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# MULTI-SELLER<sup>®</sup>.com

QUALIFIED SELLERS...FOR QUALIFIED BUYERS

## TUESDAY, MAY 25

SELLING 40<sup>±</sup> PROPERTIES IN 33<sup>±</sup> OFFERINGS  
IN ALABAMA, GEORGIA, FLORIDA & IOWA



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

► TUESDAY, MAY 25, 2:00 P.M.

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

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**3101** **ABSOLUTE**  
**7 Residential Lots**  
 Dixie Lake Road, Union City, GA 30291  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.7±  
 Year Built: n/a  
 Tax ID: 09F221300870133; 09F221300870141; 09F221300870158; 09F221300870166; 09F221300870174; 09F221300870182; 09F221300870190

**3102**  
**Residential Lot**  
 902 Columbine Drive, Jasper, GA 30143  
 Lot(s): 5213  
 Subdivision: Big Canoe  
 Acres: 1.13±  
 Year Built: n/a  
 Tax ID: 015 084

**3103**  
**Vacant Residential Land**  
 1762 & 1786 Athens Highway (US 78), Grayson, GA 30017  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 7.45±  
 Year Built: n/a  
 Tax ID: R5069 010 & R5069 010B



**3104A** **ABSOLUTE**  
**Residential Lot**  
 Arbor Hills Circle, Jasper, GA 30175  
 Subdivision: Arbor Hills  
 Acres: 0.35±  
 Tax ID: 029B 102 037

**3104B** **ABSOLUTE**  
**Residential Lot**  
 Arbor Hills Circle, Jasper, GA 30175  
 Subdivision: Arbor Hills  
 Acres: 0.53±  
 Tax ID: 030A 031 057

**3104C** **ABSOLUTE**  
**Residential Lot**  
 Arbor Hills Circle, Jasper, GA 30175  
 Subdivision: Arbor Hills  
 Acres: 0.47±  
 Tax ID: 030A 031 058



**3105A** **ABSOLUTE**  
**Quadruplex Vacant Lot**  
 2140 NW 58th Avenue, Gainesville, FL 32653  
 Lot(s): 105-018  
 Subdivision: Pineridge, Phase 4  
 Acres: 0.15±  
 Tax ID: 06014-008-006

**3105B** **ABSOLUTE**  
**Quadruplex Vacant Lot**  
 2425 NW 59th Avenue, Gainesville, FL 32653  
 Lot(s): 81-84  
 Subdivision: Pineridge, Phase 4  
 Acres: 0.13±  
 Tax ID: 06014-007-081

**3106**  
**Single Family Residence**  
 2123 Yancey Avenue, Montgomery, AL 36107  
 (Leased \$575 month-to-month)  
 Subdivision: Capitol Heights  
 Acres: 0.17±  
 Year Built: 1976  
 Tax ID: 10 03 08 1 028 015.000



**3107**  
**Single Family Residence**  
 513 Gardendale Drive, Montgomery, AL 36110  
 (Leased \$775 month-to-month)  
 Subdivision: Eastern Meadows  
 Acres: 0.26±  
 Year Built: 1977  
 Tax ID: 04 08 33 2 000 006.000

**3108**  
**Single Family Residence**  
 114 Clearview Lane, Millbrook, AL 36054  
 (Leased \$1,100 month-to-month)  
 Subdivision: Silver Pointe  
 Acres: 0.28±  
 Year Built: 2006  
 Tax ID: 15 05 21 0 007 058.000

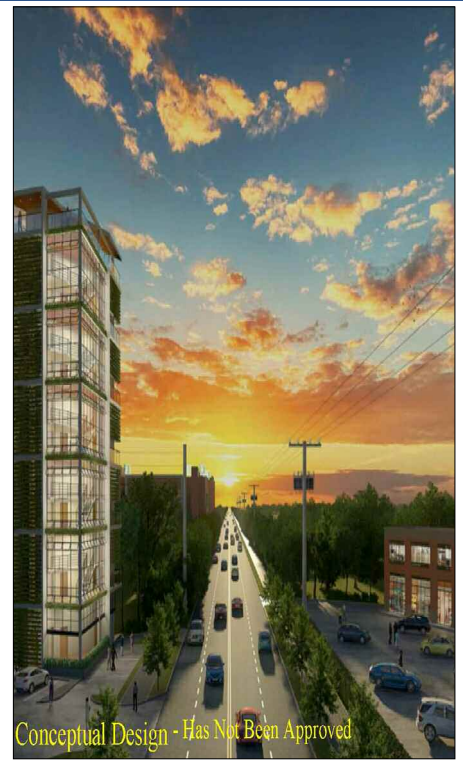
**3109**  
**Single Family Residence**  
 140 Sterling Drive, Millbrook, AL 36054  
 (Leased \$995 month-to-month)  
 Subdivision: Silver Pointe  
 Acres: 0.26±  
 Year Built: 2007  
 Tax ID: 15 05 21 0 007 048.000





