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## TUESDAY, FEBRUARY 25

**SELLING 166<sup>±</sup> PROPERTIES IN 66<sup>±</sup> OFFERINGS**  
IN ALABAMA, FLORIDA, GEORGIA, ILLINOIS, NORTH CAROLINA,  
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► **TUESDAY, FEBRUARY 25, 2:00 P.M.**  
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**995 ROSWELL STREET, MARIETTA, GA 30062**  
**66 OFFERINGS**

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**JOHN DIXON**  

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**& 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.

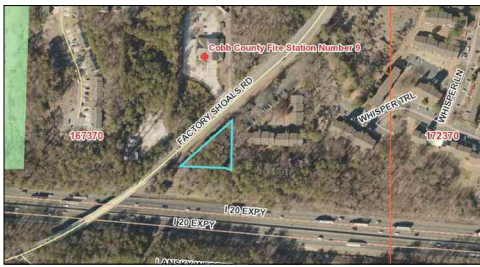
Should you have any questions, please do not hesitate to contact us at 404.994.5333. We will help you any way we can.

We'll see you at the auction!

# PROPERTY LIST

Property No.	ABSOLUTE / Reserve	Property Type	Address	City	County	State	Zip
1101	<b>ABSOLUTE</b>	Commercial Lot	7313 Factory Shoals Road SW	Austell	Cobb	GA	30168
1102	<b>ABSOLUTE</b>	Church Building	413 Perkins Street NE	Rome	Floyd	GA	30161
1103	<b>ABSOLUTE</b>	Residential Lake Lot	Patriot's Point	Elberton	Elbert	GA	30635
1104	<b>ABSOLUTE</b>	Residential Lot	9795 Dixon Industrial Boulevard	Jonesboro	Clayton	GA	30236
1105		9 Residential Lots	1374, 1477, 1488, 1480 Amaryllis Way 7158, 7180, 7186, 7192, 7196 Hibiscus Court	Riverdale	Clayton	GA	30274
1106	<b>ABSOLUTE</b>	2 Residential Lots	52 & 77 Lafayette Landing	Jonesboro	Clayton	GA	30238
1107		Residential Land	3810 Finch Road	Powder Springs	Cobb	GA	30127
1108		Residential Land	Brookmont Parkway	Douglasville	Douglas	GA	30135
1109		Residential Land	Brookmont Parkway	Douglasville	Douglas	GA	30135
1110		Residential Land	Brookmont Parkway	Douglasville	Douglas	GA	30135
1111		Commercial Land	2215 Jonesboro Road	Fairburn	Fulton	GA	30213
1112		5 Residential Lots	Monarch Village Way	Stockbridge	Henry	GA	30281
1113		10 Residential Lots	213, 221, 229, 265, 273 291, 295 Summit View Drive 1101 1105 Paramount Drive 900 Capstone Way	McDonough	Henry	GA	30253
1114		Raw Land	Mountain View Road	Molena	Pike	GA	30258
1115	<b>ABSOLUTE</b>	Residential Waterfront Lot w/ Boat Slip	9505 7th Bay Street	Norfolk	Norfolk	VA	23518
1116	<b>ABSOLUTE</b>	Single Family Residence	6495 Bethlehem Road	Boones Mill	Franklin	VA	24065
1117	<b>ABSOLUTE</b>	21 Platted Residential Lots & Excess Land	Fox Hunt Trail & Toshes Road	Sandy Level	Pittsylvania	VA	24161
1118	<b>ABSOLUTE</b>	Single Family Residence	1620 Redwood Road SE	Roanoke	Roanoke	VA	24014
1119 A		Residential Lot	344 Little Eagle Mountain Road	Clarksville	Habersham	GA	30523
1119 B		Residential Lot	Pinecrest Mountain	Clarksville	Habersham	GA	30523
1119 C		Residential Lot	Pinecrest Mountain	Clarksville	Habersham	GA	30523
1119 D		Residential Lot	Pinecrest Mountain	Clarksville	Habersham	GA	30523
1119 E		Residential Lot	Fox Valley Road	Clarksville	Habersham	GA	30523
1119 F		Residential Lot	Pinecrest Mountain	Clarksville	Habersham	GA	30523
1119 G		Residential Lot	Pinecrest Mountain	Clarksville	Habersham	GA	30523
1119 H		Residential Lot	Pinecrest Mountain	Clarksville	Habersham	GA	30523
1119 I		Residential Lot	Highlands	Clarksville	Habersham	GA	30523
