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MULTI-SELLER[®].COM

QUALIFIED SELLERS...FOR QUALIFIED BUYERS

THURSDAY, JUNE 22

SELLING PROPERTIES IN 9[±] OFFERINGS IN ARKANSAS, GEORGIA AND MISSISSIPPI



BID LIVE OR ONLINE AT JOHNDIXON.COM!

► THURSDAY, JUNE 22, 2:00 P.M.

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

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!



1101 **ABSOLUTE**
 Residential Lot
County: Gainesville
2865 Echelon Court, Snellville, GA 30039
 Lot(s): n/a
 Subdivision: Trotters Ridge
 Acres: 0.46±
 Year Built: n/a
 Tax ID: R6037 181
 Listing Agent: Zach Tibbs, The Norton Agency
 Phone: 770.718.7224
 Email: ztibbs@nortoncommercial.com



1102
 Single Family Residence
County: St Francis
310 Lindauer Cove, Forrest City, AR 72335
 Lot(s): n/a
 Subdivision: Lindauer Cove Addition
 Acres: 0.31±
 Year Built: 2002
 Tax ID: 0800-00275-0000
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



1103 **ABSOLUTE**
 Residential Lot
County: Bibb
4640 Roundfield Road, Macon, GA 31210
 Lot(s): n/a
 Subdivision: Creswell Heights
 Acres: 0.11±
 Year Built: n/a
 Tax ID: M073-0113
 Listing Agent: Adrienne Nace, ERA Sunrise Realty
 Phone: 404.667.5722
 Email: thehomefindersgroup@gmail.com



1104
 Residential Land
County: Fulton
3806 Stone Road, Atlanta, GA 30331
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.5±
 Year Built: n/a
 Tax ID: 14F000500040345
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



1105
 Residential Lot
County: Dawson
410 Grouse Gap Drive, Jasper, GA 30534
 Lot(s): 2005
 Subdivision: Big Canoe
 Acres: 3±
 Year Built: n/a
 Tax ID: 024A 031
 Listing Agent: Cassie Rasco, Berkshire Hathaway
 Phone: 770.633.1157
 Email: cassie.rasco@bhsga.com



1106
 Residential Lot
County: Dawson
1144 Grouse Gap Drive, Jasper, GA 30534
 Lot(s): 3045
 Subdivision: Big Canoe
 Acres: 3.23±
 Year Built: n/a
 Tax ID: 023 039
 Listing Agent: Cassie Rasco, Berkshire Hathaway
 Phone: 770.633.1157
 Email: cassie.rasco@bhsga.com



1107
 Former Pharmacy
County: Montgomery
403 Summit Street, Winona, MS 38967
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.46±
 Year Built: 1970
 Tax ID: 322-251200-0000015501
 Listing Agent: Scott A. Farmer, Farmer Commercial Properties
 Phone: 662.268.8025
 Email: scott@farmercommercialproperties.com



1108
 Renovated Historic Office Building
County: Henry
196 Macon Street, McDonough, GA 30253
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.18±
 Year Built: 1888
 Tax ID: M21-04019000
 Listing Agent: Bryan Marshburn, King Industrial
 Phone: 239.908.7160
 Email: bmarshburn@kingindustrial.com



OPEN HOUSE
 Tuesday, June 20th
 12:00 p.m. - 2:00 p.m.



1109
 38 Residential Lots
County: DeKalb
1522 Norris Landing, et al, Snellville, GA 30039
 Lot(s): 51, 50, 49, 48, 47, 44, 2, 23, 10C, 9C, 8C, 7C, 6C, 0, 6A, 5A, 25B, 24B, 12C, 46, 45, 16B, 15B, 14B, 12B, 7B, 6B, 5B, 4B, 4C, 3B, 3C, 1C, 26B, 4A, 3A, 28B, 1A
 Subdivision: Norris Landing
 Acres: 28.54±
 Year Built: n/a
 Tax ID: 16 253 01 051; 16 253 01 050; 16 253 01 049; 16 253 01 048; 16 253 01 047; 16 253 01 044; 16 253 03 002; 16 253 01 023; 16 253 03 010; 16 253 03 009; 16 253 03 008; 16 253 03 007; 16 253 03 006; 16 253 03 013; 16 253 01 027; 16 253 01 026; 16 253 01 053; 16 253 01 052; 16 253 03 012; 16 253 01 046; 16 253 01 045; 16 253 01 043; 16 253 01 042; 16 253 01 041; 16 253 01 039; 16 253 01 034; 16 253 01 033; 16 253 01 032; 16 253 01 031; 16 253 03 004; 16 253 01 030; 16 253 03 003; 16 253 03 001; 16 253 01 054; 16 253 01 025; 16 253 01 024; 16 253 01 056; 16 253 01 022
 Listing Agent: Shane Little, Avenue Realty
 Phone: 404.861.2701
 Email: shane@avenue-realty.com

AUCTION

MULTI-SELLER
QUALIFIED SELLERS... FOR QUALIFIED BUYERS

THURSDAY, JUNE 22

SELLING PROPERTIES IN 0+ OFFERINGS
IN ARKANSAS, GEORGIA AND MISSISSIPPI

BID LIVE OR ONLINE AT JOHN DIXON.COM

9:00 AM - 12:00 PM
 SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067
 8 EXPANDED

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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, June 22 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 in order to bid on auction day. The successful bidder will be notified immediately following the close of the auction and a contract along with wire instructions will be emailed to you to be completed and wire the earnest money within 24 hours of receipt of contract. Balance will be paid in full at closing on or before thirty (30) days from the binding agreement date. 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



06/23 GAL: 2034, John L. Dixon, Licensed Mississippi Real Estate Broker and Mississippi Auction License #1667

Call us for a no-obligation proposal to sell your property at a John Dixon & Associates auction.