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TUESDAY, SEPTEMBER 15

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IN FLORIDA, GEORGIA, MARYLAND, NORTH CAROLINA,
SOUTH CAROLINA, VIRGINIA, WEST VIRGINIA



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► TUESDAY, SEPTEMBER 15, 2:00 P.M.

SALE SITE: HAMPTON INN & SUITES (OFF DELK ROAD), 2136 KINGSTON COURT, MARIETTA, GA 30067
34 OFFERINGS

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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, SEPTEMBER 15, 2:00 P.M.

SALE SITE: HAMPTON INN & SUITES (OFF DELK ROAD), 2136 KINGSTON COURT, MARIETTA, GA 30067

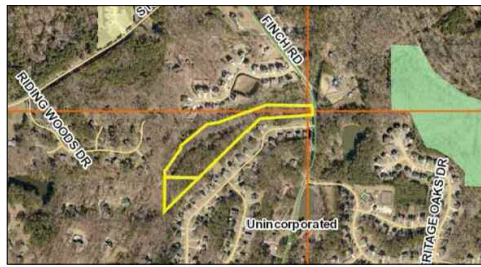
Property No.	ABSOLUTE/ Reserve	Property Type	Address	City	County	State	Zip
4101	ABSOLUTE	Commercial Lot	7313 Factory Shoals Road SW	Austell	Cobb	GA	30168
4102	ABSOLUTE	Residential Land	3810 Finch Road	Powder Springs	Cobb	GA	30127
4103	ABSOLUTE	Commercial Land	2215 Jonesboro Road	Fairburn	Fulton	GA	30213
4104	ABSOLUTE	Residential Lot	9795 Dixon Industrial Boulevard	Jonesboro	Clayton	GA	30236
4105	ABSOLUTE	Residential Land	Nail Mill Road	McDonough	Henry	GA	30252
4106	ABSOLUTE	Single Family Residence w/ Outbuilding	677 Basin Branch Road	Haysi	Dickenson	VA	24256
4107	ABSOLUTE	Single Family Residence	105 Baltimore Avenue	Danville	Danville	VA	24541
4108	Reserve	Industrial Land	7431 Industrial Highway	Macon	Bibb	GA	31216
4109	ABSOLUTE	Former Jail	Cherry Street	Montezuma	Macon	GA	31063
4110	ABSOLUTE	Residential Lot	State Route 26 Road	Montezuma	Macon	GA	31063
4111	ABSOLUTE	Residential Lot	504 Houston Street	Montezuma	Macon	GA	31063
4112	Reserve	Vacant Commercial Land - G2	N. Highway 49	Byron	Peach	GA	31008
4113	Reserve	2 Commercial Lots	Highway 247 Connector	Byron	Peach	GA	31008
4114	Reserve	Commercial Strip Center - 2 Condo Units	3338 Highway 155 S	Locust Grove	Henry	GA	30248
4115	ABSOLUTE	Industrial/Commercial Land	3892 Highway 80 North	Warrenton (Camak)	Warren	GA	30828
4116	Reserve	Lakefront Residential Lot	503 Waters Edge Court	West Union	Oconee	SC	29626
4117	ABSOLUTE	39 Slip Condo Marina w/ Declarant Rights	1089 Puppy Hole Court	Crisfield	Somerset	MD	21817
4118	ABSOLUTE	Residential Lot	1091 Crown River Parkway	McDonough	Henry	GA	30252
4119	ABSOLUTE	3 Lake Front Lots	Carter Lane and Panther Point	Elberton	Elbert	GA	30635
4120	ABSOLUTE	7 Residential Lots	Covered Bridge Road	Hiawassee	Towns	GA	30546
4121	ABSOLUTE	Residential Lot	209 James Street	Kannapolis	Cabarrus	NC	28083
4122	ABSOLUTE	Residential Lot - Gated Community	Bradford Court	Belhaven	Beaufort	NC	27810
4123	ABSOLUTE	Residential Lot - Gated Golf Community	166 Parkside Lane	Eatonton	Putnam	GA	30124
4124	ABSOLUTE	Residential Land	Potomac Valley Overlook Wilson Run Tr	Milam	Hardy	WV	26838
4125	ABSOLUTE	Residential Lot	2842 Ponce de Leon Boulevard	Ponce De Leon	Holmes	FL	32455
4126	Reserve	Ocean Front Condominium	600 N Atlantic Avenue	Daytona Beach	Volusia	FL	32118
4127	Reserve	Residential Land	20th Avenue East	Cordele	Crisp	GA	31015
4128	ABSOLUTE	Residential Lot	1051 Pullman Circle	Greensboro	Greene	GA	30642
4129	Reserve	Commercial Land	Roberts Drive	Riverdale	Clayton	GA	30274
4130	ABSOLUTE	Residential Lot	0 Seneca Drive	Ellijay	Gilmer	GA	30540
4131	ABSOLUTE	Residential Lot	Roaring Forks Lane	Ellijay	Gilmer	GA	30540
4132	Reserve	Car Wash - 11 Bay	470 Upper Riverdale Road	Riverdale	Clayton	GA	30374
4133	Reserve	Outparcel - Eisenhower Crossing Shopping Center	Eisenhower Parkway at Log Cabin Drive	Macon	Bibb	GA	31204
4134	ABSOLUTE	Single Family Residence	1477 Joe Hollow Road	Vansant	Buchanan	VA	24656