1119 J		Residential Lot	Pinecrest Mountain	Clarksville	Habersham	GA	30523
1119 K		Residential Lot	Highlands Drive	Clarksville	Habersham	GA	30523
1119 L		Residential Lot	Highlands Drive	Clarksville	Habersham	GA	30523
1119 M		Residential Lot	Highlands Drive	Clarksville	Habersham	GA	30523
1120 A		Residential Lot	East Shore Drive	Rockwood	Roane	TN	37854
1120 B		Residential Lot	Appaloosa Trail	Rockwood	Roane	TN	37854
1120 C		Residential Lot	Appaloosa Trail	Rockwood	Roane	TN	37854
1120 D		Residential Lot	Water View Drive	Rockwood	Roane	TN	37854
1120 E		Residential Lot	West Mountain Drive	Rockwood	Roane	TN	37854
1121	<b>ABSOLUTE</b>	Commercial Building - Former Belleville Oncology	7300 Twin Pyramid Parkway	Belleville	St. Clair	IL	62223
1122		Commercial Office Building	234 N Sage Street	Toccoa	Stephens	GA	30577
1123		8 Unit Shopping Center and Extra Lot	5425 Newton Road	Albany	Dougherty	GA	31701
1124		Former TV Station	107 2nd Avenue SW	Moultrie	Colquitt	GA	31768
1125		Daycare Center	700 N Cleveland Street	Albany	Dougherty	GA	31701
1126		6 Residential Lots	10, 50, 105, 165 Kendall Lane 20 & 30 Brylan Way	Covington	Newton	GA	30014
1127		5 Apartment Buildings (4 Plex Each)	340-378 Bowie Circle	Tyler	Lowndes	AL	36785
1128		Residential Land	Mill Pond Road SE	Ludowici	Long	GA	31316
1129		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	30180
1130		Residential Land - Zoned Multi-Family	Highway 53 and Spring Valley Drive	Calhoun	Gordon	GA	30701
1131		4 Developed Platted Commercial Lots	417, 418, 421, 423 Grayson Drive	Winder	Barrow	GA	30680
1132		3 Industrial Zoned Developed Lots	1400, 1406, 1412 SW Veterans Drive	Conyers	Rockdale	GA	30012
1133		5 Developed Residential Platted Lots	3318, 3322, 3326, 3330, 3334 Bridgewood Drive	Macon	Bibb	GA	31216
1134		Commercial Land	NEC of Cascade Palmetto Highway, SW & Thoreau	Atlanta	Fulton	GA	30331
1135		Residential Land	S/S of Butner Road SW	Atlanta	Fulton	GA	30331
1136		Residential Land	Whitney Way	Dallas	Paulding	GA	30157
1138		Residential Land	Van Wyck Road	Lancaster	Lancaster	SC	29720
1139		Residential Lot	Highway 157	Fort Mill	Lancaster	SC	29707
1140	<b>ABSOLUTE</b>	7 Residential Lots	Buck Creek Trail	Travelers Rest	Greenville	SC	29690
1141	<b>ABSOLUTE</b>	Single Family Residence	469 Leonard Road	Lexington	Davidson	NC	27295
1142	<b>ABSOLUTE</b>	Residential Lot	4801 Rabbit Run Drive	Haw River	Alamance	NC	27258
1143	<b>ABSOLUTE</b>	Residential Lot	5768 Belevs Creek Road	Walkertown	Forsyth	NC	27051
1144		Commercial Land	Roberts Drive	Riverdale	Clayton	GA	30274
1145 A	<b>ABSOLUTE</b>	Residential Lot	168 Pea Ridge Circle	Eatonton	Putnam	GA	31024
1145 B	<b>ABSOLUTE</b>	Residential Lot	Pea Ridge Circle	Eatonton	Putnam	GA	31024
1146		Residential Land w/ 1,000'± of water frontage	Pea Ridge Circle	Eatonton	Putnam	GA	31024
1147		Residential Land	Flint River Road & Roberts Road	Jonesboro	Clayton	GA	30238
1148	<b>ABSOLUTE</b>	Residential Land	100, 102, 104 Caribbean Drive	Guyton	Effingham	GA	31312
1149		Commercial Lot	Knox Bridge Road & Ridgemont Road	Canton	Cherokee	GA	30114
1150		Ocean Front Condominium	600 N Atlantic Avenue	Daytona Beach	Volusia	FL	32118

