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# MULTI-SELLER.com®

QUALIFIED SELLERS...FOR QUALIFIED BUYERS

## WEDNESDAY, OCTOBER 27

**SELLING 40<sup>±</sup> PROPERTIES IN 15<sup>±</sup> OFFERINGS**  
**IN ALABAMA, GEORGIA, NORTH CAROLINA AND VIRGINIA**  
**INCLUDING 27 RESIDENTIAL LOTS IN LYNCHBURG VA SELLING AS ONE AT ABSOLUTE AUCTION**



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

► WEDNESDAY, OCTOBER 27, 2:00 P.M.  
SALE SITE: HOME 2 SUITES OFF DELK ROAD  
2168 KINGSTON COURT, MARIETTA, GA 30067

[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!

*John Dixon & Associates next Multi-Seller Real Estate Auction of properties will be October 27th at 2:00 p.m. This is a simulcast auction – bid live, in person or online. Don't miss this golden opportunity.*

## PROPERTY LIST

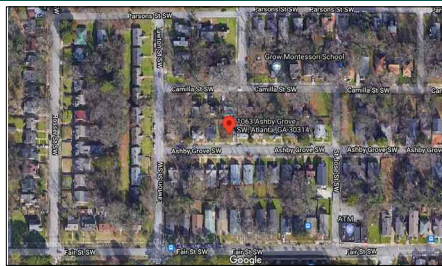
PROPERTY NO.	ABSOLUTE / RESERVE	PROPERTY TYPE	ADDRESS	CITY	COUNTY	STATE	ZIP
6101	<b>ABSOLUTE</b>	Residential Lot	1391 Experiment Street	Griffin	Spalding	GA	30223
6103		Residential Lot	1063 Ashby Grove	Atlanta	Fulton	GA	30314
6104		Mountain View Residential Lot	Sundance Court	Murphy	Cherokee	NC	28906
6105		Waterfront Lot - Lake Lewis Smith	Hollyberry Lane	Arley	Winston	AL	35541
6106	<b>ABSOLUTE</b>	Residential Lot	921 Canary Court	Jonesboro	Clayton	GA	30296
6107	<b>ABSOLUTE</b>	27 Residential Lots - Estate Liquidation	Visit Johndixon.com	Lynchburg	Campbell	VA	24501
6108		Residential Lake Lot - Lake Oconee	1560 Point Royal Road	Greensboro	Greene	GA	30642
6109		Residential Land	West Road	South Fulton	Fulton	GA	30296
6110		Residential	Pegasus Parkway & West Point Road	LaGrange	Troup	GA	30240
6111A		Residential Lot	Cherokee Estates Drive	Cedartown	Polk	GA	30125
6111B		Residential Lot	Cherokee Estates Drive	Cedartown	Polk	GA	30125
6111C		Residential Lot	Cherokee Estates Drive	Cedartown	Polk	GA	30125
6111D		Residential Lot	Cherokee Estates Drive	Cedartown	Polk	GA	30125
6111E		Residential Lot	Cherokee Estates Drive	Cedartown	Polk	GA	30125

## NEED MORE INFORMATION?

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



**6101** **ABSOLUTE**  
 Residential Lot **County:** Spalding  
 1391 Experiment Street, Griffin, GA 30223  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.2±  
 Year Built: n/a  
 Tax ID: 064 03002  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6103**  
 Residential Lot **County:** Fulton  
 1063 Ashby Grove, Atlanta, GA 30314  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.0727±  
 Year Built: n/a  
 Tax ID: 14 011600080160  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6104**  
 Mountain View Residential Lot **County:** Cherokee  
 Sundance Court, Murphy, NC 28906  
 Lot(s): 52  
 Subdivision: HOA Fee?  
 Acres: 1.17±  
 Year Built: n/a  
 Tax ID: 453004916253000  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6105**  
 Waterfront Lot - Lake Lewis Smith **County:** Winston  
 Hollyberry Lane, Arley, AL 35541  
 Lot(s): 3  
 Subdivision: Laurelwood- Gated  
 Acres: 1.15±  
 Year Built: n/a  
 Tax ID: 67 12 06 14 0 200 008.003  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6106** **ABSOLUTE**  
 Residential Lot **County:** Clayton  
 921 Canary Court, Jonesboro, GA 30296  
 Lot(s): 4  
 Subdivision: River Cardinal Ridge  
 Acres: 0.57±  
 Year Built: n/a  
 Tax ID: 13137D F020  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a

**YOUR PROPERTY COULD BE HERE**

**CALL US**

HAVE PROPERTY TO SELL? GIVE US A CALL FOR A NO-OBLIGATION PROPOSAL.

