

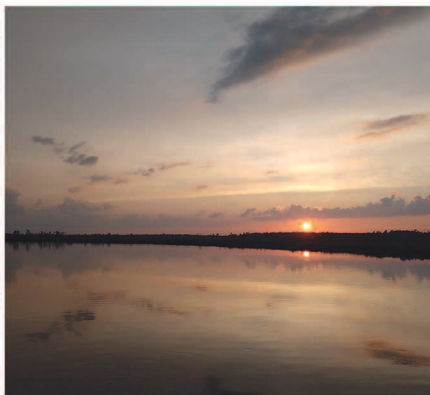
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THURSDAY, NOVEMBER 12

SELLING 43[±] PROPERTIES IN 31[±] OFFERINGS
IN ALABAMA, ARKANSAS, CALIFORNIA, GEORGIA, NEVADA, SOUTH CAROLINA & TEXAS



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► THURSDAY, NOVEMBER 12, 2:00 P.M.

SALE SITE: HAMPTON INN & SUITES (OFF DELK ROAD), 2136 KINGSTON COURT, MARIETTA, GA 30067
31 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

THURSDAY, NOVEMBER 12, 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
5101		Residential Lot	27 Clubview Court	Dallas	Paulding	GA	30157
5102		Residential Lot	97 Riverwood Pass	Dallas	Paulding	GA	30157
5103		Residential Lot	68 Riverwood Pass	Dallas	Paulding	GA	30157
5104	ABSOLUTE	Car Wash - 11 Bay	470 Upper Riverdale Road	Riverdale	Clayton	GA	30374
5105	ABSOLUTE	Residential Land	Stoneham Court	Atlanta	Clayton	GA	30349
5106	ABSOLUTE	Residential Land	Keystone Drive	Conley	Clayton	GA	30288
5107	ABSOLUTE	Residential Lot	4077 Hunt Way	Rex	Clayton	GA	30273
5108		Commercial Land	NWC W. Lanier & Tiger Trail	Fayetteville	Fayette	GA	30214
5109	ABSOLUTE	8 Residential Lots (Near Lake Jackson)	Southern Shores Road	Jackson	Butts	GA	30233
5110	ABSOLUTE	Residential Lot	Railroad Avenue	Flovilla	Butts	GA	30216
5111	ABSOLUTE	Raw Land	Mt. Pleasant Church Road	Welch	Butts	GA	30216
5112		Residential Land	6251 Thomaston Road	Macon	Bibb	GA	31220
5113		Senior Assisted Care / Memory Care Facility *Newly Renovated	45 Rock Quarry Road Ext	Toccoa	Stephens	GA	30577
5114		Water Front Development Condo Site	200 & 201 W. First Street, 202 W Second Street	Woodbine	Camden	GA	31569
5115	ABSOLUTE	3 Residential Lots	2 & 44 Casino Circle and 21 Casino Way	Hot Springs Village	Garland	AR	71909
5116	ABSOLUTE	3 Residential Lots	Almendra Lane	Hot Springs Village	Garland	AR	71909
5117	ABSOLUTE	Residential Lot	3301 W 13th Street	Pine Bluff	Jefferson	AR	71603
5118	ABSOLUTE	Residential Lot	3003 S Main Street	Pine Bluff	Jefferson	AR	71603
5119	ABSOLUTE	Residential Lot	Kelaen Circle	Bella Vista	Benton	AR	72715
5120	ABSOLUTE	2 Residential Lots	Salen Lane & Eriboll Lane	Bella Vista	Benton	AR	72715
5121	ABSOLUTE	Residential Lot	25767 Bear Lane	Willits	Mendocino	CA	95490
5122		Residential Land	1379 N. Plano Street	Porterville	Tulare	CA	93257
5123	ABSOLUTE	Commercial Land	US Highway 17 Business	Surfside Beach	Horry	SC	29575
5124		Commercial Land	514 Arrowhead Boulevard	Jonesboro	Clayton	GA	30238
5125		Commercial Land	Northwood Drive	Centre	Cherokee	AL	35960
5126	ABSOLUTE	Residential Lot	3119 Columbus Road	Macon	Bibb	GA	31204
5127	ABSOLUTE	Residential Land	3401 Chestley Drive (Formerly 3455 Chestney Road)	Macon	Bibb	GA	31217
5128	ABSOLUTE	Residential Lot	106 S Elm	New Boston	Bowie	TX	75570
5129		Residential / Commercial Land	Pueblo Boulevard	West Wendover	Elko	NV	89883
5130	ABSOLUTE	Residential Lot	1874 Millstone Trail	Stone Mountain	Dekalb	GA	30087
5131		Dockable Residential Lake Lot	1611 Northwoods Drive	Greensboro	Greene	GA	30642