**NEED MORE INFORMATION? VISIT MULTISELLERAUCTIONS.NET OR CONTACT 404.994.5333**



**1101**  
**Commercial Lot**  
 7313 Factory Shoals Road SW, Austell, GA 30168  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.54±  
 Year Built: n/a  
 Tax ID: 18058800070  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**ABSOLUTE**  
 County: Cobb

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



**1102**  
**Church Building**  
 413 Perkins Street NE, Rome, GA 30161  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.88±  
 Year Built: 1964  
 Tax ID: J131137, J131092  
 Listing Agent: Stephen Lovett, Norton Commercial  
 Phone: 770.297.4807  
 Email: slovett@nortoncommercial.com

**ABSOLUTE**  
 County: Floyd

Square Feet: 19,000±  
 Beds/Baths: n/a



**1103**  
**Residential Lake Lot**  
 Patriot's 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  
 Note: Owner has an equity interest in property.  
 Email: n/a

**ABSOLUTE**  
 County: Elbert

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



**1104**  
**Residential Lot**  
 9795 Dixon Industrial Boulevard, Jonesboro, GA 30236  
 Lot(s): n/a  
 Subdivision: Lake Chase  
 Acres: 0.64±  
 Year Built: n/a  
 Tax ID: 06062C A004  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**ABSOLUTE**  
 County: Clayton

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



**1105**  
**9 Residential Lots**  
 1374, 1477, 1488, 1480 Amaryllis Way, 7158, 7180, 7186, 7192, 7196  
 Hibiscus Court, Riverdale, GA 30274  
 Lot(s): 18, 19, 20, 37, 38, 39, 40, 44, 59  
 Subdivision: Flowers Crossing  
 Acres: n/a  
 Year Built: n/a  
 Tax ID: 13169D - A021, A036, A040, A041, A042, A043, A060, A061, A062  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

County: Clayton

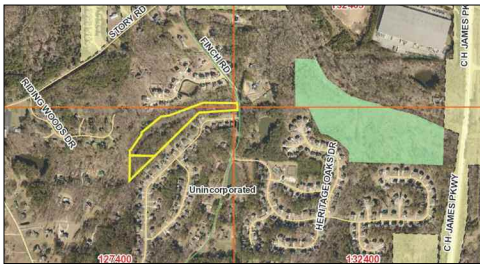
Square Feet: n/a  
 Beds/Baths: n/a



**1106**  
**2 Residential Lots**  
 52 & 77 Lafayette Landing, Jonesboro, GA 30238  
 Lot(s): 27, 34  
 Subdivision: Patriot's Point  
 Acres: 0.38±  
 Year Built: n/a  
 Tax ID: 05204D C014, 05204D C021  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**ABSOLUTE**  
 County: Clayton

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



**1107**  
**Residential Land**  
 3810 Finch Road, Powder Springs, GA 30127  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 8.4±  
 Year Built: n/a  
 Tax ID: 190881-0-005-0, 190896-0-017-0  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

County: Cobb

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



**1108**  
**Residential Land**  
 Brookmont Parkway, Douglasville, GA 30135  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2.27±  
 Year Built: n/a  
 Tax ID: 00560150168, 00770150013, 00770150198  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

County: Douglas

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



**1109**  
**Residential Land**  
 Brookmont Parkway, Douglasville, GA 30135  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 7.95±  
 Year Built: n/a  
 Tax ID: 760150038  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

County: Douglas

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



**1110**  
**Residential Land**  
 Brookmont Parkway, Douglasville, GA 30135  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 5.6±  
 Year Built: n/a  
 Tax ID: 00760150039, 00760150040, 00760150041, 00570150064  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