CALL TODAY TO ADD YOUR PROPERTY!  
 770.425.1141



**6107** **ABSOLUTE**  
 27 Residential Lots - Estate Liquidation **County:** Campbell  
 visit [JohnDixon.com](http://JohnDixon.com), Lynchburg, VA 24501  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 7.38±  
 Year Built: n/a  
 Tax ID: visit [JohnDixon.com](http://JohnDixon.com)  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



**6108**  
 Residential Lake Lot - Lake Oconee **County:** Greene  
 1560 Point Royal Road, Greensboro, GA 30642  
 Lot(s): 27  
 Subdivision: Point Royal  
 Acres: 0.51±  
 Year Built: n/a  
 Tax ID: 074B000880  
 Listing Agent: n/a  
 Phone: n/a  
 Email: n/a



6109

Residential Land

County: Fulton

West Road, South Fulton, GA 30296

Lot(s): n/a

Subdivision: n/a

Acres: 9.72±

Square Feet: n/a

Year Built: n/a

Beds/Baths: n/a

Tax ID: 13 0189 LL0452, 13 0189 LL0460, 13 0189 LL0478, 13 0189 LL0486, 13 0189 LL0494

Listing Agent: n/a

Phone: n/a

Email: n/a



6110

Residential

County: Troup

Pegasus Parkway & West Point Road, LaGrange, GA 30240

Lot(s): n/a

Subdivision: n/a

Acres: 4.33±

Square Feet: n/a

Year Built: n/a

Beds/Baths: n/a

Tax ID: 0711C000043

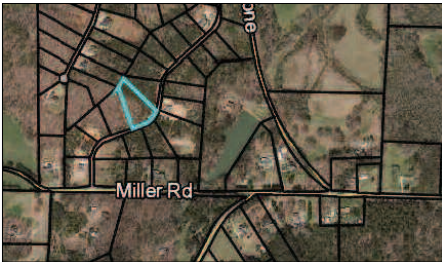
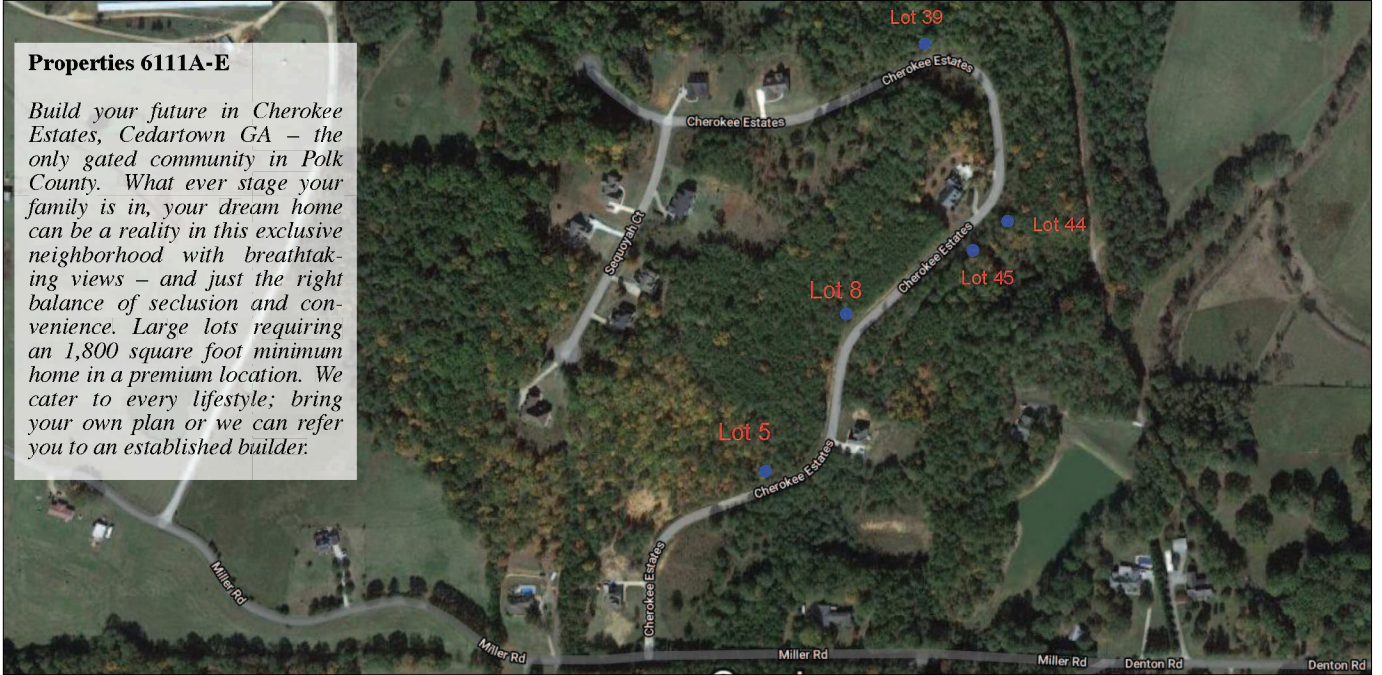
Listing Agent: Edward Reagan, Safeharbor Realty

