

1327 22nd Street, Columbus  
(Muscogee County) GA 31901

**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:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	0.08±
TAX ID:	028014012
AGENT:	n/a

10/23 GAL: 2034, AL: 1481

2140 Newmarket Parkway, Suite 118, Marietta, Georgia • 30067 • office: 770.425.1141 • fax: 770.425.4413 • toll-free: 800.479.1763

The above information is believed to be accurate but is not warranted. Offer subject to errors, changes, omissions, prior sales and withdrawals without notice.

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# Index

Introduction ..... 2

Auction Details..... 3

Property Details ..... 4

Tax Card Summary ..... 5-7

Tax Map ..... 8

Google Aerial Photo ..... 9

Google Aerial Map ..... 10

Auction Terms and Conditions ..... 11



To: Prospective Bidders  
From: John L. Dixon  
Subject: Residential Lot, 1327 22nd Street, Columbus, GA 31901

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](mailto: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

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

## Property Details

Location:	Residential Lot 1327 22nd Street Columbus (Muscogee County), GA 31901
Subdivision:	n/a
Lots:	n/a
Beds/Baths:	n/a
Year Built:	n/a
Square Feet:	n/a
Acreage:	0.08±
Tax ID:	028014012

# Tax Card Summary

PARID: 028 014 012  
1327 22ND TRUST

1327 22ND ST

## Parcel Information

Parcel ID	028 014 012
Situs	1327 22ND ST
Unit	
City	
Zip Code	-
Neighborhood	5300R
Class (Not Zoning)	R3 - Residential Lots
Zoning	RMF1
Acres	.08

## Owner

Owner Information	As of January 1, 2023
Owner	1327 22ND TRUST
Co-owner	
Address	PO BOX 29502 SUITE #39653
Unit #	
City	LAS VEGAS
State	NV
Zip Code	89126
Exemption Code	-

## Legal Information

Tax District	USD01 - URBAN DIS 1
Plat Book	Page
Deeded Acres	.0800
Deeded Sq Feet	
Subdivision ID	2020
Subdivision Name	EAST HIGHLAND
Lot #	
Deed Book	12569 Page 00164
X, Y Coord	-

## Legal Description

LEGAL DESCRIPTION	PT 19 & 20 BK 28 EAST HIGHLAND
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## Property Values

1 of 10

Tax Year	2023
Class	R3
FMV	3,490
Classified FMV	0
Final ASMT	1,396
Process	TX13 TX206
Process Date	08/30/2023
Reason Code	MC - MARKET VALUE COMPS

## Land

Line Number	1
Land Type	S - SQUARE FOOT
Land Code	1 - Typical Lot - Homesite
Square Feet	3,485
Acres	.08
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	
Land Value	3,490

# Tax Card Summary

## Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2022	D	67.85	0.00	67.85
2021	D	90.29	0.00	90.29
2020	D	148.99	0.00	148.99
2019	D	98.74	0.00	98.74
2018	D	103.51	0.00	103.51
2017	D	494.48	0.00	494.48
2016	D	251.66	0.00	251.66
2015	D	493.25	0.00	493.25
2014	D	220.00	0.00	220.00
	<b>Total:</b>	<b>1,968.77</b>	<b>0.00</b>	<b>1,968.77</b>