County: Douglas

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



**1111**  
**Commercial Land**  
 2215 Jonesboro Road, Fairburn, GA 30213  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 4.1±  
 Year Built: n/a  
 Tax ID: 13 0188 LL0610  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

County: Fulton

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



**1112**  
**5 Residential Lots**  
 Monarch Village Way, Stockbridge, GA 30281  
 Lot(s): 9, 10, 11, 15, 16  
 Subdivision: Boulevard at Monarch  
 Acres: 1.1±  
 Year Built: n/a  
 Tax ID: 031 10100900, 031 101010000, 031 101011000, 031 101015000, 031 101016000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

County: Henry

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



**1113**  
**10 Residential Lots** County: Henry  
 213, 221, 229, 265, 273 291, 295 Summit View Drive; 1101 1105 Paramount Drive; 900 Capstone Way, McDonough, GA 30253  
 Lot(s): Unit 4, Block L 34, 35, 41; Unit 3 Phase 1, Block E 26, 28, 30; Phase 2 Block F 29, 30, 34, 36  
 Subdivision: Summit at Eagles Landing  
 Acres: 3.33±  
 Year Built: n/a  
 Tax ID: 070E01207000, 070E01209000, 070E01211000, 070E01219000, 070E01221000, 070E01225000, 070E01226000, 070E01295000, 070E01296000, 070E01302000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1114**  
**Raw Land** County: Pike  
 Mountain View Road, Molena, GA 30258  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 28.44±  
 Year Built: n/a  
 Tax ID: 048 034 C  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1115** **ABSOLUTE**  
**Residential Waterfront Lot w/ Boat Slip** County: Norfolk  
 9505 7th Bay Street, Norfolk, VA 23518  
 Lot(s): 6  
 Subdivision: East Oceanview  
 Acres: 0.26±  
 Year Built: n/a  
 Tax ID: 00007070  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1116** **ABSOLUTE**  
**Single Family Residence** County: Franklin  
 6495 Bethlehem Road, Boones Mill, VA 24065  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.015±  
 Year Built: 1982  
 Tax ID: 02-0101-009-00-00  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1117** **ABSOLUTE**  
**21 Platted Residential Lots & Excess Land** County: Pittsylvania  
 Fox Hunt Trail & Toshes Road, Sandy Level, VA 24161  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 67.983±  
 Year Built: n/a  
 Tax ID: 1583-93-6227 et al  
 Listing Agent: Jim Deyerle, Hall Associates  
 Phone: 340.982.0011 Email: jdeyerle@hallassociatesinc.com



**1118** **ABSOLUTE**  
**Single Family Residence** County: Roanoke  
 1620 Redwood Road SE, Roanoke, VA 24014  
 Lot(s): 12, Block 2  
 Subdivision: Rosewood Park  
 Acres: 0.17±  
 Year Built: 1997  
 Tax ID: 11-327-C-000-0001  
 Listing Agent: n/a  
 Phone: n/a Email: n/a

## PROPERTIES 1119A - 1119M



**1120 A**  
**Residential Lot** County: Roane  
 East Shore Drive, Rockwood, TN 37854  
 Lot(s): 236  
 Subdivision: Grand Vista Bay East  
 Acres: 0.56±  
 Year Built: n/a  
 Tax ID: 095D C 017.00  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1120 B**  
**Residential Lot** County: Roane  
 Appaloosa Trail, Rockwood, TN 37854  
 Lot(s): 239  
 Subdivision: Grand Vista Bay East  
 Acres: 1.32±  
 Year Built: n/a  
 Tax ID: 087A D 009.00  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1120 C**  
**Residential Lot** County: Roane  
 Appaloosa Trail, Rockwood, TN 37854  
 Lot(s): 238  
 Subdivision: Grand Vista Bay East  
 Acres: 1.14±  
 Year Built: n/a  
 Tax ID: 087A D 010.00  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1120 D**  
**Residential Lot** County: Roane  
 Water View Drive, Rockwood, TN 37854  
 Lot(s): 327  
 Subdivision: Grand Vista Bay East  
 Acres: 1.41±  
 Year Built: n/a  
 Tax ID: 086 067.00  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1120 E**  
**Residential Lot** County: Roane  
 West Mountain Drive, Rockwood, TN 37854  
 Lot(s): 381  
 Subdivision: Grand Vista Bay East  
 Acres: 0.81±  
 Year Built: n/a  
 Tax ID: 086E A 015.00  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1121** **ABSOLUTE**  
**Commercial Building - Former Belleville Oncology** County: St. Clair  
 7300 Twin Pyramid Parkway, Belleville, IL 62223  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.61±  
 Year Built: 1998; 2008  
 Tax ID: 07-13.0-107-002  
 Listing Agent: n/a  
 Phone: n/a Email: n/a