NEED MORE INFORMATION?

VISIT MULTISELLERAUCTIONS.NET OR CONTACT 404.994.5333



4101 **ABSOLUTE**
Commercial Lot **County: Cobb**
 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



4102 **ABSOLUTE**
Residential Land **County: Cobb**
 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



4103 **ABSOLUTE**
Commercial Land **County: Fulton**
 2215 Jonesboro Road, Fairburn, GA 30213
 Lot(s): n/a
 Subdivision: n/a
 Acres: 4.1±
 Year Built: n/a
 Tax ID: 13 0188 LL6010
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4104 **ABSOLUTE**
Residential Lot **County: Clayton**
 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



4105 **ABSOLUTE**
Residential Land **County: Henry**
 Nail Mill Road, McDonough, GA 30252
 Lot(s): n/a
 Subdivision: n/a
 Acres: 26.63±
 Year Built: n/a
 Tax ID: 109-01024002
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4106 **ABSOLUTE**
Single Family Residence w/ Outbuilding **County: Dickenson**
 677 Basin Branch Road, Haysi, VA 24256
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2±
 Year Built: 1982
 Tax ID: 6914
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 Square Feet: 1,200±
 Beds/Baths: 3/1



4107 **ABSOLUTE**
Single Family Residence **County: Danville**
 105 Baltimore Avenue, Danville, VA 24541
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.13±
 Year Built: 1920
 Tax ID: 55797
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4108 **ABSOLUTE**
Industrial Land **County: Bibb**
 7431 Industrial Highway, Macon, GA 31216
 Lot(s): n/a
 Subdivision: n/a
 Acres: 8.57±
 Year Built: n/a
 Tax ID: P140-0074
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4109 **ABSOLUTE**
Former Jail **County: Macon**
 Cherry Street, Montezuma, GA 31063
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.08±
 Year Built: 1930
 Tax ID: 40230 0001
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 Square Feet: 513±
 Beds/Baths: n/a



4110 **ABSOLUTE**
Residential Lot **County: Macon**
 State Route 26 Road, Montezuma, GA 31063
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.67±
 Year Built: n/a
 Tax ID: 10370 0134
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4111 **ABSOLUTE**
Residential Lot **County: Macon**
 504 Houston Street, Montezuma, GA 31063
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.29±
 Year Built: n/a
 Tax ID: 4036C 0002
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4112 **ABSOLUTE**
Vacant Commercial Land - G2 **County: Peach**
 N. Highway 49, Byron, GA 31008
 Lot(s): Tract 2
 Subdivision: n/a
 Acres: 1.122±
 Year Built: n/a
 Tax ID: B01F083 A
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



4113
2 Commercial Lots
 Highway 247 Connector, Byron, GA 31008
 Lot(s): 6,7
 Subdivision: n/a
 Acres: 4.35±
 Year Built: n/a
 Tax ID: 052B 038, 052B 039
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Peach
 Square Feet: n/a
 Beds/Baths: n/a



