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# MULTI-SELLER<sup>®</sup>

QUALIFIED SELLERS...FOR QUALIFIED BUYERS



## WEDNESDAY, JUNE 10

### SELLING 55<sup>±</sup> PROPERTIES IN 33<sup>±</sup> OFFERINGS

IN ALABAMA, ARIZONA, COLORADO, CONNECTICUT, FLORIDA, GEORGIA, MARYLAND,  
MISSISSIPPI, NEW YORK, NORTH CAROLINA, OHIO, TEXAS, SOUTH CAROLINA AND COSTA RICA



**BID LIVE OR ONLINE AT [JOHNDIXON.COM](http://JOHNDIXON.COM)!**

► WEDNESDAY, JUNE 10, , 2:00 P.M.  
SALE SITE: MANSOUR CONFERENCE CENTER  
995 ROSWELL STREET, MARIETTA, GA 30062  
33 OFFERINGS

[multisellerauctions.net](http://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, JUNE 10, 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 / Country
2101	<b>ABSOLUTE</b>	Church Building	413 Perkins Street NE	Rome	Floyd	GA
2102	<b>ABSOLUTE</b>	Residential Lot - Gated Community	501 Woodland Trace	Big Canoe	Dawson	GA
2103	<b>ABSOLUTE</b>	Ocean View Land	10 meters east of Planet Hollywood	Guanacaste	First Canton of Liberia	Costa Rica
2104	<b>ABSOLUTE</b>	39 Slip Condo Marina w/ Declarant Rights	1089 Puppy Hole Court	Crisfield	Somerset	MD
2105		Residential Land	Andrews Drive	Washington	Wilkes	GA
2106		Lake Hartwell Single Family Residence w/ platform dock	105 Cedar Lane	Townville	Anderson	SC
2107		Commercial Land	CH James Parkway	Powder Springs	Cobb	GA
2109		6 Residential Lots	10, 50, 105, 165 Kendall Lane 20 & 30 Brylan Way	Covington	Newton	GA
2111		Single Family Residence 62 Unit Mini Storage Business Acreage w/ Barns	8116 AL Highway 77	Ohatchee	Calhoun	AL
2112		Commercial Building - 3 Bay Garage Former Fire Department Building	446 Saratoga Road	Glenville	Saratoga	NY
2113		Single Family Residence with 2 Cabins	80 Whalen Drive	Warrensburg	Warren	NY
2114		Storage Building w/ Land	3046 E. Manhattan Boulevard	Toledo	Lucas	OH
2115		Vacant Residence and Land	9435 Dixie Drive	Vandalia	Montgomery	OH
2116		Vacant Retail Pad	12361 N Reems Road	Surprise	Maricopa	AZ
2117		Commercial Retail Pads	10553 & 10559 E. Main	Mesa	Maricopa	AZ
2118		Commercial Retail Pad	270 W. Highway 287	Florence	Pinal	AZ
2119		Vacant Land	24936 N. Highway 69	Jasper	Walker	AL
2120		Single Family Residence Shop Buildings w/ Lake	5200 E. Highway 64	Pottsville	Pope	AR
2122		Vacant Homesite/Lot	377 Southbury Road	Roxbury	Litchfield	CT
2123		2 Story Office Building	212 W. 13th Street	Pueblo	Peublo	CO
2124	<b>ABSOLUTE</b>	Raw Land	1, D & P SEC 78	Presidio	Presidio	TX
2125		Single Family Residence	908 Lilly Street	Leesburg	Lake	FL
2126A		Residential Lot	103 Jaylon Court	Perry	Houston	GA
2126B		Residential Lot	105 Jaylon Court	Perry	Houston	GA
2126C		Residential Lot	110 Jaylon Court	Perry	Houston	GA
2126D		Residential Lot	102 Jaylon Court	Perry	Houston	GA
2126E		Residential Lot	225 Christine Circle	Perry	Houston	GA
2127		Commercial Land	Westridge Parkway	Hampton	Henry	GA
2128	<b>ABSOLUTE</b>	8 Residential Lots	146 E Newton Street, et al	Bay St. Louis	Hancock	MS
2129		Commercial+Residential+MultiFamily - Zoned Master Plan District	845 Strickland Road	Alpharetta	Forsyth	GA
2130		Commercial Lot (Church Building)	635 McFarland Parkway	Alpharetta	Forsyth	GA
2131		Commercial Lot	McFarland Parkway & Union Hill Road	Alpharetta	Forsyth	GA
2132	<b>ABSOLUTE</b>	Land Lot	62574 Ocklawaha Avenue	Fernandina Beach	Nassau	FL

