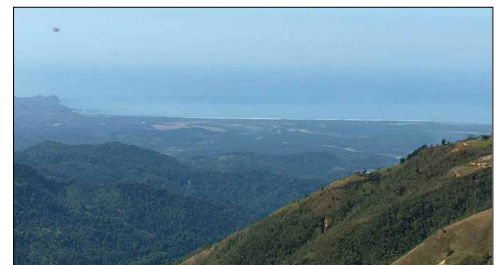
**7110**  
**Single Family Residence**  
 Puriscal Canton  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 28±  
 Year Built: n/a  
 Tax ID: n/a  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**Country: Costa Rica**  
 Square Feet: 1,356±  
 Beds/Baths: 1.5



**7111**  
**Single Family Residence**  
 Sierpe  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.75±  
 Year Built: n/a  
 Tax ID: n/a  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**Country: Costa Rica**  
 Square Feet: n/a  
 Beds/Baths: n/a



**7112**  
**Residential Land**  
 Tarrazu Canton  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 57.3±  
 Year Built: n/a  
 Tax ID: n/a  
 Listing Agent: n/a  
 Phone: n/a      Email: n/a

**Country: Costa Rica**  
 Square Feet: n/a  
 Beds/Baths: n/a





**7113**  
**Commercial Outparcel** County: Alachua  
 14560 152nd Lane, Alachua, FL 32615  
 Lot(s): n/a  
 Subdivision: Hitchcock Shopping Center  
 Acres: 2.216±  
 Year Built: n/a  
 Tax ID: 03869-018-000  
 Listing Agent: Kathleen Longspaugh, ERA Atlantic  
 Phone: 813.215.7797 Email: kathleen@pageturnerpromotions.com



**7114A** **ABSOLUTE**  
**Residential Lot** County: Perquimans  
 Blue Heron Boulevard, Hertford, NC 27944  
 Lot(s): 24  
 Subdivision: The Rivers Edge  
 Acres: 2.47±  
 Year Built: n/a  
 Tax ID: 7813-01-18-0743  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7114B** **ABSOLUTE**  
**Residential Lot** County: Perquimans  
 Willet Way, Hertford, NC 27944  
 Lot(s): 247  
 Subdivision: The Rivers Edge  
 Acres: 3.2±  
 Year Built: n/a  
 Tax ID: 8817-90-6217.0000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7115**  
**Commercial Land** County: Henry  
 Highway 42 North and Lanier Crossing, Stockbridge, GA 30281  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 6±  
 Year Built: n/a  
 Tax ID: 068D03015000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7116**  
**Commercial Land** County: Wilkes  
 NC Highway 18/268 (2nd Street), North Wilkesboro, NC 28659  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.2±  
 Year Built: n/a  
 Tax ID: 3868-96-1628  
 Listing Agent: Henry Breaux, The Providence Group  
 Phone: 704.644.4580 Email: hbreaux@providencegroup.com



**7117** **ABSOLUTE**  
**5 Residential Lots** County: Floyd  
 Spring Mountain Road, Rome, GA 30165  
 Lot(s): 2-5, 11  
 Subdivision: Horseleg Ridge  
 Acres: 6.73±  
 Year Built: n/a  
 Tax ID: H15X026, H15X038, H15X039, H15X040, H15X041  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7118**  
**Commercial Land Next to Wal-Mart** County: Jeff Davis  
 136 East Jarman Street, Hazlehurst, GA 31539  
 Lot(s): n/a  
 Subdivision: Walmart Outparcel  
 Acres: 8.71±  
 Year Built: n/a  
 Tax ID: 0061 036A  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7119** **ABSOLUTE**  
**7 Residential Lots** County: Towns  
 Covered Bridge Road, Hiawasse, 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



**7120**  
**Residential Land** County: Wythe  
 Millers Creek Road, Max Meadows, VA 24360  
 Lot(s): n/a, Subdivision: n/a  
 Acres: 174±  
 Year Built: n/a  
 Tax ID: 29-15-23A, 29-15-23, 29-15-63, 29-15-64, 29-15-65, 29-15-66, 29-15-67, 29-15-68, 29-15-69, 29-15-70, 29-15-71, 29-15-72, 29-15-73, 29-15-74, 29-15-75, 29-15-76, 29-15-77, 29-15-78, 29-15-79, 29-15-80, 29-15-81, 29-15-82, 29-15-83, 29-15-84, 29-15-85, 29-15-86, 29-15-87, 29-15-88, 29-15-89, 29-15-90, 29-15-91, 29-15-92, 29-15-93, 29-15-94, 29-15-95, 29-15-96, 29-15-97, 29-15-98, 29-15-99  
 Listing Agent: Christopher Fox, Mountain Sky Properties  
 Phone: 276.617.0189 Email: christfox.realtor@gmail.com