NEED MORE INFORMATION?

VISIT MULTISELLERAUCTIONS.NET OR CONTACT 404.994.5333



5101
Residential Lot
 27 Clubview Court, Dallas, GA 30157
 Lot(s): n/a
 Subdivision: Riverwood Highlands
 Acres: 0.23±
 Year Built: n/a
 Tax ID: 106.3.1.046.0000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
County: Paulding
Square Feet: n/a
Beds/Baths: n/a



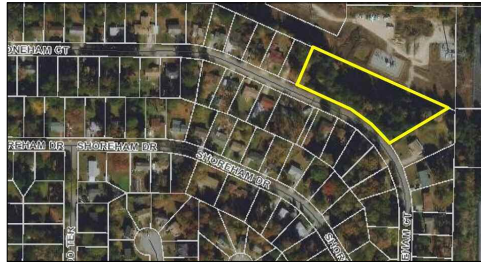
5102
Residential Lot
 97 Riverwood Pass, Dallas, GA 30157
 Lot(s): n/a
 Subdivision: Riverwood Highlands
 Acres: 0.28±
 Year Built: n/a
 Tax ID: 106.3.4.003.0000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
County: Paulding
Square Feet: n/a
Beds/Baths: n/a



5103
Residential Lot
 68 Riverwood Pass, Dallas, GA 30157
 Lot(s): n/a
 Subdivision: Riverwood Highlands
 Acres: 0.27±
 Year Built: n/a
 Tax ID: 106.3.4.007.0000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
County: Paulding
Square Feet: n/a
Beds/Baths: n/a



5104
Car Wash - 11 Bay
 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
County: Clayton
Square Feet: 4,680±
Beds/Baths: n/a



5105
Residential Land
 Stoneham Court, Atlanta, GA 30349
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.8±
 Year Built: n/a
 Tax ID: 13072B C009
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
County: Clayton
Square Feet: n/a
Beds/Baths: n/a



5106
Residential Land
 Keystone Drive, Conley, GA 30288
 Lot(s): n/a
 Subdivision: n/a
 Acres: 26±
 Year Built: n/a
 Tax ID: 12242A A044
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
County: Clayton
Square Feet: n/a
Beds/Baths: n/a



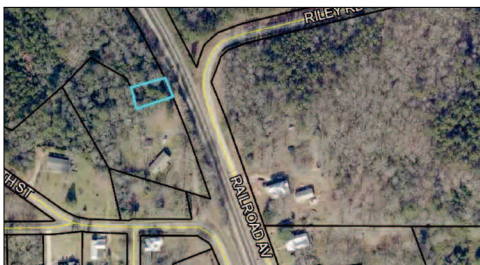
5107
Residential Lot
 4077 Hunt Way, Rex, GA 30273
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.49±
 Year Built: n/a
 Tax ID: 12154B D005
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
County: Clayton
Square Feet: n/a
Beds/Baths: n/a



5108
Commercial Land
 NWC W. Lanier & Tiger Trail, Fayetteville, GA 30214
 Lot(s): n/a
 Subdivision: n/a
 Acres: 5.29±
 Year Built: n/a
 Tax ID: 0523 107
 Listing Agent: James Clark, Randolph Williamson
 Phone: 770.652.1844
 Email: jclark@rwcre.net
County: Fayette
Square Feet: n/a
Beds/Baths: n/a