## Payoff by Year

Year	Installment	Base	Penalty/Fees	Interest	Total
2023	1st Installment	21.99	0.00	0.00	21.99
2023	2nd Installment	33.01	0.00	0.00	33.01
2023	<b>Total County</b>	<b>55.00</b>	<b>0.00</b>	<b>0.00</b>	<b>55.00</b>
2023	<b>Grand Total</b>	<b>55.00</b>	<b>0.00</b>	<b>0.00</b>	<b>55.00</b>
2022	1st Installment	22.80	2.28	2.27	27.35
2022	2nd Installment	34.21	3.42	2.87	40.50
2022	<b>Total County</b>	<b>57.01</b>	<b>5.70</b>	<b>5.14</b>	<b>67.85</b>
2022	<b>Grand Total</b>	<b>57.01</b>	<b>5.70</b>	<b>5.14</b>	<b>67.85</b>
2021	1st Installment	22.79	2.28	3.58	28.65
2021	2nd Installment	34.21	3.42	24.01	61.64
2021	<b>Total County</b>	<b>57.00</b>	<b>5.70</b>	<b>27.59</b>	<b>90.29</b>
2021	<b>Grand Total</b>	<b>57.00</b>	<b>5.70</b>	<b>27.59</b>	<b>90.29</b>
2020	1st Installment	22.80	2.28	5.09	30.17
2020	2nd Installment	34.21	3.42	81.19	118.82
2020	<b>Total County</b>	<b>57.01</b>	<b>5.70</b>	<b>86.28</b>	<b>148.99</b>
2020	<b>Grand Total</b>	<b>57.01</b>	<b>5.70</b>	<b>86.28</b>	<b>148.99</b>
2019	1st Installment	22.87	2.29	6.92	32.08
2019	2nd Installment	34.33	3.43	28.90	66.66
2019	<b>Total County</b>	<b>57.20</b>	<b>5.72</b>	<b>35.82</b>	<b>98.74</b>
2019	<b>Grand Total</b>	<b>57.20</b>	<b>5.72</b>	<b>35.82</b>	<b>98.74</b>
2018	1st Installment	22.87	2.29	8.80	33.96
2018	2nd Installment	34.33	3.43	31.79	69.55
2018	<b>Total County</b>	<b>57.20</b>	<b>5.72</b>	<b>40.59</b>	<b>103.51</b>
2018	<b>Grand Total</b>	<b>57.20</b>	<b>5.72</b>	<b>40.59</b>	<b>103.51</b>
2017	1st Installment	124.28	12.43	200.54	337.25
2017	2nd Installment	0.00	0.00	157.23	157.23
2017	<b>Total County</b>	<b>124.28</b>	<b>12.43</b>	<b>357.77</b>	<b>494.48</b>
2017	<b>Grand Total</b>	<b>124.28</b>	<b>12.43</b>	<b>357.77</b>	<b>494.48</b>
2016	1st Installment	56.27	5.63	29.54	91.44
2016	2nd Installment	84.39	8.44	67.39	160.22
2016	<b>Total County</b>	<b>140.66</b>	<b>14.07</b>	<b>96.93</b>	<b>251.66</b>
2016	<b>Grand Total</b>	<b>140.66</b>	<b>14.07</b>	<b>96.93</b>	<b>251.66</b>
2015	1st Installment	56.34	5.63	39.74	101.71
2015	2nd Installment	84.49	8.45	298.60	391.54
2015	<b>Total County</b>	<b>140.83</b>	<b>14.08</b>	<b>338.34</b>	<b>493.25</b>
2015	<b>Grand Total</b>	<b>140.83</b>	<b>14.08</b>	<b>338.34</b>	<b>493.25</b>
2014	1st Installment	56.41	5.64	32.46	94.51
2014	2nd Installment	84.59	8.46	127.68	220.73
2014	<b>Total County</b>	<b>141.00</b>	<b>14.10</b>	<b>160.14</b>	<b>315.24</b>
2014	<b>Grand Total</b>	<b>141.00</b>	<b>14.10</b>	<b>160.14</b>	<b>315.24</b>
2013	1st Installment	56.47	5.65	24.85	86.97
2013	2nd Installment	84.70	8.47	116.27	209.44
2013	<b>Total County</b>	<b>141.17</b>	<b>14.12</b>	<b>141.12</b>	<b>296.41</b>
2013	<b>Grand Total</b>	<b>141.17</b>	<b>14.12</b>	<b>141.12</b>	<b>296.41</b>
2012	1st Installment	56.54	5.65	61.98	124.17

# Tax Card Summary

2012	2nd Installment	84.80	8.48	171.97	265.25
2012	<b>Total County</b>	<b>141.34</b>	<b>14.13</b>	<b>233.95</b>	<b>389.42</b>
2012	<b>Grand Total</b>	<b>141.34</b>	<b>14.13</b>	<b>233.95</b>	<b>389.42</b>
2011	1st Installment	56.61	5.66	69.82	132.09
2011	2nd Installment	84.90	8.49	128.71	222.10
2011	<b>Total County</b>	<b>141.51</b>	<b>14.15</b>	<b>198.53</b>	<b>354.19</b>
2011	<b>Grand Total</b>	<b>141.51</b>	<b>14.15</b>	<b>198.53</b>	<b>354.19</b>
2010	1st Installment	46.70	4.67	63.76	115.13
2010	2nd Installment	70.05	7.01	119.65	196.71
2010	<b>Total County</b>	<b>116.75</b>	<b>11.68</b>	<b>183.41</b>	<b>311.84</b>
2010	<b>Grand Total</b>	<b>116.75</b>	<b>11.68</b>	<b>183.41</b>	<b>311.84</b>