## HIGH BIDDER'S CHOICE



## THE PRESTIGIOUS HIGHLANDS NEIGHBORHOOD

GREAT MOUNTAIN VIEWS IN HABERSHAM COUNTY • COMMUNITY LAKE WITH PAVILLION • WATER • UNDERGROUND POWER  
PINECREST MOUNTAIN SUBDIVISION • RESIDENTIAL LOTS

### 1119 A Mountain View

Lot 10 Acres: 6.06±  
344 Little Eagle Mountain Road, Clarkesville, GA 30523  
Tax ID: 124 244

### 1119 B Mountain View

Lot 8 Acres: 4.27±  
Pinecrest Mountain, Clarkesville, GA 30523  
Tax ID: 124 243A

### 1119 C

Lot 23 Acres: 2.52±  
Pinecrest Mountain, Clarkesville, GA 30523  
Tax ID: 124 253

### 1119 D

Lot 24 Acres: 3.6±  
Pinecrest Mountain, Clarkesville, GA 30523  
Tax ID: 124 254

### 1119 E

Lot 25A Acres: 2.43±  
Fox Valley Road, Clarkesville, GA 30523  
Tax ID: 124 255A

### 1119 F

Lot 26 Acres: 3.07±  
Pinecrest Mountain, Clarkesville, GA 30523  
Tax ID: 124 256

### 1119 G Lake View

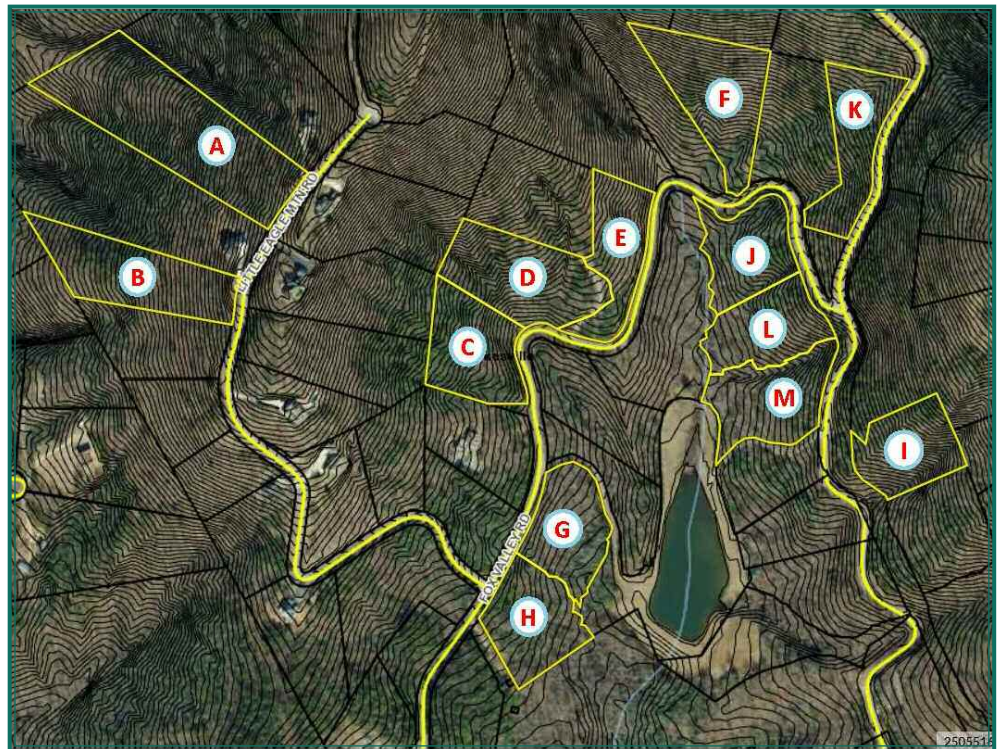
Lot 30W Acres: 2.22±  
Pinecrest Mountain, Clarkesville, GA 30523  
Tax ID: 125 004L

