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MULTI-SELLER.com[®]
QUALIFIED SELLERS...FOR QUALIFIED BUYERS

WEDNESDAY, MARCH 31

SELLING 21[±] PROPERTIES IN 16[±] OFFERINGS
IN ALABAMA, CALIFORNIA, GEORGIA, NORTH CAROLINA, SOUTH CAROLINA



BID LIVE OR ONLINE AT JOHNDIXON.COM!

► WEDNESDAY, MARCH 31, 2:00 P.M.

SALE SITE: HOME 2 SUITES OFF DELK ROAD, 2168 KINGSTON COURT, MARIETTA, GA 30067
16 OFFERINGS

multisellerauctions.net • 404.994.5333



John Dixon & Associates next Multi-Seller Real Estate Auction of properties will be March 31st at 2:00 p.m. This is a simulcast auction – bid live, in person or online. Half of the offerings are selling Absolute at the price you set. Don't miss this golden opportunity.

PROPERTY LIST

Property No.	ABSOLUTE / Reserve	Property Type	Address	City	County	State	Zip
2101	ABSOLUTE	Commercial Potential Land	Slater Mill Road	Douglasville	Douglas	GA	30135
2102	ABSOLUTE	2 Residential Lots	109 & 111 Gilmore Street	LaGrange	Troup	GA	30241
2103		Residential Lot	806 Stokeswood Ave SE	Atlanta	DeKalb	GA	30316
2104A	ABSOLUTE	Residential Lot	Acorn Lane	McCormick	McCormick	SC	29835
2104B	ABSOLUTE	Residential Lot	Brassie Drive	McCormick	McCormick	SC	29835
2104C	ABSOLUTE	Residential Lot	Amelia Drive	McCormick	McCormick	SC	29835
2104D	ABSOLUTE	Residential Lot	Autumn Circle	McCormick	McCormick	SC	29835
2104E	ABSOLUTE	Residential Lot	Gerald Lane	McCormick	McCormick	SC	29835
2105		Residential Lake Lot	Kristen Lane	McCormick	McCormick	SC	29835
2106		Single Family Residence	3604 Quail Ridge Drive	Mariposa	Mariposa	CA	95338
2107	ABSOLUTE	Residential Lot	3423 New Hampshire Drive	Charlotte	Mecklenburg	NC	28227
2108		Waterfront Lot	579 Sanctuary Point SW	Supply	Brunswick	NC	28462
2109	ABSOLUTE	Residential Lot	504 Houston Street	Montezuma	Macon	GA	31063
2110	ABSOLUTE	Residential Land	Wynn Road	McDonough	Henry	GA	30252
2111	ABSOLUTE	5 Apartment Buildings (4 Plex Each)	340-378 Bowie Circle	Tyler	Lowndes	AL	36785
2112		Water Front Development Site	200 & 201 W. First Street, 202 W Second Street	Woodbine	Camden	GA	31569

AUCTION TERMS & CONDITIONS

AUCTION DATE & LOCATION: The auction will be held on Wednesday, March 31 at 2 p.m. at the Home 2 Suites off Delk Road, 2168 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.





2101 **ABSOLUTE**
County: Douglas
Commercial Potential Land
 Slater Mill Road, Douglasville, GA 30135
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.5±
 Year Built: n/a
 Tax ID: 530150026
 Listing Agent: Larry Grady, SR., Network Realty Group
 Phone: 770.404.3406
 Email: lgradysr@bellsouth.net
 Square Feet: n/a
 Beds/Baths: n/a



2102 **ABSOLUTE**
County: Troup
2 Residential Lots
 109 & 111 Gilmore Street, LaGrange, GA 30241
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.34±
 Year Built: n/a
 Tax ID: 0502D002027, 0502D002028
 Listing Agent: n/a, n/a
 Phone: n/a
 Email: n/a
 Square Feet: n/a
 Beds/Baths: n/a



2103 **ABSOLUTE**
County: DeKalb
Residential Lot
 806 Stokeswood Ave SE, Atlanta, GA 30316
 Lot(s): n/a
 Subdivision: East Atlanta Village
 Acres: 0.22±
 Year Built: n/a
 Tax ID: 15 176 02 064
 Listing Agent: n/a, n/a
 Phone: n/a
 Email: n/a
 Square Feet: n/a
 Beds/Baths: n/a

The following 5 lots in fabulous Savannah Lakes are selling ABSOLUTE and High Bidder's Choice!

