

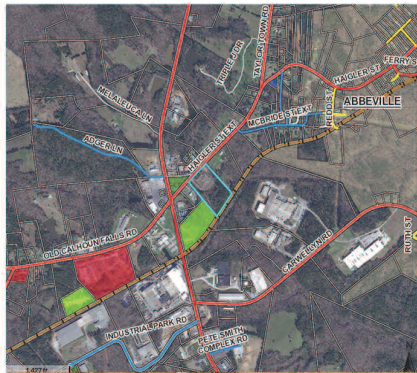
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MULTI-SELLER.com[®]

QUALIFIED SELLERS...FOR QUALIFIED BUYERS

WEDNESDAY, FEBRUARY 9

SELLING 13[±] PROPERTIES
IN GEORGIA, SOUTH CAROLINA AND MISSISSIPPI



BID LIVE OR ONLINE AT JOHNDIXON.COM!

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

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!

Property No.	ABSOLUTE / Reserve	Property Type	Address	City	County	State	Zip
8101	ABSOLUTE	Residential Lot	Grandview Lane	Ellijay	Gilmer	GA	30356
8102	ABSOLUTE	Residential Lot	Walnut Ridge	Ellijay	Gilmer	GA	30536
8103		45,000 SF Factory/Warehouse on 9.6 Acre Lot	1299 Haigler Street Ext	Abbeville	Abbeville	SC	29620
8104	ABSOLUTE	Residential Lot	Oxford Court	Jonesboro	Clayton	GA	30238
8105	ABSOLUTE	Raw Land	Lindsey Road	Culloden	Crawford	GA	31016
8106	ABSOLUTE	Residential Lot	Off Shake Hollow Road	Rabun Gap	Rabun	GA	30568
8107	ABSOLUTE	Single Tenant Office Building	403 Summit Street	Winona	Montgomery	MS	38967
8108A		Residential Lot	129 Carlton Court	Acworth	Paulding	GA	30101
8108B		Residential Lot	52 Turtle Rock Place	Acworth	Paulding	GA	30101
8109A		Residential Lot	6365 Phillips Creek Drive	Lithonia	Dekalb	GA	30058
8109B		Residential Lot	6366 Phillips Creek Drive	Lithonia	Dekalb	GA	30058
8110		Residential Land	Jonesboro Road	Fairburn	Fulton	GA	30213
8111		Commercial Lot	Lot 12 Bailey Station	Sharpsburg	Coweta	GA	30277



8101

ABSOLUTE

Residential Lot

County: Gilmer

Grandview Lane, Ellijay, GA 30356
 Lot(s): Phase 1-46
 Subdivision: Reece Mountain
 Acres: 3.71±
 Year Built: n/a
 Tax ID: 31268 046
 Listing Agent: n/a