**7121** **ABSOLUTE**  
**Residential Lot** County: Clayton  
 520 E Lake Drive & Access Strip, Riverdale, GA 30274  
 Lot(s): n/a  
 Subdivision: Woodlake Landing  
 Acres: 0.19±  
 Year Built: n/a  
 Tax ID: 13214C D021, 13214C D001  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7122**  
**Residential Lot** County: Greene  
 1051 School House Spring Road, Greensboro, GA 30642  
 Lot(s): 13  
 Subdivision: Parrotts Place  
 Acres: 0.8±  
 Year Built: n/a  
 Tax ID: 057C001780  
 Listing Agent: Charles Hwang, Global Properties, LLC  
 Phone: 407.226.2288 Email: global@commercialworldwide.com



**7123**  
**Residential Land** County: Effingham  
 100, 102, 104 Caribbean Village Drive, Guyton, GA 31312  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 6.71±  
 Year Built: n/a  
 Tax ID: 0418F050, 0418F049, 0418F001C00  
 Listing Agent: Charles Hwang, Global Properties, LLC  
 Phone: 407.226.2288 Email: global@commercialworldwide.com





**7124**  
**16 Residential Lots** County: Carroll  
 265 Stagecoach Pass, et al, Temple, GA 30179  
 Lot(s): 18, 19, 20, 21, 27, 30, 32, 33, 34, 35, 36, 37, 39, 41, 47, 48  
 Subdivision:  
 Acres: 6.58± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: T040090022; 23; 24; 25; 31; 34; 37; 38; 39; 40; 41; 42; 44; 46; 52; 53  
 Listing Agent: Charles Hwang, Global Properties, LLC  
 Phone: 407.226.2288 Email: global@commercialworldwide.com



**7125**  
**Residential Land** County: Muscogee  
 877 Farr Road, Columbus, GA 31907  
 Lot(s): PT LL 126  
 Subdivision: Coweta Reserve  
 Acres: 4.1± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 089 011 004  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7126**  
**Commercial Land** County: Henry  
 Westridge Parkway, Hampton, GA 30253  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.42± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 094-01058000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7127**  
**10 Residential Lots** County: Bibb  
 2004 Maggie Drive, et al, Macon, GA 31204  
 Lot(s): 2,3,4,9,10,19,31,35,45,46  
 Subdivision: Oakcreek  
 Acres: 5.86± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: O0530242-2, O0530243-3, O0530244-4, O0530249-9, O0530250-10, O0530259-19, O0610371-31, O0610375-35, O0530276-45, O0530277-46  
 Listing Agent: Ryan Griffin, New Atlantic Realty Group  
 Phone: 478.808.5733 Email: rgriffin@newatlanticrealtygroup.com



**7128** **ABSOLUTE**  
**Dockable Residential Lot** County: Lincoln  
 Westwind Harbor Road, Lincolnton, GA 30817  
 Lot(s): 26  
 Subdivision: n/a  
 Acres: 1.27± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 18B 226  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7129**  
**3 Offerings: Timber only, Land & House only, and Timber, Land & House as a whole** County: Elbert  
 2062 Jones Ferry Road, Elberton, GA  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 157.13± Square Feet: 1,744  
 Year Built: 1968 Beds/Baths: 2/2  
 Tax ID: 034 027  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7130**  
**Commercial Lot** County: Fayette  
 Highway 85 South, Fayetteville, GA 30214  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 0517 119  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**7131 - Non-Condo Retail Shops**

**7131**  
**11 Non-Condo Retail Shops - 4 Leased** County: Richland  
 481, 493, 494, 498 Town Center Place, N/E Fashion Drive, Columbia, SC 29229  
 Lot(s): n/a  
 Subdivision: Town Center II - Village at Sandhill  
 Acres: n/a Square Feet: 39,842±  
 Year Built: 2007 Beds/Baths: n/a  
 Tax ID: R22900-02-38, R22900-02-61, R22900-02-62 (Excluding 6.15 Acres in Parking Fields and Belk Building Pad)  
 Listing Agent: Dail Longaker, Trinity Partners  
 Phone: 803.567.1627 Email: dlongaker@trinity-partners.com





**AUCTION**

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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 Tuesday, November 12 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.*

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