SAVANNAH LAKES VILLAGE
McCormick, SC



2104A **ABSOLUTE**
County: McCormick
Residential Lot
 Acorn Lane, McCormick, SC 29835
 Lot(s): 28, Blk 29
 Subdivision: Savannah Lakes
 Acres: 0.454±
 Year Built: n/a
 Tax ID: 089-02-29-028
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 Square Feet: n/a
 Beds/Baths: n/a



2104B **ABSOLUTE**
County: McCormick
Residential Lot
 Brassie Drive, McCormick, SC 29835
 Lot(s): 1, Blk 37
 Subdivision: Savannah Lakes
 Acres: 0.381±
 Year Built: n/a
 Tax ID: 078-00-37-001
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 Square Feet: n/a
 Beds/Baths: n/a



2104C **ABSOLUTE**
County: McCormick
Residential Lot
 Amelia Drive, McCormick, SC 29835
 Lot(s): 1, Blk 23
 Subdivision: Savannah Lakes
 Acres: 0.331±
 Year Built: n/a
 Tax ID: 087-00-23-008
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 Square Feet: n/a
 Beds/Baths: n/a



2104D **ABSOLUTE**
County: McCormick
Residential Lot
 Autumn Circle, McCormick, SC 29835
 Lot(s): 2, Blk 35
 Subdivision: Savannah Lakes
 Acres: 0.304±
 Year Built: n/a
 Tax ID: 077-00-35-002
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 Square Feet: n/a
 Beds/Baths: n/a



2104E **ABSOLUTE**
County: McCormick
Residential Lot
 Gerald Lane, McCormick, SC 29835
 Lot(s): 20, Blk 49
 Subdivision: Savannah Lakes
 Acres: 0.374±
 Year Built: n/a
 Tax ID: 089-01-49-020
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
 Square Feet: n/a
 Beds/Baths: n/a



2105
Residential Lake Lot County: McCormick
 Kristen Lane, McCormick, SC 29835
 Lot(s): 17, Blk 33
 Subdivision: Savannah Lakes
 Acres: 0.731± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 088-01-33-017
 Listing Agent: n/a
 Phone: n/a Email: n/a



2106
Single Family Residence County: Mariposa
 Acres: 3.38± Square Feet: 2,692±
 Year Built: 2006 Beds/Baths: 4/3.5
 Tax ID: 014-390-076-0
 Listing Agent: Rene Christenson, Century 21 Ditton Realty
 Phone: 559.760.4221 Email: r.christenson@c21ditton.com



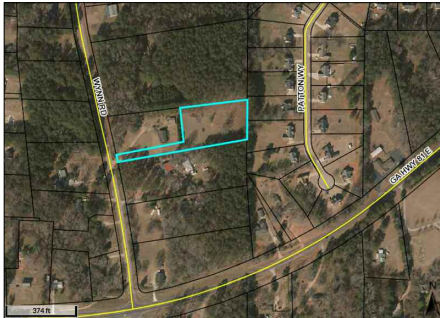
2107 ABSOLUTE
Residential Lot County: Mecklenburg
 3423 New Hampshire Drive, Charlotte, NC 28227
 Lot(s): n/a
 Subdivision: Hartford Village
 Acres: 0.231± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 13506425
 Listing Agent: n/a
 Phone: n/a Email: n/a



2108
Residential Lot on Marsh County: Brunswick
 579 Sanctuary Point SW, Supply, NC 28462
 Lot(s): 79A
 Subdivision: Seaside Bay
 Acres: 1.0± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 184AA021
 Listing Agent: n/a
 Phone: n/a Email: n/a