**3110**

**Commercial Building - Leased**      **County:** Montgomery  
 155 Coliseum Boulevard, Montgomery, AL 36109  
 Leased \$2,050 per month through 04/2023  
 Subdivision: Formerly Lan Mac Realty  
 Acres: 0.35±      Square Feet: 2,910  
 Year Built: 1962      Beds/Baths: n/a  
 Tax ID: 1002091001001000



**3111**

**Commercial Lot - Development Potential**      **County:** Fulton  
 Cheshire Bridge Road NE, Atlanta, GA 30324  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.0376±      Square Feet: n/a  
 Year Built: n/a      Beds/Baths: n/a  
 Tax ID: 17 0004 LL0035



**3112A**

**Residential Lot**  
 137 Silver Bluff Circle, Brunswick, GA 31523  
 Lot(s): 55  
 Subdivision: Silver Bluff  
 Acres: 0.5±  
 Year Built: n/a  
 Tax ID: 03-21686

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

**3112B**

**Residential Lot**  
 139 Silver Bluff Circle, Brunswick, GA 31523  
 Lot(s): 54  
 Subdivision: Silver Bluff  
 Acres: 0.5±  
 Year Built: n/a  
 Tax ID: 03-21687

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

**3112C**

**Residential Lot**  
 143 Silver Bluff Circle, Brunswick, GA 31523  
 Lot(s): 53  
 Subdivision: Silver Bluff  
 Acres: 0.5±  
 Year Built: n/a  
 Tax ID: 03-21688

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

**3112D**

**Residential Lot**  
 145 Silver Bluff Circle, Brunswick, GA 31523  
 Lot(s): 52  
 Subdivision: Silver Bluff  
 Acres: 0.5±  
 Year Built: n/a  
 Tax ID: 03-21689

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

**3112E**

**Residential Lot**  
 149 Silver Bluff Circle, Brunswick, GA 31523  
 Lot(s): 51  
 Subdivision: Silver Bluff  
 Acres: 0.5±  
 Year Built: n/a  
 Tax ID: 03-21690

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

**3112F**

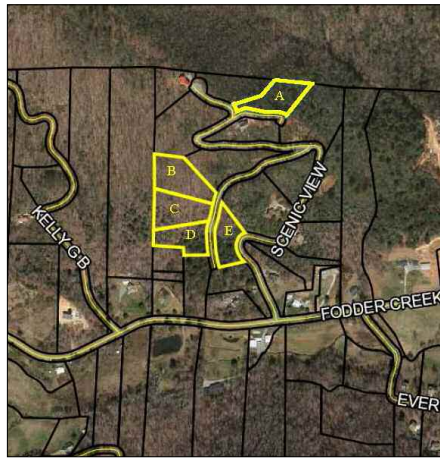
**Residential Lot**  
 165 Silver Bluff Circle, Brunswick, GA 31523  
 Lot(s): 46  
 Subdivision: Silver Bluff  
 Acres: 0.53±  
 Year Built:  
 Tax ID: 03-21695

**County:** Glynn  
 Square Feet:  
 Beds/Baths:

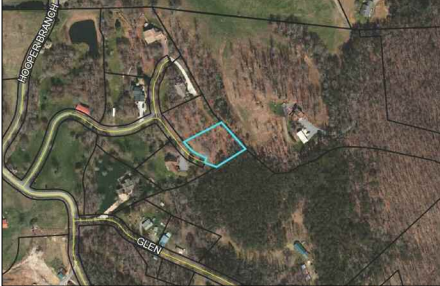




**3113**  
**Golf Course Lot** County: Camden  
 Palmetto Wynd, Waverly, GA 31565  
 Lot(s): 5, Phase 3  
 Subdivision: Sanctuary Cove at St. Andrew Sound  
 Acres: 0.23± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 12H 005



