

2865 Echelon Court, Snellville
(Gainesville County) GA 30039

ABSOLUTE

THURSDAY, OCTOBER 26, 2023

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



Features

**CALL FOR
INFORMATION**

**770.425.1141
or 800.479.1763
johndixon.com**



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Residential Lot
SUBDIVISION:	Trotters Ridge
LOT(S):	50
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	0.46±
TAX ID:	R6037 181
AGENT:	Zach Tibbs The Norton Agency 770.718.7224 ztibbs@nortoncommercial.com

A

U

C

T

I

O

N

Index

Introduction 2

Auction Details..... 3

Property Details 4

Tax Card Summary 5

Tax Map 6

Plats 7-8

Google Aerial Photo 9

Google Aerial Map 10

Auction Terms and Conditions 11



To: Prospective Bidders
From: John L. Dixon
Subject: Residential Lot, 2865 Echelon Court, Snellville, GA 30039

Dear Prospective Purchaser:

Thank you for your interest in this property and John Dixon & Associates' auction. It is our goal to make the auction process as simple as possible. We have provided pertinent details about the process and this property in the following pages.

This auction represents an excellent opportunity to purchase this property. We work with many sellers across the country and the opportunities to purchase properties such as this are getting slimmer. The seller that owns this property is ready to move it off the books and to a new owner.

We encourage you to attend or bid online and take advantage of this golden opportunity. Should you have any questions, please do not hesitate to contact us at 800.479.1763 or you may contact the sale manager Drew Dixon directly at 770.425.1141 or drew@johndixon.com.

We will see you at the auction!

Best regards,

A handwritten signature in blue ink, appearing to read "J.L. Dixon". The signature is stylized with a large initial "J" and "D" and a cursive "L" and "Dixon".

John L. Dixon, CAI, CCIM
Founder/Chief Executive Officer

Auction Details

Auction Date:	Thursday, October 26, 2023
Auction Location:	HOME 2 SUITES (OFF DELK ROAD) 2168 Kingston Court, Marietta, GA 30067
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.
Earnest Deposit:	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.
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.
Terms:	See complete terms of the auction included in the back of this package for additional details.

Property Details

Location:	Residential Lot 2865 Echelon Court Snellville (Gwinnett County), GA 30039
Subdivision:	Trotters Ridge
Lots:	n/a
Beds/Baths:	n/a
Year Built:	n/a
Square Feet:	n/a
Acreage:	0.46±
Tax ID:	R6037 181

Tax Card Summary



Tax Assessor's Office

[Secure Login](#) v04

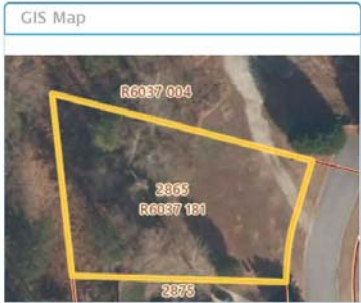
I Want To... [Tax Assessor](#)



Property Detail

- [Go Back](#)
[Neighborhood Sales](#)
[Property Report](#)

General Info		
NORTH GEORGIA GROWTH FUND LP II 434 GREEN STREET PL GAINESVILLE GA 30501-3318	Property ID	R6037 181
	Alternate ID	1884675
	Address	2865 ECHELON CT
	Property Class	Residential Unbuildable Lots
	Neighborhood	6212
	Deed Acres	0.4600



Value History					
Year	2023	2022	2021	2020	2019
Reason	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
Land Val	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Imp Val	\$0	\$0	\$0	\$0	\$0
Total Appr	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Land Assd	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Land Use	\$0	\$0	\$0	\$0	\$0
Imp Assd	\$0	\$0	\$0	\$0	\$0
Total Assd	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200

Transfer History								
Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
50452	436	12/16/2010	SYNOVUS BANK	NORTH GEORGIA GROWTH FUND LP II	WD	NN	Yes	\$4,125
50321	152	9/7/2010	TRI-STAR HOMES INC	SYNOVUS BANK	De	NC	Yes	\$12,075
47592	374	2/9/2007	HARRISON REX A	TRI-STAR HOMES INC	WD	N4	Yes	\$80,000
47501	605	12/29/2006	TRI-STAR HOMES INC	HARRISON REX A	WD	N4	Yes	\$0
		8/16/1992		EJC INVESTMENTS INC	WD	00	Yes	\$0
7765	200	8/16/1992		TRI-STAR HOMES INC	WD	N0	Yes	\$0
07765	00200	8/16/1992	EJC INVESTMENTS INC	TRI-STAR HOMES INC	WD	NN	Yes	\$0

Improvements
 Improvements do not exist for this account.

