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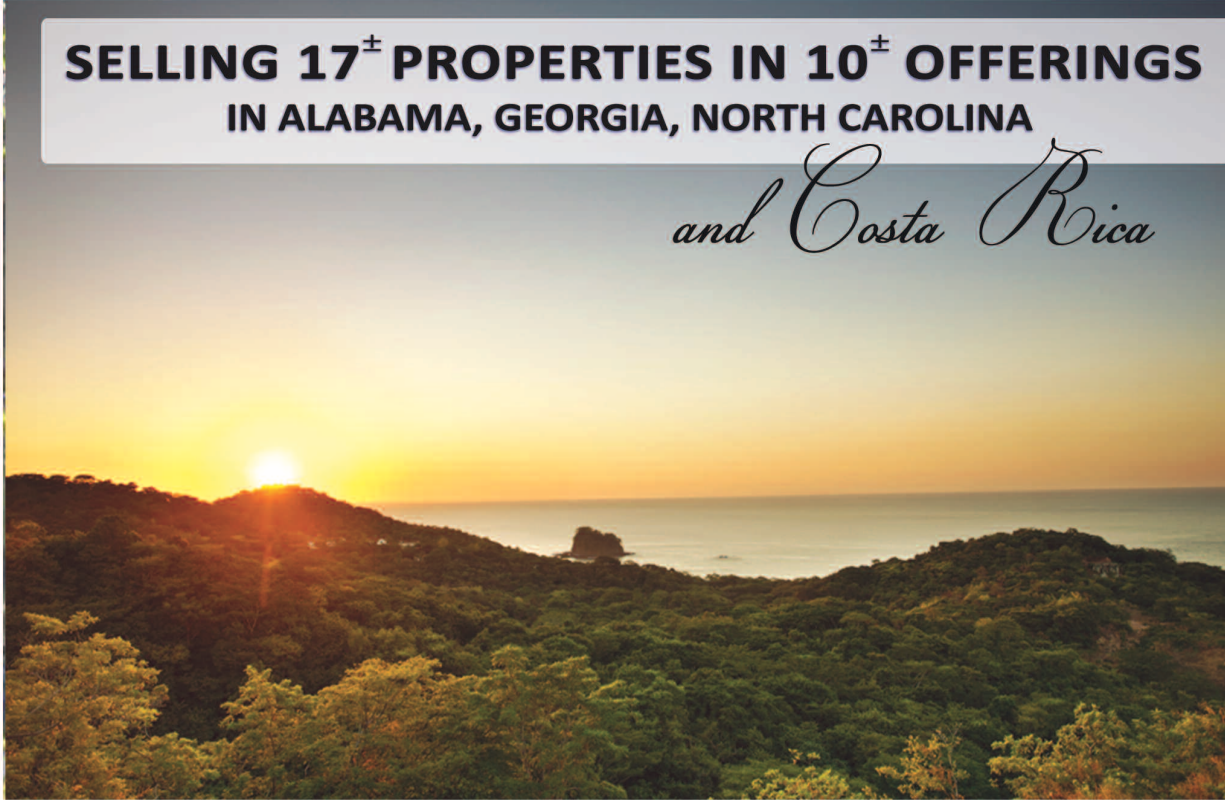
MULTI-SELLER.com[®]

QUALIFIED SELLERS...FOR QUALIFIED BUYERS

TUESDAY, NOVEMBER 30

SELLING 17[±] PROPERTIES IN 10[±] OFFERINGS
IN ALABAMA, GEORGIA, NORTH CAROLINA

and Costa Rica



BID LIVE OR ONLINE AT JOHNDIXON.COM!

SALE SITE:
HAMPTON INN
2136 KINGSTON COURT, MARIETTA, GA 30067

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7101

ABSOLUTE

Residential Lot

County: Towns

Indian Springs Drive, Hiawassee, GA 30546
 Lot(s): 3
 Subdivision: Indian Springs
 Acres: 0.75±

Tax ID: 0047038D



7102

ABSOLUTE

Residential Lot

County: Rabun

Off Shake Hollow Drive, Rabun Gap, GA 30568
 Lot(s): 29 PH 2
 Subdivision: n/a
 Acres: 2.33±

Tax ID: 048 229



7103

ABSOLUTE

Residential Lot

County: Gilmer

Grandview Lane, Ellijay, GA 30356
 Lot(s): Phase 1 - 46
 Subdivision: Reece Mountain
 Acres: 3.71±