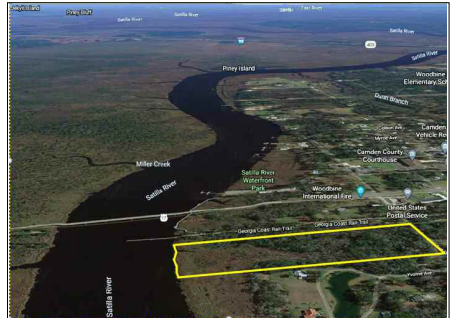
2109 ABSOLUTE
Residential Lot County: Macon
 504 Houston Street, Montezuma, GA 31063
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.29± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 4036C0002
 Listing Agent: n/a
 Phone: n/a Email: n/a



2110 ABSOLUTE
Residential Land County: Henry
 Wynn Road, McDonough, GA 30252
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.02± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 176-01020000
 Listing Agent: n/a
 Phone: n/a Email: n/a



2111 ABSOLUTE
5 Apartment Buildings (4 Plex Each) County: Lowndes
 340-378 Bowie Circle, Tyler, AL 36785
 Lot(s): n/a
 Subdivision: New Hope Apartments
 Acres: 5.1± Square Feet: 2,970±
 Year Built: 1992 Beds/Baths: n/a
 Tax ID: 1101110000020020
 Listing Agent: n/a
 Phone: n/a Email: n/a



2112
Water Front Development Site County: Camden
 200 & 201 W. First Street, 202 W Second Street, Woodbine, GA 31569
 Lot(s): n/a
 Subdivision: n/a
 Acres: 13.06± Square Feet: n/a
 Year Built: n/a Beds/Baths: 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 Email: jrollins@thesummitgroupmacon.com

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!



MEET OUR TEAM

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MULTI-SELLER.com
QUALIFIED SELLERS...FOR QUALIFIED BUYERS

Next Sale Filling Up Fast!

Call us **TODAY!**

at **770 425-1141**

to get your property in!

SELL YOUR PROPERTY IN OUR NEXT MULTI-SELLER REAL ESTATE AUCTION

Selling real estate has traditionally been a time-consuming process for both the seller and the buyer. Negotiating over terms is a lengthy and often frustrating process. John Dixon & Associates (JDA) is proud to offer an exciting, efficient and effective alternative for our clients. Multi-Seller Real Estate Auctions!

These auctions offer a large pool of cash buyers, a wide marketing campaign and a professional auction staff that will guide you through the process from our initial meeting through to closing. The auction process has quickly become the method of choice for meeting the needs of both sellers and buyers.

Call us for auction results!

AUCTION

MULTI-SELLER^{COM}
QUALIFIED SELLERS...FOR QUALIFIED BUYERS

WEDNESDAY, MARCH 31

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IN ALABAMA, CALIFORNIA, GEORGIA, NORTH CAROLINA, SOUTH CAROLINA





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WEDNESDAY, MARCH 31, 2:00 PM
 2015-2016 HOME & FURNITURE OFFERINGS, 228 KINGSTON COURT, MARIETTA, GA 30067
 16 OFFERINGS

multisellerauctions.net • 404.994.5333




JOHN DIXON
 & ASSOCIATES
 AUCTIONS • MARKETING

2140 Newmarket Parkway SE, Suite 118
 Marietta, GA 30067
 telephone: 770.425.1141
 facsimile: 770.425.4413

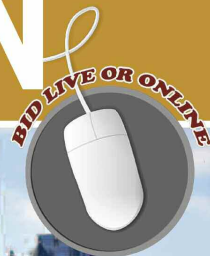


John Dixon & Associates
Setting the standard in professionalism.

QUARTERLY LIQUIDATION BY INSTITUTIONS & INDIVIDUALS OF OWNED REAL ESTATE THROUGHOUT THE SOUTHEAST

MULTI-SELLER^{COM} AUCTION

QUALIFIED SELLERS...FOR QUALIFIED BUYERS






**BID
LIVE**

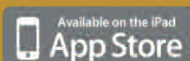
16[±]
OFFERINGS
IN 1 SALE

WEDNESDAY
MAR. 31
2PM

21[±]
PROPERTIES
IN 5 STATES



**BID
ONLINE**



CALL FOR DETAILS AND BROCHURE
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