### 1119 H Lake View

Lot 31W Acres: 3.14±  
Pinecrest Mountain, Clarkesville, GA 30523  
Tax ID: 125 004M

### 1119 K Mountain View

Lot 42 Acres: 3.1±  
Highlands Drive, Clarkesville, GA 30523  
Tax ID: 124 260



### 1119 I

Lot 30E Acres: 2.07±  
Highlands, Clarkesville, GA 30523  
Tax ID: 125 005J

### 1119 L

Lot 43 Acres: 2.68±  
Highlands Drive, Clarkesville, GA 30523  
Tax ID: 124 225C

### 1119 J

Lot 33W Acres: 2.92±  
Pinecrest Mountain, Clarkesville, GA 30523  
Tax ID: 124 225D

### 1119 M Lake View

Lot 44 Acres: 2.6±  
Highlands Drive, Clarkesville, GA 30523  
Tax ID: 124 225B



**1122**  
**Commercial Office Building**  
 234 N Sage Street, Toccoa, GA 30577  
 Lot(s): 1  
 Subdivision:  
 Acres: 0.27±  
 Year Built: 1952  
 Tax ID: T18-067  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**County: Stephens**  
 Square Feet: 9,886±  
 Beds/Baths: n/a



**1123**  
**8 Unit Shopping Center and Extra Lot**  
 5425 Newton Road, Albany, GA 31701  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 3.54±  
 Year Built: 2007  
 Tax ID: 00208-00001-048  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**County: Dougherty**  
 Square Feet: 8,300±  
 Beds/Baths: n/a



**1124**  
**Former TV Station**  
 107 2nd Avenue SW, Moultrie, GA 31768  
 Lot(s): n/a  
 Subdivision:  
 Acres: 0.4±  
 Year Built: 1990  
 Tax ID: M025 023  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**County: Colquitt**  
 Square Feet: 5,116±  
 Beds/Baths: n/a



**1125**  
**Daycare Center**  
 700 N Cleveland Street, Albany, GA 31701  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.36±  
 Year Built: 1985  
 Tax ID: 000D/00013/028  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**County: Dougherty**  
 Square Feet: 3,750±  
 Beds/Baths: n/a



**1126**  
**6 Residential Lots**  
 10, 50, 105, 165 Kendall Lane; 20 & 30 Bryan 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  
 Email: n/a

**County: Newton**  
 Square Feet: n/a  
 Beds/Baths: n/a



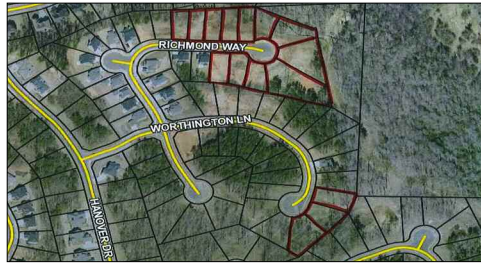
**1127**  
**5 Apartment Buildings (4 Plex Each)**  
 340-378 Bowie Circle, Tyler, AL 36785  
 Lot(s): n/a  
 Subdivision: New Hope Apartments  
 Acres: 5.1±  
 Year Built: 1992  
 Tax ID: 11011100000020020  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**County: Lowndes**  
 Square Feet: 2,970± each  
 Beds/Baths: n/a



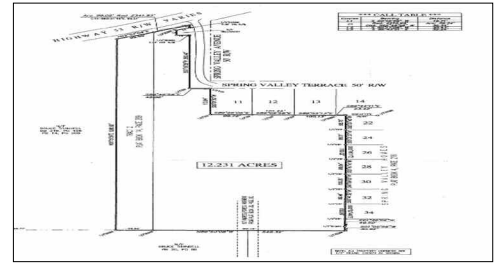
**1128**  
**Residential Land**  
 Mill Pond Road SE, Ludowici, GA 31316  
 Lot(s): 1,2,3  
 Subdivision: n/a  
 Acres: 6.4±  
 Year Built: n/a  
 Tax ID: 056 115  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**County: Long**  
 Square Feet: n/a  
 Beds/Baths: n/a