4114
Commercial Strip Center - 2 Condo Units
 3338 Highway 155 S, Locust Grove, GA 30248
 Lot(s): n/a
 Subdivision: Town Center @ Heron B Commercial Condo
 Acres: 0.055±
 Year Built: 2007
 Tax ID: 080-012-4338, 080-01024340
 Listing Agent: Bryan Marshburn, King Industrial Realty
 Phone: 404.942.2044
 Email: bmarshburn@kingindustrial.com
 County: Henry
 Square Feet: 1,220±, 1,191±
 Beds/Baths: 1 bath each



4115
Industrial/Commercial Land
 3892 Highway 80 North, Warrenton (Camak), GA 30828
 Lot(s): n/a
 Subdivision: n/a
 Acres: 10±
 Year Built: n/a
 Tax ID: 058 077 & 058 077C
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Warren
 Square Feet: n/a
 Beds/Baths: n/a



4116
Lakefront Residential Lot
 503 Waters Edge Court, West Union, SC 29626
 Lot(s): n/a
 Subdivision: Waters Edge
 Acres: 0.62±
 Year Built: n/a
 Tax ID: 177-00-01-062
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Oconee
 Square Feet: n/a
 Beds/Baths: n/a



4117
39 Slip Condo Marina w/ Declarant Rights
 1089 Puppy Hole Court, Crisfield, MD 21817
 Lot(s): n/a
 Subdivision: Tangier Sound Marina
 Acres: n/a
 Year Built: n/a
 Tax ID: Visit Johndixon.com
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Somers
 Square Feet: n/a
 Beds/Baths: n/a



4118
Residential Lot
 1091 Crown River Parkway, McDonough, GA 30252
 Lot(s): n/a
 Subdivision: Crown River
 Acres: 1.13±
 Year Built: n/a
 Tax ID: 135E01091000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Henry
 Square Feet: n/a
 Beds/Baths: n/a



4119
3 Lake Front Lots
 Carter Lane and Panther Point, Elberton, GA 30635
 Lot(s): 37
 Subdivision: Craft Ferry
 Acres: 1.53±, 2.5±, .93±
 Year Built: n/a
 Tax ID: 059A 006A, 059A 006B, 059A 006C
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Elbert
 Square Feet: n/a
 Beds/Baths: n/a



4120
7 Residential Lots
 Covered Bridge Road, Hiawassee, 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; 0046 033G; 0046 033H; 0046 033I; 0046 033J; 0046 033K; 0046 033M; 0046 033N
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Towns
 Square Feet: n/a
 Beds/Baths: n/a



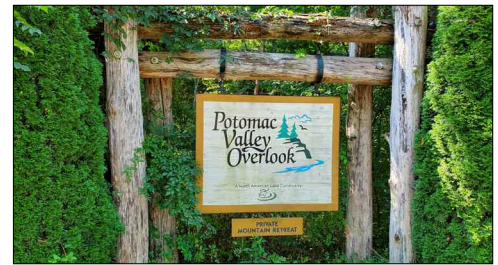
4121
Residential Lot
 209 James Street, Kannapolis, NC 28083
 Lot(s): 15
 Subdivision: n/a
 Acres: 0.22±
 Year Built: n/a
 Tax ID: 5613 97 6302
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Cabarrus
 Square Feet: n/a
 Beds/Baths: n/a



4122
Residential Lot - Gated Community
 Bradford Court, Belhaven, NC 27810
 Lot(s): 9
 Subdivision: Bailey Pointe
 Acres: 2.95±
 Year Built: n/a
 Tax ID: 7601-58-7690
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Beaufort
 Square Feet: n/a
 Beds/Baths: n/a



4123
Residential Lot - Gated Golf Community
 166 Parkside Lane, Eatonton, GA 30124
 Lot(s): 7
 Subdivision: Cuscowilla
 Acres: 0.41±
 Year Built: n/a
 Tax ID: 103A188
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Putnam
 Square Feet: n/a
 Beds/Baths: n/a



4124
Residential Land
 Potomac Valley Overlook, Wilson Run Tr, Milam, WV 26838
 Lot(s): 103
 Subdivision: Potomac Valley Overlook
 Acres: 59.49±
 Year Built: n/a
 Tax ID: 5-582-11
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 County: Hardy
 Square Feet: n/a
 Beds/Baths: n/a