### NEED MORE INFORMATION?

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



**2101**  
**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



**2102**  
**Residential Lot - Gated Community**  
 501 Woodland Trace, Big Canoe, GA 30143  
 Lot(s): 4089  
 Subdivision: Indian Village  
 Acres: 0.86±  
 Year Built: n/a  
 Tax ID: 016A 038  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**ABSOLUTE**  
 County: Dawson



**2103**  
**Ocean View Land**  
 10 meters east of Planet Hollywood, Costa Rica, Guanacaste, Costa Rica  
 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  
 Email: michael@costarica-realestate.com

**ABSOLUTE**  
 First Canton of Liberia



**2104**  
**39 Slip Condo Marina w/ Declarant Rights**  
 1089 Puppy Hole Court, Crisfield, MD 21817  
 Lot(s): n/a  
 Subdivision: Tangier Sound Marina Condominium  
 Acres: n/a  
 Year Built: n/a  
 Tax ID: Visit johndixon.com  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**ABSOLUTE**  
 County: Somerset



**2105**  
**Residential Land**  
 Andrews Drive, Washington, GA 30673  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 10.67±  
 Year Built: n/a  
 Tax ID: 076015 A & B  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

County: Wilkes



**2106**  
**Lake Hartwell Single Family Residence w/ platform dock**  
 105 Cedar Lane, Townville, SC 29689  
 Lot(s): 7  
 Subdivision: Cedar Acres (On Lake Hartwell)  
 Acres: 0.36±  
 Year Built: 1973  
 Tax ID: 180405005  
 Listing Agent: Ralph Harvey, List With Freedom  
 Phone: 855.456.4945  
 Email: support@listwithfreedom.com

County: Anderson



**2107**  
**Commercial Land**  
 CH James Parkway, Powder Springs, GA 31027  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 4.39±  
 Year Built: n/a  
 Tax ID: 19082500030, 19087800010  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

County: Cobb



**2109**  
**6 Residential Lots**  
 10, 50, 105, 165 Kendall Lane; 20 & 30 Brylan Way, Covington, GA 30014  
 Lot(s): n/a  
 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

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**Next Sale Filling Up Fast!**

Currently scheduled for  
**August 25-26, 2020**

Call us **TODAY!**  
 at 770 425-1141  
 to get your property in!

2111-2123

*A National Real Estate Holding Company has chosen to partner with John Dixon & Associates to liquidate these next 12 offerings at auction!*

*Our client owns these diverse properties with cell towers, and is now offering the surrounding portion for sale at auction!*

*Don't miss this opportunity to add one of these unique real estate assets to your portfolio!*

*Call Scott Pinson at JDA TODAY with questions about these offerings! 770 310-1388*



**2111**  
**Single Family Residence; 62 Unit Mini Storage Business; Acreage w/ Barns**  
 8116 AL Highway 77, Ohatchee, AL 36271  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 13.2±  
 Year Built: 1988  
 Tax ID: 14-09-29-0-001-009.004  
 Listing Agent: Keith Davis, Keith Davis Realty  
 Phone: 256.442.9995  
 Email: keith@keithdavisrealty.com

County: Calhoun

Square Feet: 3,500±  
 Beds/Baths: 4/3.