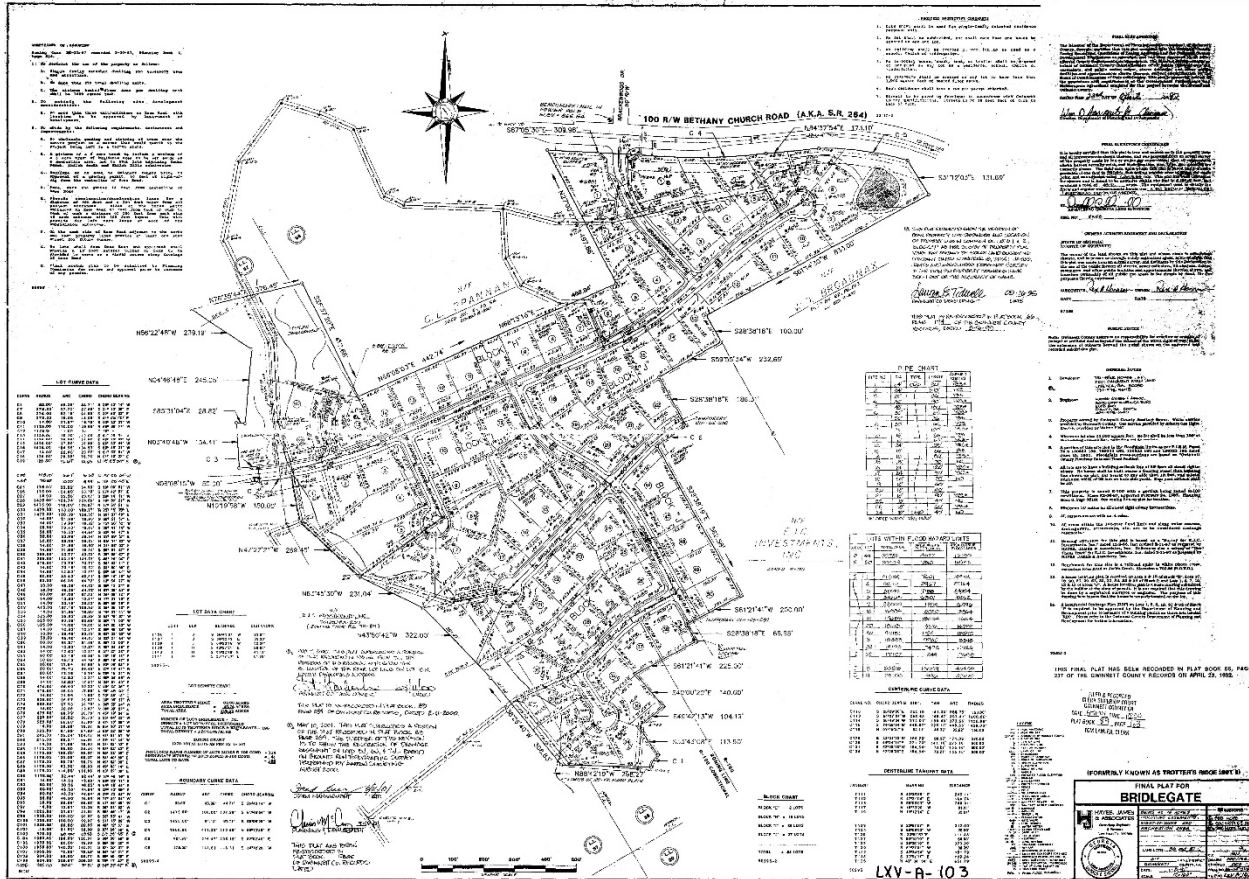
Land Details				
Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	R03 - Residual	0.46	0	0



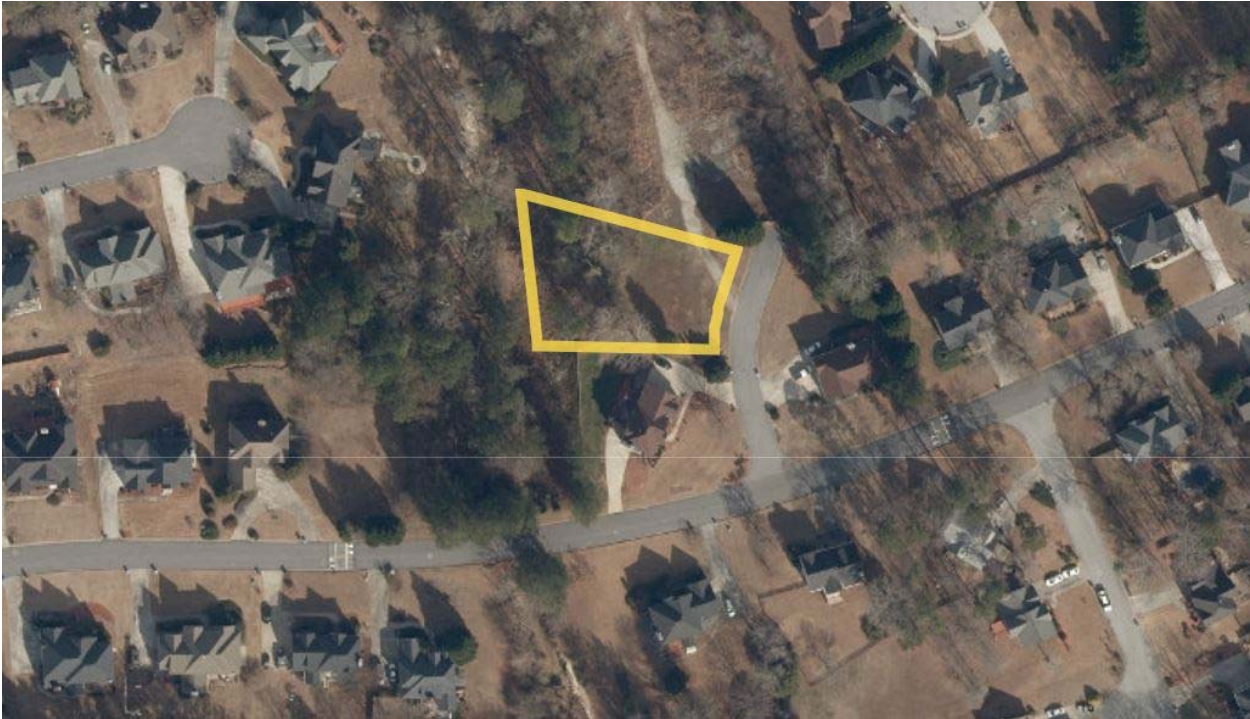
Tax Map



Plats



Google Aerial Photo



Auction Terms & Conditions

AUCTION DATE & LOCATION: The auction will be held on Thursday, October 26 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.

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.

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.

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.