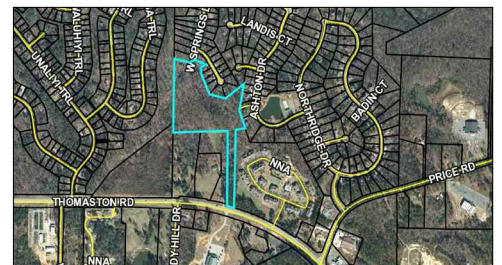
5109
8 Residential Lots (Near Lake Jackson)
 Southern Shores Road, Jackson, GA 30233
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.92±
 Year Built: n/a
 Tax ID: 0056A-006-000, 0056-017-000, 0056A-069-000, 0056A-078-000, 0056A-080-000, 0056-092-000, 0056A-079-000, 0056A-105-000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
County: Butts
Square Feet: n/a
Beds/Baths: n/a



5110
Residential Lot
 Railroad Avenue, Flovilla, GA 30216
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.13±
 Year Built: n/a
 Tax ID: F0040-017-000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
County: Butts
Square Feet: n/a
Beds/Baths: n/a



5111
Raw Land
 Mt. Pleasant Church Road, Welch, GA 30216
 Lot(s): n/a
 Subdivision: Chastley Estates
 Acres: 0.71±
 Year Built: n/a
 Tax ID: 00790-038-000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
County: Butts
Square Feet: n/a
Beds/Baths: n/a