Tax ID: 31268 046



7104

ABSOLUTE

Mixed Use Lot

County: Fulton

Cheshire Bridge Road NE, Atlanta, GA 30324
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.0376±

Tax ID: 17 0004 LL0035



7105

ABSOLUTE

8 Residential Lots

County: Hancock

146 E. Newton Street, Bay St. Louis, MS 39520
 Lot(s): 16 Unit 2 Blk 146; 32, 41, 44 Unit 2 Blk 153; 39 Unit 1, Blk 106; 39 & 40 Unit 1 Blk 122; 68 Unit 3 Blk 217
 Subdivision: Bayside Park

Acres: 0.96±
 Tax ID: 163F-0-06-103.000; 163E-0-06-322.000; 163E-0-06-320.000;
 163D-0-06-644.000; 163D-0-06-430.000; 163M-0-07-386.000



7106

Residential Land

County: Transylvania

Peppervine Circle, Rosman, NC 28772
 Lot(s): 79
 Subdivision: Round Mountain Falls
 Acres: 2.6±

Tax ID: 8550-07-8744-000

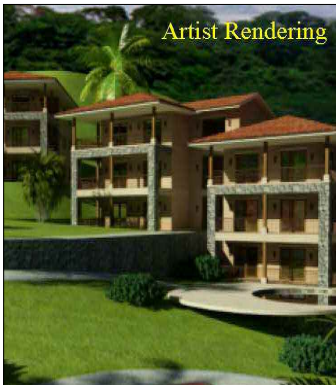
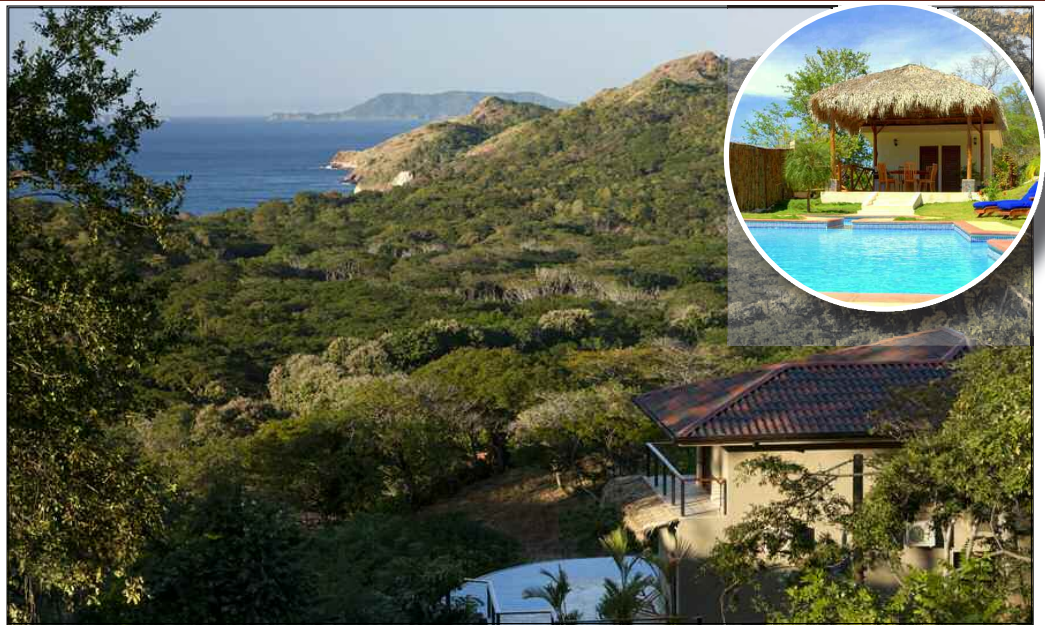
7107

**12.35± Acres in Costa Rica
Oceanview Development Land**

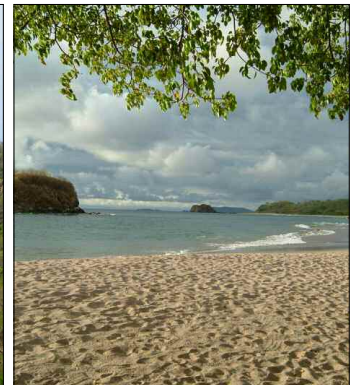
600 Meters East of Play Real
Guanacaste, Bahia de Pirates, Costa
Rica

Amenities & Entitlements

- *Ocean View Development Parcels Within Gated Community
- *Water Approval and Connections to Each Parcel
- *Environmental Approval
- *Internal Roads
- *Zoning Approvals
- *Electrical System
- *High Speed Internet
- *Satellite TV