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



8102

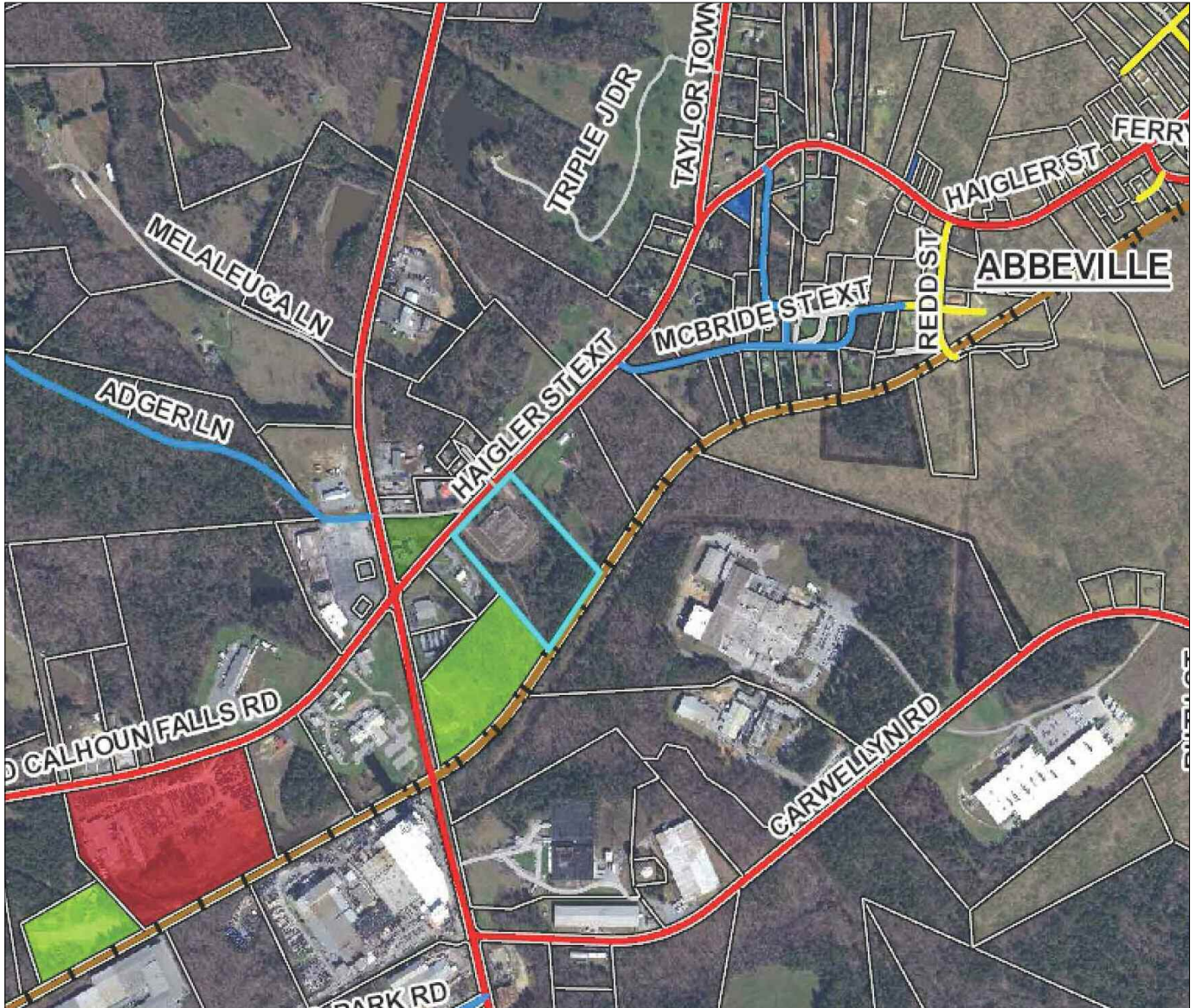
ABSOLUTE

Residential Lot

County: Gilmer

Walnut Ridge, Ellijay, GA 30356
 Lot(s): M201
 Subdivision: Walnut Mountain
 Acres: 0.52±
 Year Built: n/a
 Tax ID: 3109G 205
 Listing Agent: n/a

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



8103

45,000 SF Factory/Warehouse
 on 9.6 Acre Lot
 1299 Haigler Street Ext, Abbeville, SC 29620
 Lot(s): n/a
 Subdivision: n/a
 Acres: 9.6±
 Year Built: n/a
 Tax ID: 121-00-00-112
 Listing Agent: n/a

County: Abbeville

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



8104

ABSOLUTE

Residential Lot

County: Clayton

Oxford Court, Jonesboro, GA 30238

Lot(s): n/a

Subdivision: n/a

Acres: 0.16±

Year Built: n/a

Tax ID: 13238A A021

Listing Agent: n/a



8105

ABSOLUTE

Raw Land

County: Crawford

Lindsey Road, Culloden, GA 31016

Lot(s): n/a

Subdivision: n/a

Acres: 0.84±

Year Built: n/a

Tax ID: C049 012

Listing Agent: n/a



8106

ABSOLUTE

Residential Lot

County: Rabun

Off Shake Hollow Road, Rabun Gap, GA 30568

Lot(s): n/a

Subdivision: n/a

Acres: 2.33±

Year Built: n/a

Tax ID: 048 229

Listing Agent: n/a



8107

ABSOLUTE

Single Tenant Office Building

County: Montgomery

403 Summit Street, Winona, MS 38967

Lot(s): n/a

Subdivision: Former Pharmacy

Acres: 0.46±

Year Built: 1970

Tax ID: 322-251200-0000015501

Listing Agent: Kyle Cravens, Cravens Properties, LLC

Phone: 662.809.9315

Email: kylecravens@hotmail.com

Square Feet: 5,109±

Beds/Baths: n/a



8108A

Residential Lot

County: Paulding

129 Carlton Court, Acworth, GA 30101
 Lot(s): n/a
 Subdivision: Winding Creek at Bentwater
 Acres: 0.24±
 Year Built: n/a
 Tax ID: 035.2.2.093.0000
 Listing Agent: n/a

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



8108B

Residential Lot

County: Paulding

52 Turtle Rock Place, Acworth, GA 30101
 Lot(s): n/a
 Subdivision: Winding Creek at Bentwater
 Acres: 0.56±
 Year Built: n/a
 Tax ID: 030.3.3.073.0000
 Listing Agent: n/a