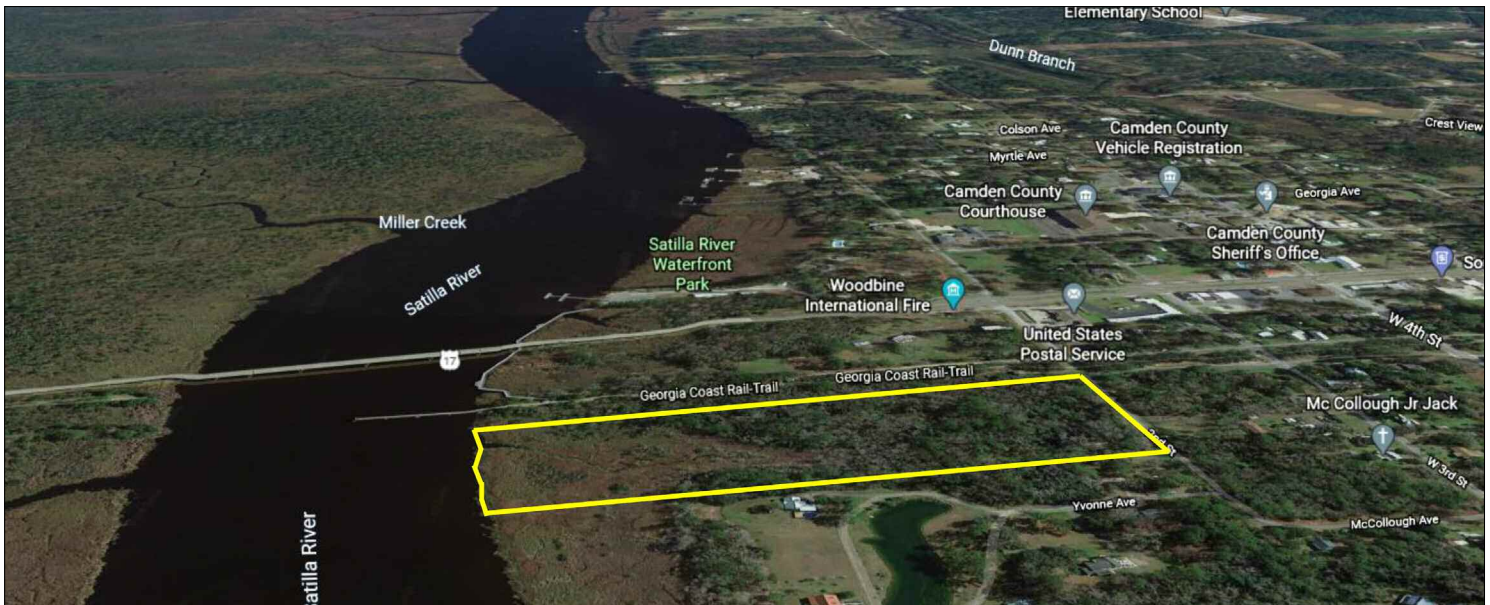


5112
Residential Land
 6251 Thomaston Road, Macon, GA 31220
 Lot(s): n/a
 Subdivision: n/a
 Acres: 15.8±
 Year Built: n/a
 Tax ID: 10061101
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
County: Bibb
Square Feet: n/a
Beds/Baths: n/a



5113
Senior Assisted Care / Memory Care Facility *Newly Renovated
 45 Rock Quarry Road Ext, Toccoa, GA 30577
 Lot(s):
 Subdivision: Licensed as a Personal Care Home

County: Stephens
Acres: 2.9±
Year Built: 2004
Tax ID: 019B 020, 019B 020A,
Listing Agent: Ed Fickey, Norton Commercial Realty
Phone: 404.316.7821
Square Feet: 16,332±
Beds/Baths: 20 Bed Facility
Email: efickey@nortoncommercial.com



5114
Water Front Development Condo Site
 200 & 201 W. First Street, 202 W Second Street, Woodbine, GA 31569
 Lot(s): n/a
 Subdivision: n/a

County: Camden
Acres: 13.06±
Year Built: n/a
Tax ID: W03 03 003, W03 03 007, W03 04 001, W03 04 004, W03 04 005
Listing Agent: Jim Rollins, The Summit Group
Phone: 478.361.4400
Square Feet: n/a
Beds/Baths: n/a
Email: jrollins@thesummitgroupmacon.com



5115
3 Residential Lots
 2 & 44 Casino Circle and 21 Casino Way, Hot Springs Village, AR 71909
 Lot(s): 1, 2, 22
 Subdivision: Casino
Acres: 0.75±
Year Built: n/a
Tax ID: 200-08900-001-000, 200-08900-056-000, 200-08900-022-000
Listing Agent: n/a, n/a
Phone: n/a
ABSOLUTE
County: Garland
Square Feet: n/a
Beds/Baths: n/a
Email: n/a



5116
3 Residential Lots
 Almendra Lane, Hot Springs Village, AR 71909
 Lot(s): 23, 24, 34
 Subdivision: Almendra
Acres: 1.21±
Year Built: n/a
Tax ID: 200-00750-023-000, 200-00750-024-000, 200-0075-034-000
Listing Agent: n/a, n/a
Phone: n/a
ABSOLUTE
County: Garland
Square Feet: n/a
Beds/Baths: n/a
Email: n/a



5117
Residential Lot
 3301 W 13th Street, Pine Bluff, AR 71603
 Lot(s): 29
 Subdivision: Highland Park ADD
Acres: 0.3±
Year Built: n/a
Tax ID: 930-29776-000
Listing Agent: n/a, n/a
Phone: n/a
ABSOLUTE
County: Jefferson
Square Feet: n/a
Beds/Baths: n/a
Email: n/a