**3114A** ABSOLUTE  
 Residential Lot County: Towns  
 Scenic View Road - Lot 7, Hiawassee, GA 30546  
 Lot(s): 7, Subdivision: Scenic Views Tax ID: 0033 207  
 Acres: 1.34±  
**3114B** ABSOLUTE  
 Residential Lot County: Towns  
 Scenic View Road - Lot 12, Hiawassee, GA 30546  
 Lot(s): 12, Subdivision: Scenic Views Tax ID: 0033 212  
 Acres: 1.51±  
**3114C** ABSOLUTE  
 Residential Lot County: Towns  
 Scenic View Road - Lot 13, Hiawassee, GA 30546  
 Lot(s): 13, Subdivision: Scenic Views Tax ID: 0033 213  
 Acres: 1.46±  
**3114D** ABSOLUTE  
 Residential Lot County: Towns  
 Scenic View Road - Lot 14, Hiawassee, GA 30546  
 Lot(s): 14, Subdivision: Scenic Views Tax ID: 0033 214  
 Acres: 1.14±  
**3114E** ABSOLUTE  
 Residential Lot County: Towns  
 Scenic View Road - Lot 17, Hiawassee, GA 30546  
 Lot(s): 17, Subdivision: Scenic Views Tax ID: 0033 217  
 Acres: 1.1±



**3115** ABSOLUTE  
**Residential Lot** County: Towns  
 Indian Springs Drive, Hiawassee, GA 30546  
 Lot(s): 3  
 Subdivision: Indian Springs  
 Acres: 0.75± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 0047 038D



**3116**  
**Commercial Building** County: Cerro Gordo  
 Acres: 0.89± Square Feet: Unit 103-2,450±;  
 Unit 104 - 1,925±  
 Year Built: 2004  
 Tax ID: 070843000100, 070843000200  
 422 S. Pierce Avenue, Units #103 & #105, Mason City, IA 50401  
 Lot(s): n/a  
 Subdivision: n/a



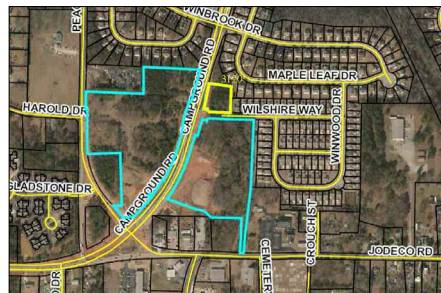
**3117**  
**Grocery Store and Restaurant** County: Carroll  
 Acres: 0.77± Square Feet: 4,880; 2,640  
 Year Built: 1975 Beds/Baths: n/a  
 Tax ID: R01 0040012  
 141 South Old 27 Highway, Roopville, GA 30170  
 Lot(s): n/a  
 Subdivision: R&R Grocery



**3118**  
**Commercial Land - Zoned C3** County: Fulton  
 Old Milton Parkway, Alpharetta, GA 30004  
 Lot(s): n/a  
 Subdivision: n/a Square Feet: n/a  
 Acres: 2.4± Beds/Baths: n/a  
 Year Built: n/a  
 Tax ID: 12 297008560242, 12 297008560291, 12 297008560309



**3119**  
**Tract 1 - Commercial Property** County: Henry  
 - Zoned C2  
 108 Peach Drive (Jodeco Road / Campground Rd), Stockbridge, GA 30253  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 12.65± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: Part of 071-01025002



**3120**  
**Tract 2 - Commercial Property** County: Henry  
 Campground Road, Stockbridge, GA 30253  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.9± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: Part of 071-01025002



**3121**  
**Tract 3 - Commercial Property** County: Henry  
 Campground Road & Jodeco Road, Stockbridge, GA 30253  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 8.6± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: Part of 071-01025002