**2112**  
**Commercial Building - 3 Bay Garage, Former Fire Department Building**  
 446 Saratoga Road, Glenville, NY 12302  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.70±  
 Year Built: 1975  
 Tax ID: 15.16-1-29  
 Listing Agent: Don Nichter, Coldwell Banker Prime  
 Phone: 518.640.4821  
 Email: dnichter@cbpp.com

**County: Saratoga**

**Square Feet: 8,870±  
 Beds/Baths: n/a**



**2113**  
**Single Family Residence with 2 Cabins**  
 80 Whalen Drive, Warrensburg, NY 12885  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 46.21±  
 Year Built: 1946  
 Tax ID: 224.1-1-7  
 Listing Agent: Ashley Nagy, Shannon McCarthy Team  
 Phone: 518.698.6012  
 Email: ashley@mccarthysells.com

**County: Warren**

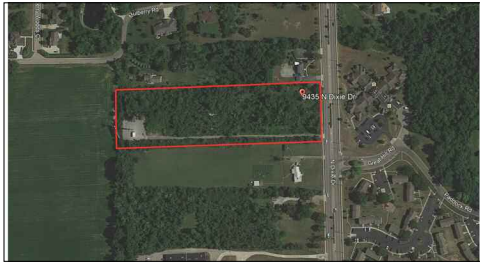
**Square Feet: 1,776±  
 Beds/Baths: 3/2**



**2114**  
**Storage Building w/ Land**  
 3046 E. Manhattan Boulevard, Toledo, OH 43611  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.47±  
 Year Built: n/a  
 Tax ID: 1860554  
 Listing Agent: Jerry Malek, Reichle Klein Group  
 Phone: 419.794.3964  
 Email: jmalek@rkcommercial.com

**County: Lucas**

**Square Feet: 1,000±  
 Beds/Baths: n/a**



**2115**  
**Vacant Residence and Land**  
 9435 Dixie Drive, Vandalia, OH 45414  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 5±  
 Year Built: n/a  
 Tax ID: B02-00622-0021  
 Listing Agent: Benjamin Redick, Bruns Realty Group  
 Phone: 937.216.4511  
 Email: bredick@brunsrealty.com

**County: Montgomery**

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



**2116**  
**Vacant Retail Pad**  
 12361 N Reems Road, Surprise, AZ 85379  
 Lot(s): n/a  
 Subdivision: Marley Park Promenade  
 Acres: 1.1±  
 Year Built: n/a  
 Tax ID: 501-40-980  
 Listing Agent: Chad Russell, Land Advisors  
 Phone: 480.874.4339  
 Email: crussell@landadvisors.com

**County: Maricopa**

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



**2117**  
**Commercial Retail Pads**  
 10553 & 10559 E. Main, Mesa, AZ 85208  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.75±  
 Year Built: n/a  
 Tax ID: 220-53-481, 220-53-482  
 Listing Agent: Chad Russell, Land Advisors  
 Phone: 480.874.4339  
 Email: crussell@landadvisors.com

**County: Maricopa**

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



**2118**  
**Commercial Retail Pad**  
 270 W. Highway 287, Florence, AZ 85132  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: .79±  
 Year Built: n/a  
 Tax ID: 202-06-001L  
 Listing Agent: Chad Russell, Land Advisors  
 Phone: 480.874.4339  
 Email: crussell@landadvisors.com

**County: Pinal**

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



**2119**  
**Vacant Land**  
 24936 N. Highway 69, Jasper, AL 35504  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 3.80±  
 Year Built: 1900  
 Tax ID: 64 17 01 12 4 000 003.007  
 Listing Agent: John Nix, Joseph Carter Real Estate  
 Phone: 205.275.4645  
 Email: jnixrealtor@gmail.com

**County: Walker**

**Square Feet: 3,000±  
 Beds/Baths: n/a**



**2120**  
**Single Family Residence; Shop Buildings w/ Lake**  
 5200 E. Highway 64, Pottsville, AR 72858  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 8.0±  
 Year Built: 1977  
 Tax ID: 908-00217-000C  
 Listing Agent: Caleb Moore, Moore & Co. Realtors  
 Phone: 479.857.3409  
 Email: calebmoore33@gmail.com

**County: Pope**

**Square Feet: 3,200±  
 Beds/Baths: n/a**



**2122**  
**Vacant Homesite/Lot**  
 377 Southbury Road, Roxbury, CT 06783  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 96.49±  
 Year Built: n/a  
 Tax ID: 00015800  
 Listing Agent: Kris Forland, Forland Realty Group  
 Phone: 203.856.0859  
 Email: kris@forlandrealty.com