## Hearing Tracking - Summary

Tax Year	Type	Notice Date	Appeal Status	File Date
2023	N - NOTC		TE - Time Elapsed	

## Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page
22-JAN-2019	0	1	QC	12569 - 00164
04-DEC-2018	0	1		12537 - 00191
17-JUL-2002	8,656	2	WD	06420 - 00066
22-MAY-1987	3,500	2	WD	02811 - 00098

## Sale Details

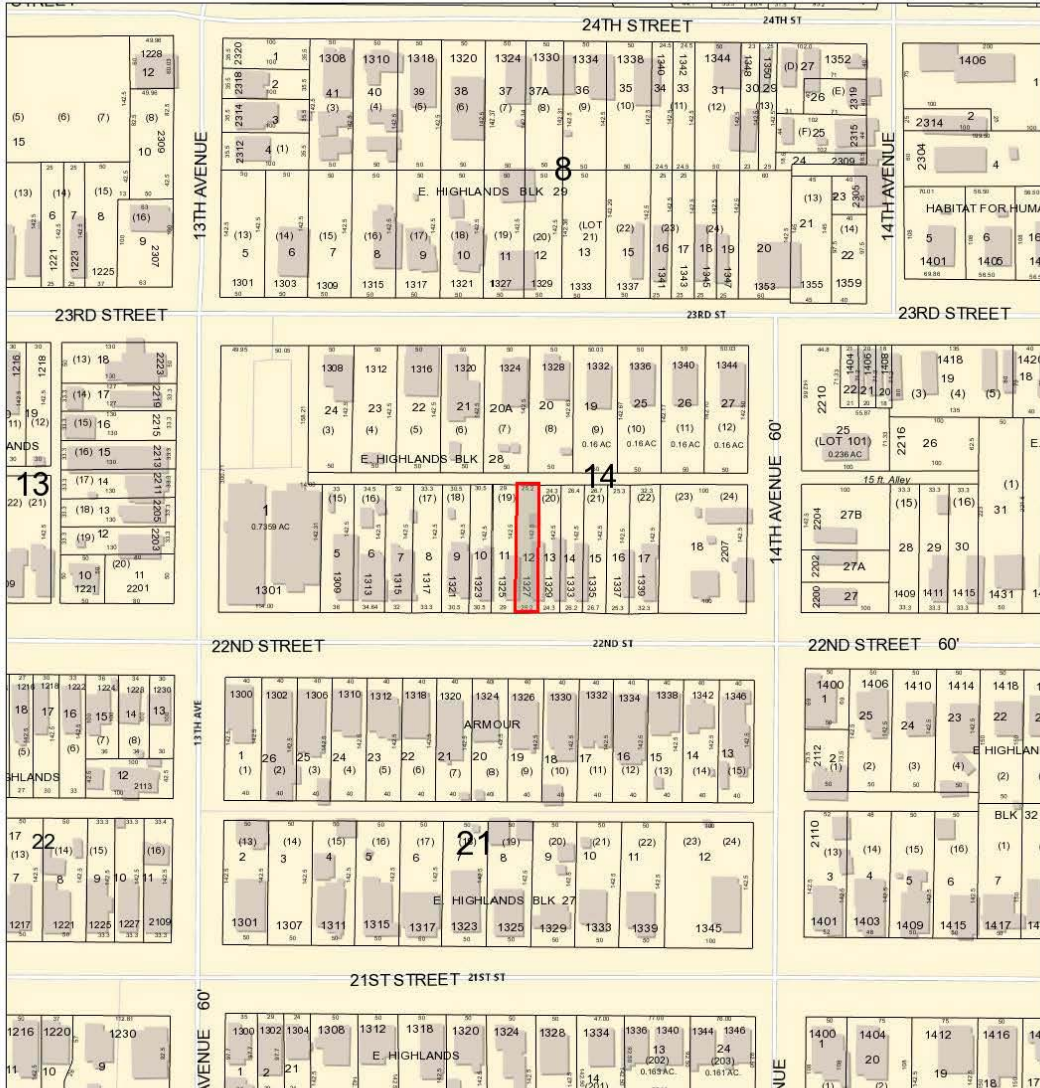
1 of 4

Sale Date	22-JAN-2019
Sale Price	\$0
Grantor	PRICE WILLIAM D
Grantor 2	
Grantee	1327 22ND TRUST
Grantee 2	
Qualified Flag	-
Qualified Reason	1 - NOT ARMS LENGTH
Vacant Flag	1 - Improved
Document #	
Deed Book	12569
Deed Page	00164
Parcel Count in Sale	1