# 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
3101	<b>ABSOLUTE</b>	7 Residential Lots	Dixie Lake Road	Union City	Fulton	GA	30291
3102		Residential Lot	902 Columbine Drive	Jasper	Dawson	GA	30143
3103		Vacant Residential Land	1762 & 1786 Athens Highway (US 78)	Grayson	Gwinnett	GA	30017
3104A	<b>ABSOLUTE</b>	Residential Lot	Arbor Hills Circle	Jasper	Pickens	GA	30175
3104B	<b>ABSOLUTE</b>	Residential Lot	Arbor Hills Circle	Jasper	Pickens	GA	30175
3104C	<b>ABSOLUTE</b>	Residential Lot	Arbor Hills Circle	Jasper	Pickens	GA	30175
3105A	<b>ABSOLUTE</b>	Quadraplex Vacant Lot	2140 NW 58th Avenue	Gainesville	Alachua	FL	32653
3105B	<b>ABSOLUTE</b>	Quadraplex Vacant Lot	2425 NW 59th Avenue	Gainesville	Alachua	FL	32653
3106		Single Family Residence	2123 Yancey Avenue	Montgomery	Montgomery	AL	36107
3107		Single Family Residence	513 Gardendale Drive	Montgomery	Montgomery	AL	36110
3108		Single Family Residence	114 Clearview Lane	Millbrook	Elmore	AL	36054
3109		Single Family Residence	140 Sterling Drive	Millbrook	Elmore	AL	36054
3110		Commercial Buiding - Leased	155 Coliseum Boulevard	Montgomery	Montgomery	AL	36109
3111		Commercial Lot - Development Potential	Cheshire Bridge Road NE	Atlanta	Fulton	GA	30324
3112A		Residential Lot	137 Silver Bluff Circle	Brunswick	Glynn	GA	31523
3112B		Residential Lot	139 Silver Bluff Circle	Brunswick	Glynn	GA	31523
3112C		Residential Lot	143 Silver Bluff Circle	Brunswick	Glynn	GA	31523
3112D		Residential Lot	145 Silver Bluff Circle	Brunswick	Glynn	GA	31523
3112E		Residential Lot	149 Silver Bluff Circle	Brunswick	Glynn	GA	31523
3112F		Residential Lot	165 Silver Bluff Circle	Brunswick	Glynn	GA	31523
3113		Golf Course Lot	Palmetto Wynd	Waverly	Camden	GA	31565
3114A	<b>ABSOLUTE</b>	Residential Lot	Scenic View Road - Lot 7	Hiawassee	Towns	GA	30546
3114B	<b>ABSOLUTE</b>	Residential Lot	Scenic View Road - Lot 12	Hiawassee	Towns	GA	30546
3114C	<b>ABSOLUTE</b>	Residential Lot	Scenic View Road - Lot 13	Hiawassee	Towns	GA	30546
3114D	<b>ABSOLUTE</b>	Residential Lot	Scenic View Road - Lot 14	Hiawassee	Towns	GA	30546
3114E	<b>ABSOLUTE</b>	Residential Lot	Scenic View Road - Lot 17	Hiawassee	Towns	GA	30546
3115	<b>ABSOLUTE</b>	Residential Lot	Indian Springs Drive	Hiawassee	Towns	GA	30546
3116		Commercial Building	422 S. Pierce Ave.e, Units #103 & #105	Mason City	Cerro Gordo	IA	50401
3117		Grocery Store and Restaurant	141 South Old 27 Highway	Roopville	Carroll	GA	30170
3118		Commercial Land - Zoned C3	Old Milton Parkway	Alpharetta	Fulton	GA	30004
3119		Tract 1 - Commercial Property - Zoned C2	108 Peach Dr. (Jodeco Rd/Campground Rd)	Stockbridge	Henry	GA	30253
3120		Tract 2 - Commercial Property	Campground Road	Stockbridge	Henry	GA	30253
3121		Tract 3- Commercial Property	Campground Road & Jodeco Road	Stockbridge	Henry	GA	30253



**AUCTION**

**MULTI-SELLER**  
QUALIFIED SELLERS FOR QUALIFIED BUYERS  
**TUESDAY, MAY 25**

**SELLING 40+ PROPERTIES IN 33+ OFFERING**  
IN ALABAMA, GEORGIA, FLORIDA & IOWA

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

\* PURCHASE MAY 25, 2:00 PM  
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**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.*

**Auction Terms & Conditions**

**AUCTION DATE & LOCATION:** The auction will be held on Tuesday, May 25 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.



**CALL FOR ADDITIONAL INFORMATION**  
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