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



8109A

Residential Lot

County: DeKalb

6365 Phillips Creek Drive, Lithonia, GA 30058
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.3±
 Year Built: n/a
 Tax ID: 16 102 02 087
 Listing Agent: n/a

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



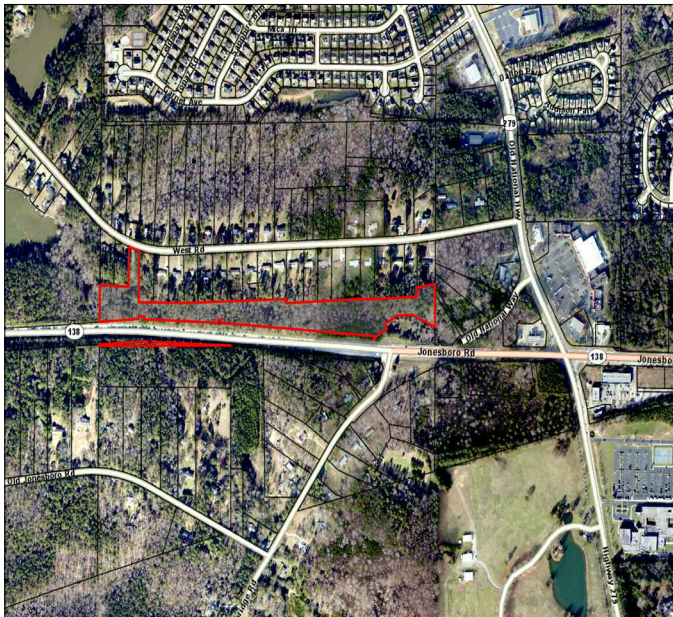
8109B

Residential Lot

County: DeKalb

6366 Phillips Creek Drive, Lithonia, GA 30058
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.4±
 Year Built: n/a
 Tax ID: 16 102 04 015
 Listing Agent: n/a

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



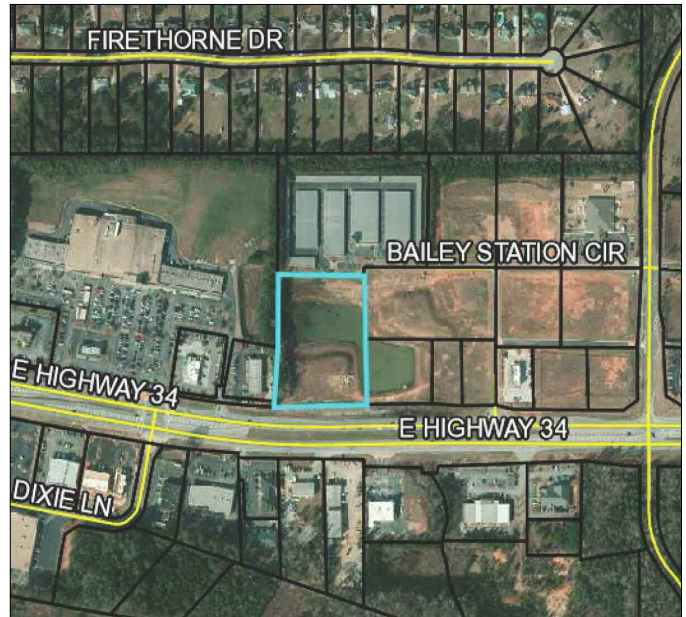
8110

Residential Land

County: Fulton

Jonesboro Road, Fairburn, GA 30213
 Lot(s): n/a
 Subdivision: n/a
 Acres: 14.2±
 Year Built: n/a
 Tax ID: 13 0189 LL0577
 Listing Agent: n/a

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



8111

Commercial Lot

County: Coweta

Lot 12 Bailey Station, Sharpsburg, GA 30277
 Lot(s): 12
 Subdivision: Bailey Station Center
 Acres: 3.81±
 Year Built: n/a
 Tax ID: 121 6059 002B
 Listing Agent: n/a



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

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 Wednesday, February 9 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.

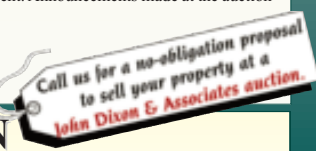
AGENCY: John Dixon & Associates, auctioneer/broker, is acting exclusively as agent for the seller.

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
404.994.5333 • multisellerauctions.net



02/22 - GAL-2034, SC-002815R
 John L. Dixon, Licensed Mississippi Real Estate
 Broker and Mississippi Auction License #1667