4125 **ABSOLUTE**
Residential Lot **County: Holmes**
 2842 Ponce de Leon Boulevard, Ponce De Leon, FL 32455
 Lot(s): 12
 Subdivision: n/a
 Acres: 0.6±
 Year Built: n/a
 Tax ID: 1827.03-001-001-000
 Listing Agent: n/a
 Phone: n/a Email: n/a



4126 **ABSOLUTE**
Ocean Front Condominium **County: Volusia**
 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
 Listing Agent: n/a
 Phone: n/a Email: n/a



4127 **ABSOLUTE**
Residential Land **County: Crisp**
 20th Avenue East, Cordele, GA 31015
 Lot(s): n/a
 Subdivision: n/a
 Acres: 11.23±
 Year Built: n/a
 Tax ID: C27 125
 Listing Agent: n/a
 Phone: n/a Email: n/a



4128 **ABSOLUTE**
Residential Lot **County: Greene**
 1051 Pullman Circle, Greensboro, GA 30642
 Lot(s): 12 Blk A
 Subdivision: Eagle View on Lake Oconee
 Acres: 0.59±
 Year Built: n/a
 Tax ID: 034-B-00-006-0
 Listing Agent: n/a
 Phone: n/a Email: n/a



4129 **ABSOLUTE**
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



4130 **ABSOLUTE**
Residential Lot **County: Gilmer**
 0 Seneca Drive, Ellijay, GA 30540
 Lot(s): 304 Ph2
 Subdivision: Buckhorn
 Acres: 0.84±
 Year Built: n/a
 Tax ID: 3092B 097
 Listing Agent: n/a
 Phone: n/a Email: n/a



4131 **ABSOLUTE**
Residential Lot **County: Gilmer**
 Roaring Forks Lane, Ellijay, GA 30540
 Lot(s): 160
 Subdivision: Mountain Town Creek PH 2
 Acres: 0.75±
 Year Built: n/a
 Tax ID: 3051A-C-160
 Listing Agent: n/a
 Phone: n/a Email: n/a



4132 **ABSOLUTE**
Car Wash - 11 Bay **County: Clayton**
 470 Upper Riverdale Road, Riverdale, GA 30374
 Lot(s): n/a
 Subdivision: Colonial Self-Service Car Wash
 Acres: 0.74±
 Year Built: 1977
 Tax ID: 13150A F004
 Listing Agent: n/a
 Phone: n/a Email: n/a



4133 **ABSOLUTE**
Outparcel - Eisenhower Crossing Shopping Center **County: Bibb**
 Eisenhower Parkway at Log Cabin Drive, Macon, GA 31204
 Lot(s): 10
 Subdivision: Eisenhower Crossing Shopping Center
 Acres: 0.85±
 Year Built: n/a
 Tax ID: M083-0284
 Listing Agent: n/a
 Phone: n/a Email: n/a



4134 **ABSOLUTE**
Single Family Residence **County: Buchanan**
 1477 Joe Hollow Road, Vansant, VA 24656
 Lot(s): n/a
 Subdivision: n/a
 Acres: .86±
 Year Built: 1940
 Tax ID: 2HH212052 B
 Listing Agent: n/a
 Phone: n/a Email: n/a

TERMS & CONDITIONS

AUCTION DATE & LOCATION: The auction will be held on Tuesday, September 15 at 2 p.m. at the Hampton Inn & Suites (off Delk Road), 2136 Kingston Court, Marietta, GA 30067.

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. For questions regarding closings or contracts, contact Danielle Foreman, Closing Coordinator at 770.425.1141, ext. 13 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 2140 Newmarket Parkway SE, Suite 118, Marietta, GA 30067, 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.

AUCTION

MULTI-SELLER
QUALIFIED SELLERS...FOR QUALIFIED BUYERS

TUESDAY, SEPTEMBER 15


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 (AFTERNOON)

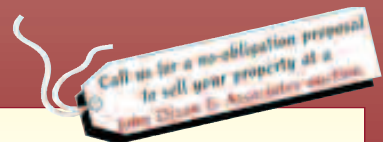
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 & ASSOCIATES
 AUCTIONS • MARKETING

2140 Newmarket Parkway SE, Suite 118
 Marietta, GA 30067
 telephone: 770.425.1141
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