**County: Litchfield**

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



**2123**  
**2 Story Office Building**  
 212 W. 13th Street, Pueblo, CO 81003  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: .25±  
 Year Built: n/a  
 Tax ID: 525416004  
 Listing Agent: Elizabeth Gladney, RE/MAX of Pueblo  
 Phone: 719.546.1717  
 Email: beth.gladney@remax.net

**County: Pueblo**

**Square Feet: 6,400±  
 Beds/Baths: n/a**



**2124**  
**Raw Land**  
 1, D & P SEC 78, Presidio, TX 79845  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 9.47±  
 Year Built: n/a  
 Tax ID: 26814  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**ABSOLUTE  
 County: Presidio**

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



**2125**  
**Single Family Residence** County: **Lake**  
 908 Lilly Street, Leesburg, FL 34748  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.29± Square Feet: 1,470±  
 Year Built: 1925 Beds/Baths: 3/2  
 Tax ID: 26-19-24-3900-025-01200  
 Listing Agent: Pat Maddox, Crye-Leike  
 Phone: 770.598.1201 Email: pat.maddox@crye-leike.com



**2126A**  
**Residential Lot** County: **Houston**  
 103 Jaylon Court, Perry, GA 31069  
 Lot(s): 13  
 Subdivision: Gresham Creek  
 Acres: 0.29± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: OP41CO 013000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2126B**  
**Residential Lot** County: **Houston**  
 105 Jaylon Court, Perry, GA 31069  
 Lot(s): 14  
 Subdivision: Gresham Creek  
 Acres: 0.21± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: OP41CO 014000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2126C**  
**Residential Lot** County: **Houston**  
 110 Jaylon Court, Perry, GA 31069  
 Lot(s): 16  
 Subdivision: Gresham Creek  
 Acres: 0.15± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: OP41CO 016000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2126D**  
**Residential Lot** County: **Houston**  
 102 Jaylon Court, Perry, GA 31069  
 Lot(s): 20  
 Subdivision: Gresham Creek  
 Acres: 0.25± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: OP41CO 020000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2126E**  
**Residential Lot** County: **Houston**  
 225 Christine Circle, Perry, GA 31069  
 Lot(s): 26  
 Subdivision: Gresham Creek  
 Acres: 0.24± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: OP41CO 026000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2127**  
**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



**2128** **ABSOLUTE**  
**8 Residential Lots** County: **Hancock**  
 146 E Newton Street, et al, Bay St. Louis, MS 39520  
 Lot(s): 16 Unit 2 Blk 146; 32, 41, 44 Unit 2 Blk 153; 39 Unit 1, Blk 106; 39 & 40 Unit 1 Blk 122; 68 Unit 3 Blk 217  
 Subdivision: Bayside Park  
 Acres: 0.96± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 163F-0-06-103.000; 163E-0-06-322.000; 163E-0-06-320.000; 163D-0-06-644.000; 163D-0-06-430.000; 163M-0-07-386.000  
 Listing Agent: n/a  
 Phone: n/a Email: n/a



**2129**  
**Commercial+Residential+ MultiFamily - Zoned Master Plan District** County: **Forsyth**  
 845 Strickland Road, Alpharetta, GA 30004  
 Lot(s): 971  
 Subdivision: South Forsyth  
 Acres: 0.93± Square Feet: 1,238±  
 Year Built: 1946 Beds/Baths: 3/1  
 Tax ID: 021 018  
 Listing Agent: Kathleen Longspagh, ERA Atlantic Realty  
 Phone: 813.215.7797 Email: Kathleen@ATLANTAREALTOR411.com



**2130**  
**Commercial Lot (Church Building)** County: **Forsyth**  
 635 McFarland Parkway, Alpharetta, GA 30004  
 Lot(s): Tract 1  
 Subdivision: n/a  
 Acres: 1.131± Square Feet: 3,040±  
 Year Built: n/a Baths: 2  
 Tax ID: 041 006  
 Listing Agent: Kathleen Longspagh, ERA Atlantic Realty  
 Phone: 813.215.7797 Email: Kathleen@ATLANTAREALTOR411.com