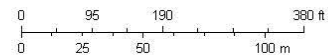
# Tax Map

028 014 012, 1327 22ND ST, GA



September 20, 2023

1:1,543

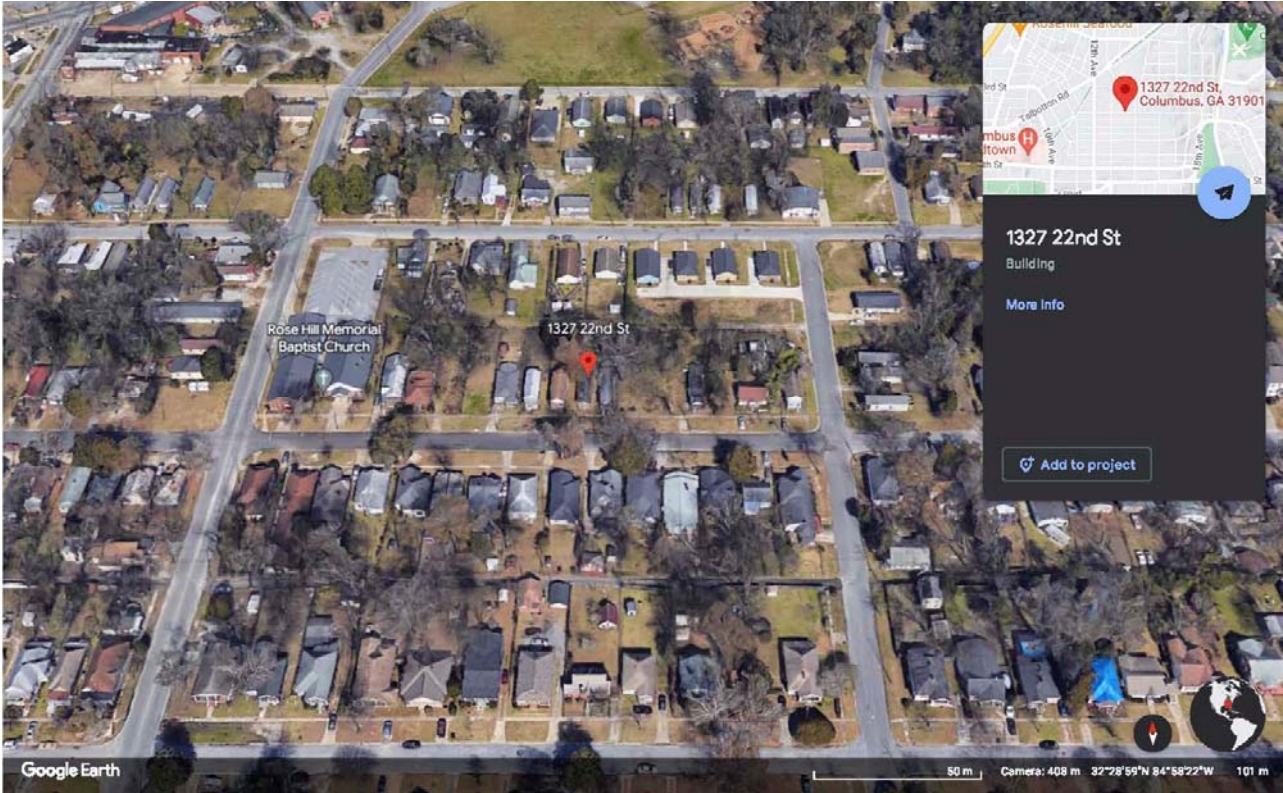


Columbus Consolidated Government