**1129**  
**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, GA 30180  
 Lot(s): n/a  
 Subdivision: The Georgia Unit C  
 Acres: 4.29±  
 Year Built: n/a  
 Tax ID: Visit Johndixon.com for details  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**County: Paulding**  
 Square Feet: n/a  
 Beds/Baths: n/a



**1130**  
**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  
 Email: n/a

**County: Gordon**  
 Square Feet: n/a  
 Beds/Baths: n/a



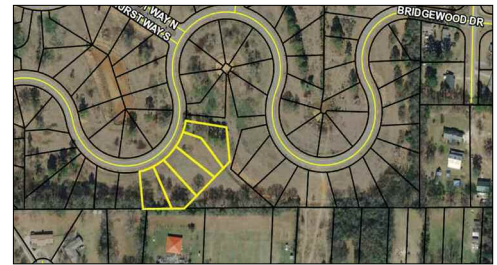
**1131**  
**4 Developed Platted Commercial Lots**  
 417, 418, 421, 423 Grayson Drive, Winder, GA 30680  
 Lot(s): 4, 6, 7, 9  
 Subdivision: Pinkston Corners Business Park  
 Acres: 5.57±  
 Year Built: n/a  
 Tax ID: WN26F 004, WN26F 006, WN26F 007, WN26F 009  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**County: Barrow**  
 Square Feet: n/a  
 Beds/Baths: n/a



**1132**  
**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  
 Email: n/a

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



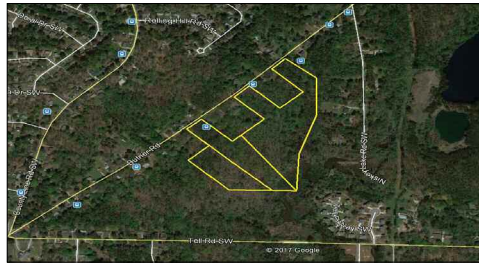
**1133**  
**5 Developed Residential Platted Lots**  
 3318, 3322, 3326, 3330, 3334 Bridgewood Drive, Macon, GA 31216  
 Lot(s): 46, 47, 48, 49, 50  
 Subdivision: Bridgewood Coves  
 Acres: 1.801±  
 Year Built: n/a  
 Tax ID: N120-0631, N120-0632, N120-0633, N120-0634, N120-0635  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**County: Bibb**  
 Square Feet: n/a  
 Beds/Baths: n/a





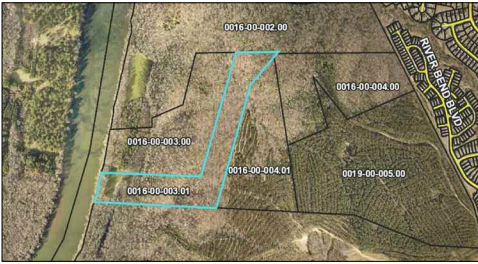
**1134**  
**Commercial Land** County: **Fulton**  
 NEC of Cascade Palmetto Highway, SW & Thoreau, Atlanta, GA 30331  
 Lot(s): n/a  
 Subdivision: Walden Park  
 Acres: 5.02±  
 Year Built: n/a  
 Tax ID: 09C110000431135, 09C110000431127  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1135**  
**Residential Land** County: **Fulton**  
 S/S of Butner Road SW, Atlanta, GA 30331  
 Lot(s): n/a  
 Subdivision: Victoria Estates  
 Acres: 24.99±  
 Year Built: n/a  
 Tax ID: 14F0042-LL1657, 1152, 1004  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1136**  
**Residential Land** County: **Paulding**  
 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 Email: n/a