Phone: (312)337-7384

Email: Ereagan@safefharborrealty.biz

### Properties 6111A-E

Build your future in Cherokee Estates, Cedartown GA – the only gated community in Polk County. What ever stage your family is in, your dream home can be a reality in this exclusive neighborhood with breathtaking views – and just the right balance of seclusion and convenience. Large lots requiring an 1,800 square foot minimum home in a premium location. We cater to every lifestyle; bring your own plan or we can refer you to an established builder.



6111A

Residential Lot

County: Polk

Cherokee Estates Drive, Cedartown, GA 30125

Lot(s): 5

Subdivision: Cherokee Estates

Acres: 1.315±

Tax ID: 022B05



6111B

Residential Lot

County: Polk

Cherokee Estates Drive, Cedartown, GA 30125

Lot(s): 8

Subdivision: Cherokee Estates

Acres: 1.001±

Tax ID: 022B008



6111C

Residential Lot

County: Polk

Cherokee Estates Drive, Cedartown, GA 30125

Lot(s): 39

Subdivision: Cherokee Estates

Acres: 0.822±

Tax ID: 022B039



6111D

Residential Lot

County: Polk

Cherokee Estates Drive, Cedartown, GA 30125

Lot(s): 44

Subdivision: Cherokee Estates

Acres: 1.73±

Tax ID: 022B044



6111E

Residential Lot

County: Polk

Cherokee Estates Drive, Cedartown, GA 30125

Lot(s): 45

Subdivision: Cherokee Estates

Acres: 0.762±

Tax ID: 022B045

TAKE ADVANTAGE OF THIS HOT MARKET, CALL US BEFORE IT ENDS!

## MULTI-SELLER

NEXT SALE FILLING UP FAST!  
MID NOVEMBER @ 2PM

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

CALL TODAY TO ADD YOUR PROPERTY!  
770.425.1141

**AUCTION**

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

**WEDNESDAY, OCTOBER 27**

**SELLING 40+ PROPERTIES IN 15+ OFFERINGS**  
IN ALABAMA, GEORGIA, NORTH CAROLINA AND VIRGINIA  
INCLUDES 27 RESIDENTIAL LOTS IN CANTONMENT AND 13 OFFICE AND INDUSTRIAL

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

\* AUCTIONEER'S COMMISSION IS 2.00% OF THE SALE PRICE. HOMES & OFFICE OFFERS ONLY. HOA/POA FEE/RESERVATION RIGHTS/REPRESENTATIVE, VLS, VARY

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.*

**Auction Terms & Conditions**

**AUCTION DATE & LOCATION:** The auction will be held on Wednesday, October 27 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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