Artist Rendering



Phase I

Approval for 3 Condominium Buildings
Totaling 18 Units Offering Both Ocean & Tropical Views

- *One condo building on Lot 11 with Ocean Views
- *Two condo buildings on Lot 12 with Partial Ocean & Tropical Views
- *Each building has six condos and is 3 stories high. Two condos per floor.
- *Total number of condominiums: 18
- *Lot #11: 4,687 m2
- *Lot #12: 2,265 m2

Phase II

Condominium Package
Approval for two condo buildings
Totaling 16 Units - Panoramic Ocean Views

- *2 Condo Buildings with 8 Units in each.
- *2 Condo Buildings on Lot 17
- *Each Building has 8 condos and is two stories high / 4 condos per floor
- *Total Number of Condos: 16
- *Lot #17: 6,613 m2

Phase III

Condominium or Boutique Hotel Package
Approval for 24 Condos or Hotel
Great for Rental / Airbnb Property

- *Approval for up to 24 Units / 4 Stories per building
- *Includes Large Oceanview Lot
- *Includes a Partial Oceanview Lot
- *Parcel Size: 12,184 m2
- *Ocean View Lot #2: 2,939 m2
- *Partial Ocean View Lot #13: 1,802 m2

Mango Walk Subdivision Package

Two Adjacent Large Lots / Tropical Views

- *21 Individually Deeded Lots / Ready to Build Home Sites
- *Model Homes & Floor Plans Available
- *Residential Subdivision with water
- *Underground Rain Water Drainage Installed
- *Electricity Available
- *Master Plan for Subdivision
- *Large Lots can be used to build a Main House w/ Guest House
- *Other lots can be used to add amenities
- *Subdivision Parcel Size: 13,092 m2
- *Lot #15: 2,853 m2
- *Lot #16: 3,124 m2





7108A

Commercial Lot

County: Coweta

Lot 3 Bailey Station, Sharpsburg, GA 30277

Lot(s): 3

Subdivision: Bailey Station Center

Acres: 2.08±

Tax ID: 121 6059 088

7108B

Commercial Lot

County: Coweta

Lot 4 Bailey Station, Sharpsburg, GA 30277

Lot(s): 4

Subdivision: Bailey Station Center

Acres: 1.71±

Tax ID: 121 6059 089



7109

Commercial Land

County: Fulton

Mansell Road @ East Crossville Road, Roswell, GA 30076

Lot(s): n/a

Subdivision: n/a

Acres: 7.51±

Square Feet: n/a

Beds/Baths: n/a

Year Built: n/a

Tax ID: 12 198004471196, 12 198004471212, 12 198004471204, 12

198004681174, 12 198004681182

Listing Agent: Shawn Leveto, Realty Atlanta

Phone: 770.751.1777

Email: realtatlanta@gmail.com

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COULD BE HERE**

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

**CALL TODAY TO ADD
YOUR PROPERTY!**

770.425.1141



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 No.	ABSOLUTE / Reserve	Property Type	City	County	State	Zip
7101	ABSOLUTE	Residential Lot	Indian Springs Drive	Hiawassee	Towns	GA 30546
7102	ABSOLUTE	Residential Lot	Off Shake Hollow Drive	Rabun Gap	Rabun	GA 30568
7103	ABSOLUTE	Residential Lot	Grandview Lane	Ellijay	Gilmer	GA 30356
7104	ABSOLUTE	Mixed Use Lot	Cheshire Bridge Road NE	Atlanta	Fulton	GA 30324
7105	ABSOLUTE	8 Residential Lots	146 E. Newton Street	Bay St. Louis	Hancock	MS 39520
7106		Residential Land	Peppervine Circle	Rosman	Transylvania	NC 28772
7107		Oceanview Development Land	600 Meters East of Play Real, Guanacaste	Bahia de Pirates	n/a	Costa Rica n/a
7108A		Commercial Lot	Lot 3 Bailey Station	Sharpsburg	Coweta	GA 30277
7108B		Commercial Lot	Lot 4 Bailey Station	Sharpsburg	Coweta	GA 30277
7109		Commercial Land	Mansell Road @ East Crossville Road	Roswell	Fulton	GA 30076

AUCTION

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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, November 30 at 2 p.m. at the Hampton Inn, 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.



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10/21: GAL: 2034, NCFE: 6397,
 John L. Dixon - Licensed Mississippi / Real Estate
 Broker / License # 23699