**1138**  
**Residential Land** County: **Lancaster**  
 Van Wyck Road, Lancaster, SC 29720  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 29.4±  
 Year Built: n/a  
 Tax ID: 1600003.01  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1139**  
**Residential Lot** County: **Lancaster**  
 Highway 157, Fort Mill, SC 29707  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.44±  
 Year Built: n/a  
 Tax ID: 80065  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1140** **ABSOLUTE**  
**7 Residential Lots** County: **Greenville**  
 Buck Creek Trail, Travelers Rest, SC 29690  
 Lot(s): 5, 23-27, 31 Phase 3  
 Subdivision: Cliffs Valley Stone Creek  
 Acres: 8.68±  
 Year Built: n/a  
 Tax ID: 0664210102400; 0664210102500; 0664210102600; 0664210102700; 0664210100500; 0664210103100; 0664210102300  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1141** **ABSOLUTE**  
**Single Family Residence** County: **Davidson**  
 469 Leonard Road, Lexington, NC 27295  
 Lot(s): 1  
 Subdivision: Forest Heights  
 Acres: 0.61±  
 Year Built: 1918  
 Tax ID: 11-327-C-000-0001  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1142** **ABSOLUTE**  
**Residential Lot** County: **Alamance**  
 4801 Rabbit Run Drive, Haw River, NC 27258  
 Lot(s): 14, Phase 4  
 Subdivision: Nature Retreat  
 Acres: 0.82±  
 Year Built: n/a  
 Tax ID: 4350212  
 Listing Agent: Vivian Wilborne, Allen Tate Realtors  
 Phone: 336.240.3372 Email: n/a



**1143** **ABSOLUTE**  
**Residential Lot** County: **Forsyth**  
 5768 Belwus Creek Road, Walkertown, NC 27051  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.34±  
 Year Built: n/a  
 Tax ID: 6868990761000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1144**  
**Commercial Land** County: **Clayton**  
 Roberts Drive, Riverdale, GA 30274  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2.486±  
 Year Built: n/a  
 Tax ID: 13171A A001  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1145 A** **ABSOLUTE**  
**Residential Lot** County: **Putnam**  
 168 Pea Ridge Circle, Eatonton, GA 31024  
 Lot(s): 18  
 Subdivision: Pea Ridge  
 Acres: 1.65±  
 Year Built: n/a  
 Tax ID: 088A007  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1145 B** **ABSOLUTE**  
**Residential Lot** County: **Putnam**  
 Pea Ridge Circle, Eatonton, GA 31024  
 Lot(s): 17  
 Subdivision: Pea Ridge  
 Acres: 1.59±  
 Year Built: n/a  
 Tax ID: 088A008  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**1146**  
**Residential Land w/ 1,000'±**  
**of water frontage**  
 Pea Ridge Circle, Eatonton, GA 31024  
 Lot(s): 10-Jan  
 Subdivision: Pea Ridge  
 Acres: 10.52±  
 Year Built: n/a  
 Tax ID: 088A015 - 088A024  
 Listing Agent: n/a  
 Phone: n/a

**County: Putnam**

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

*Email: n/a*



**1147**  
**Residential Land**  
 Flint River Road & Roberts Road, Jonesboro, GA 30238  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 2.34±  
 Year Built: n/a  
 Tax ID: 05243A A002  
 Listing Agent: n/a  
 Phone: n/a

**County: Clayton**

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

*Email: n/a*



**1148**  
**Residential Land**  
 100, 102, 104 Caribbean 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: n/a  
 Phone: n/a

**ABSOLUTE**

**County: Effingham**

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

*Email: n/a*



**1149**  
**Commercial Lot**  
 Knox Bridge Road & Ridgemont Road, Canton, GA 30114  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.84±  
 Year Built: n/a  
 Tax ID: 14N 12A 111B  
 Listing Agent: n/a  
 Phone: n/a

**County: Cherokee**

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

*Email: n/a*



**1150**  
**Ocean Front Condominium**  
 600 N Atlantic Avenue, Daytona Beach, FL 32118  
 Lot(s): Unit 311  
 Subdivision: The Plaza Resort & Spa  
 Acres: n/a  
 Year Built: 1974  
 Tax ID: 530414000311.00  
 Listing Agent: n/a  
 Phone: n/a

**County: Volusia**

*Square Feet: 372*  
*Beds/Baths: 1/1.*

*Email: n/a*

# TERMS & CONDITIONS

**AUCTION DATE & LOCATION:** All properties will be sold on Tuesday, February 25 at 2:00 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](mailto: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](mailto: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](http://johndixon.com) to download a form.**

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