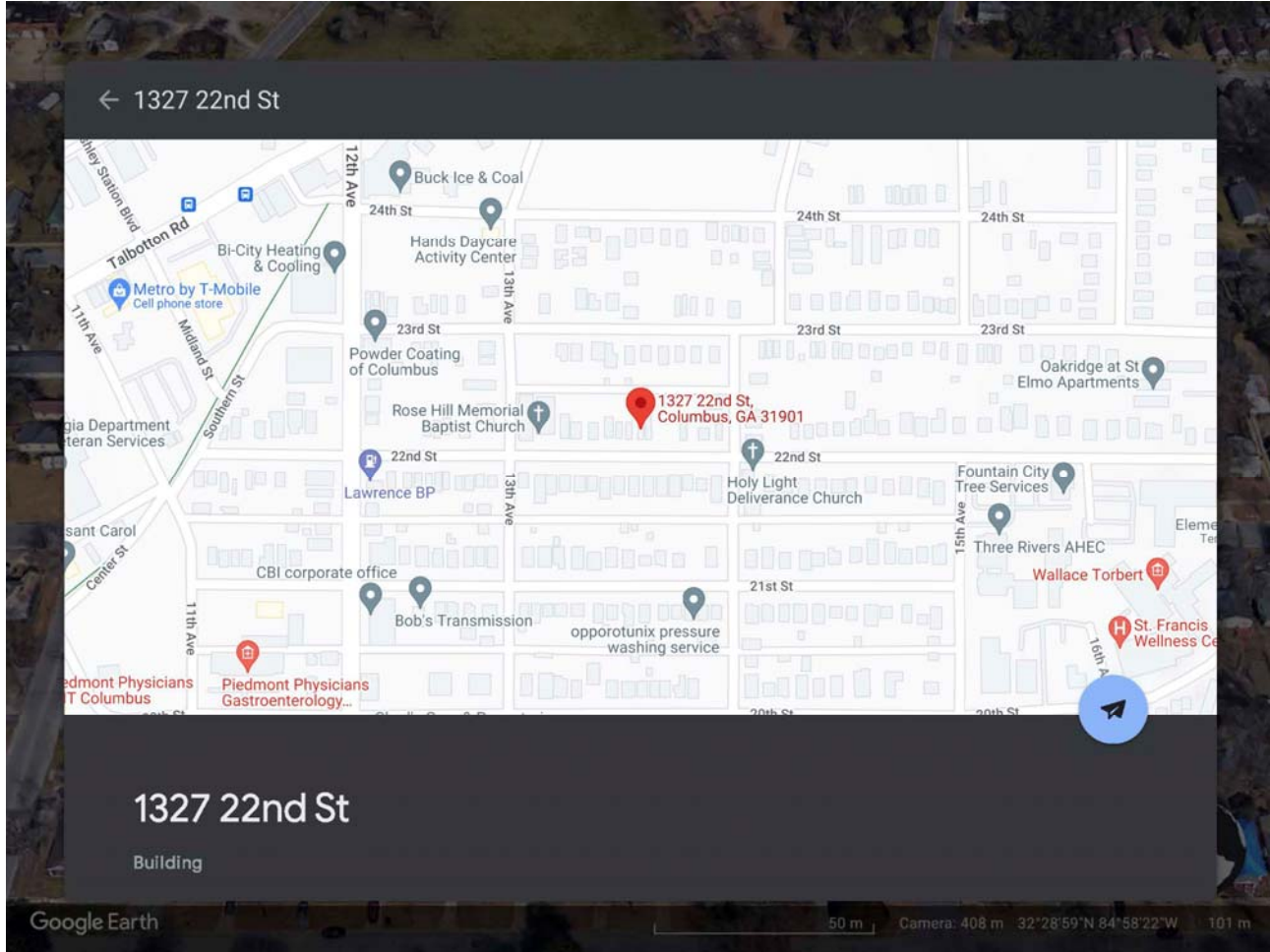
Columbus County



# Google Aerial Photo



# Google Map



# 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](http://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.