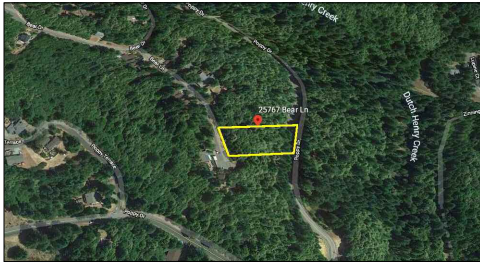
5118 **ABSOLUTE**
Residential Lot **County: Jefferson**
 3003 S Main Street, Pine Bluff, AR 71603
 Lot(s): 15
 Subdivision: Pine Bluffs
 Acres: 0.55±
 Year Built: n/a
 Tax ID: 931-61253-000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5119 **ABSOLUTE**
Residential Lot **County: Benton**
 Kelaen Circle, Bella Vista, AR 72715
 Lot(s): 7
 Subdivision: Kelaen
 Acres: 0.49±
 Year Built: n/a
 Tax ID: 16-16244-000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5120 **ABSOLUTE**
2 Residential Lots **County: Benton**
 Salen Lane & Eriboll Lane, Bella Vista, AR 72715
 Lot(s): 14, 16
 Subdivision: Ardwell
 Acres: 0.58±
 Year Built: n/a
 Tax ID: 16-01777-000, 16-01704-000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5121 **ABSOLUTE**
Residential Lot **County: Mendocino**
 25767 Bear Lane, Willits, CA 95490
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.55±
 Year Built: n/a
 Tax ID: 0980940601
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5122
Residential Land **County: Tulare**
 1379 N. Plano Street, Porterville, CA 93257
 Lot(s): n/a
 Subdivision: Eagle Ranch
 Acres: 30.79±
 Year Built: n/a
 Tax ID: 248-060-017
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5123 **ABSOLUTE**
Commercial Land **County: Horry**
 US Highway 17 Business, Surfside Beach, SC 29575
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.6± Gross; 2.210± Usable
 Year Built: n/a
 Tax ID: 191-00-01-077
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



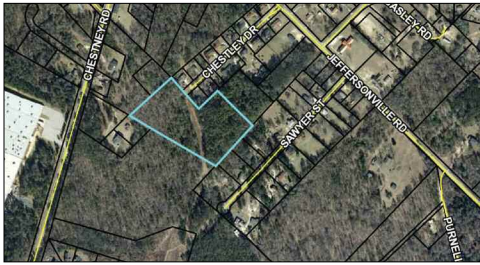
5124
Commercial Land **County: Clayton**
 514 Arrowhead Boulevard, Jonesboro, GA 30238
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.5±
 Year Built: n/a
 Tax ID: 13142C B004
 Listing Agent: Bryan Marshburn, King Industrial Realty, Inc.
 Phone: 239.908.7160
 Email: bmarshburn@kingindustrial.com



5125
Commercial Land **County: Cherokee**
 Northwood Drive, Centre, AL 35960
 Lot(s): n/a
 Subdivision: n/a
 Acres: 10±
 Year Built: n/a
 Tax ID: 1406144000014000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5126 **ABSOLUTE**
Residential Lot **County: Bibb**
 3119 Columbus Road, Macon, GA 31204
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.37±
 Year Built: n/a
 Tax ID: O081-0093
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5127 **ABSOLUTE**
Residential Land **County: Bibb**
 3401 Chestley Drive (Formerly 3455 Chestney Road), Macon, GA 31217
 Lot(s): n/a
 Subdivision: n/a
 Acres: 6.78±
 Year Built: n/a
 Tax ID: W080-0040
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5128 **ABSOLUTE**
Residential Lot **County: Bowie**
 106 S Elm, New Boston, TX 75570
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.34±
 Year Built: n/a
 Tax ID: 28760000200
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5129
Residential / Commercial Land **County: Elko**
 Pueblo Boulevard, West Wendover, NV 89883
 Lot(s): n/a
 Subdivision: Overlooking Toana Vista Golf Course
 Acres: 14.78±
 Year Built: n/a
 Tax ID: 010-740-106
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5130

Residential Lot

1874 Millstone Trail, Stone Mountain, GA 30087

Lot(s): n/a

Subdivision: n/a

Acres: 0.73±

Year Built: n/a

Tax ID: 18 179 03 018

Listing Agent: n/a

Phone: n/a

Email: n/a

ABSOLUTE

County: Dekalb



5131

Dockable Residential Lake Lot

1611 Northwoods Drive, Greensboro, GA 30642

Lot(s): 46

Subdivision: North Woods

Acres: 0.91±

Year Built: n/a

Tax ID: 032B000460

Listing Agent: n/a

Phone: n/a

Email: n/a

County: Greene

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

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to get your property in!

TERMS & CONDITIONS

AUCTION DATE & LOCATION: The auction will be held on Thursday, November 12 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

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 Licensed Texas Real Estate Broker and Texas
 Auction License #8158