**2131**  
**Commercial Lot** County: **Forsyth**  
 McFarland Parkway & Union Hill Road, Alpharetta, GA 30004  
 Lot(s): Tract 2  
 Subdivision: n/a  
 Acres: 0.877± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 041 006  
 Listing Agent: Kathleen Longspagh, ERA Atlantic Realty  
 Phone: 813.215.7797 Email: Kathleen@ATLANTAREALTOR411.com



**2132** **ABSOLUTE**  
**Land Lot** County: **Nassau**  
 62574 Ocklawaha Avenue, Fernandina Beach, FL 32034  
 Lot(s): 1-4, Block 29  
 Subdivision: Seaview  
 Acres: 0.22± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 00-00-31-1680-0029-0010  
 Listing Agent: n/a  
 Phone: n/a Email: n/a

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## Contact Us



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Over five years ago, John Dixon & Associates unveiled its Multi-Seller Auction which allows sellers with a few properties to share in cost and to be a part of a large marketing campaign. With our live and online auction platform, properties are viewed worldwide.

## MEET OUR TEAM

**John Dixon**, Founder/Chief Executive Officer  
404.386.9378 • john@johndixon.com

**Drew Dixon**, Director of Auction Operations / Lead Auctioneer  
404.915.0224 • drew@johndixon.com

**Edwin Boland**, Chief Financial Officer  
404.805.4869 • edwin@johndixon.com

**Stephanie Dixon**, Administrator/Web Design  
770.425.1141 ext. 23 • stephanie@johndixon.com

**Joe Tarpley**, Auctioneer/Multi-Seller Auction Co-Manager  
706.346.9524 • joe@johndixon.com

**Bob Green**, Multi-Seller Auction Co-Manager  
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**Scott Pinson**, Manager of Business Development  
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**Brad Davis**, South Carolina Business Development Associate  
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**Danielle Foreman**, Graphic Design, Project & Closing Coordinator  
770.425.1141 ext. 13 • danielle@johndixon.com

## WHY CHOOSE US



Simulcast bidding accommodates buyers live or online



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RETIRED SENIOR VP OF BANK OWNED  
REAL ESTATE, BB&T

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**WADE PARKER, SENIOR VP ASSET  
MANAGEMENT, REGIONS BANK**

"We are pleased with the outstanding results of the auction..."

**AUCTION**

**MULTI-SELLER**  
QUALIFIED SELLERS, FROM QUALIFIED BUYERS

**WEDNESDAY, JUNE 10**

**SELLING 65+ PROPERTIES IN 33+ OFFERINGS**  
IN ALABAMA, ARIZONA, CALIFORNIA, CONNECTICUT, FLORIDA, GEORGIA, MARYLAND, MISSISSIPPI, NEW YORK, NORTH CAROLINA, OHIO, TEXAS, SOUTH CAROLINA AND DISTRICT OF COLUMBIA

**BID LIVE OR ONLINE AT JOHN DIXON.COM!**

WEDNESDAY, JUNE 10, 2014  
SALE SITE: MANSOUR CONFERENCE CENTER  
995 ROSWELL STREET, MARIETTA, GEORGIA  
30062

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**JOHN DIXON  
& ASSOCIATES**  
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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 DATE & LOCATION:** The auction will be held on Wednesday, June 10 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**



06/20 AL-1481, Thomas J. Turpley, Licensed Arkansas Real Estate Broker and Auction License #1536, FL-48488, GA-2034, Thomas J. Turpley, Licensed Mississippi Real Estate Broker and Mississippi Auction License #565, OH-#2002000138, SC-002815R, Thomas J. Turpley, Licensed Texas Real Estate Broker and Texas Auction License #8158, Listing Broker In The Following States: AZ, Land Advisors - Scottsdale, Arizona; CO: ReMAX of Pueblo - Pueblo, Colorado; CT: Forland Realty Group - Westport, Connecticut; NY: Coldwell Banker Prime - Newkysiana, New York; Shannon McCarthy Team - Saratoga Springs, New York