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MULTI-SELLER[®].com

QUALIFIED SELLERS...FOR QUALIFIED BUYERS

THURSDAY, FEBRUARY 23

SELLING 11[±] OFFERINGS
IN GEORGIA, MISSISSIPPI AND NORTH CAROLINA



BID LIVE OR ONLINE AT JOHNDIXON.COM!

► THURSDAY, FEBRUARY 23, 2023 AT 2:00 P.M.
SALE SITE: HOME 2 SUITES OFF DELK ROAD
2168 KINGSTON COURT, MARIETTA, GA 30067

multisellerauctions.net • 404.994.5333





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
7101	ABSOLUTE	Residential Lot	Sassafras Mountain Trl	Jasper	Pickens	GA	30143
7102A	ABSOLUTE	Residential Lot	187 Ashley Trace Drive	Locust Grove	Henry	GA	30248
7102B	ABSOLUTE	Residential Lot	195 Ashley Trace Drive	Locust Grove	Henry	GA	30248
7102C	ABSOLUTE	Residential Lot	Ashley Trace Drive	Locust Grove	Henry	GA	30248
7103		Commercial/Residential Land	1233 North First Street	Jesup	Wayne	GA	31545
7104	ABSOLUTE	Industrial Lot	5660 Morehead Road	Harrisburg	Cabarrus	NC	28015
7105		Commercial Lot	S. Martin Luther King Jr. Avenue	Salisbury	Rowan	NC	28144
7106		Industrial Land	3806 Stone Road	Atlanta	Fulton	GA	30331
7107		Commercial Land	Campground Road & Jodeco Road	Stockbridge	Henry	GA	30253
7108		Single Tenant Office Building	403 Summit Street	Winona	Montgomery	MS	38967
7109		Commercial Office Unit	12 Sammy McGhee Boulevard #204	Jasper	Pickens	GA	30143



7101 **ABSOLUTE**
County: Pickens
 Residential Lot
 Sassafra Mountain Trl, Jasper, GA 30143
 Lot(s): 4522
 Subdivision: Bent Tree
 Acres: 0.5±
 Year Built: n/a
 Tax ID: 025C 035



7102A **ABSOLUTE**
County: Henry
 Residential Lot
 187 Ashley Trace Drive, Locust Grove, GA 30248
 Lot(s): 38
 Subdivision: Ashley Trace
 Acres: 1.38±
 Year Built: n/a
 Tax ID: 059A01017000



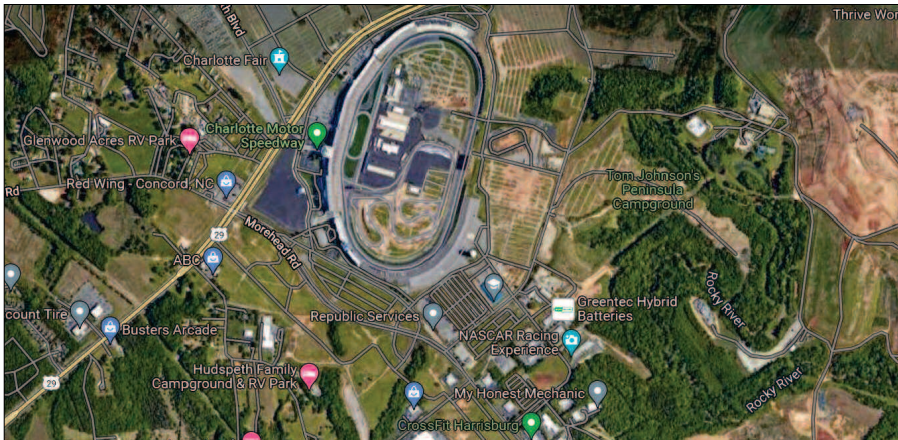
7102B **ABSOLUTE**
County: Henry
 Residential Lot
 195 Ashley Trace Drive, Locust Grove, GA 30248
 Lot(s): 37
 Subdivision: Ashley Trace
 Acres: 1.33±
 Year Built: n/a
 Tax ID: 059A01018000



7102C **ABSOLUTE**
County: Henry
 Residential Lot
 Ashley Trace Drive, Locust Grove, GA 30248
 Lot(s): 36
 Subdivision: Ashley Trace
 Acres: 1.28±
 Year Built: n/a
 Tax ID: 059A01018001



7103
County: Wayne
 Commercial/Residential Land
 1233 North First Street, Jesup, GA 31545
 Lot(s): n/a
 Subdivision: n/a
 Acres: 6.87±
 Year Built: n/a
 Tax ID: 111-5-1, 111-3



7104 **ABSOLUTE**
County: Cabarrus
 Industrial Lot
 5660 Morehead Road, Harrisburg, NC 28015
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.99±
 Year Built: n/a
 Tax ID: 4598 90 5346 0000



7105
County: Rowan
 Commercial Lot
 S. Martin Luther King Jr. Avenue, Salisbury, NC 28144
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.58±
 Year Built: n/a
 Tax ID: 017 007



7106
County: Fulton
 Industrial Land
 3806 Stone Road, Atlanta, GA 30331
 Lot(s): n/a, Subdivision: n/a
 Acres: 3.5±
 Tax ID: 14F000500040345



7107

Commercial Land

Campground Road & Jodeco Road, Stockbridge, GA 30253

Lot(s): n/a

Subdivision: n/a

Acres: 8.39±

Year Built: n/a

Tax ID: 071-01025022

County: Henry

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



7108

Single Tenant Office Building

403 Summit Street, Winona, MS 38967

Lot(s): n/a

Subdivision: Former Pharmacy

Acres: 0.46±

Year Built: 1970

Tax ID: 322-251200-0000015501

County: Montgomery

Square Feet: 5,109±
Beds/Baths: n/a



7109

Reserve

Commercial Office Unit

County: Pickens

12 Sammy McGhee Boulevard #204, Jasper, GA 30143

Lot(s): n/a

Subdivision: Grandview @ Gateway

Acres: 0

Year Built: 2005

Tax ID: JA10 053 104

Listing Agent: Cassie Rasco, Berkshire Hathaway

Phone: 770.633.1157

Email: Cassie.Rasco@BHHSGeorgia.com

Inspection: February 18th & 21st from 1-3 pm

Square Feet: 1,500±

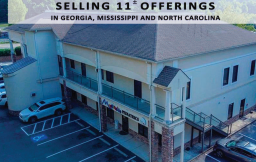



Beds/Baths: n/a

AUCTION

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 2168 KINGSTON COURT, MARIETTA, GA 30067

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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 Thursday, February 23 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



02/23
 GAL: 2034, NCFL: 6397, John L. Dixon,
 Licensed Mississippi Real Estate Broker and
 Mississippi Auction License #1667