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MULTI-SELLER[®].COM

QUALIFIED SELLERS...FOR QUALIFIED BUYERS

THURSDAY, FEBRUARY 22

**SELLING PROPERTIES IN 22[±] OFFERINGS
IN GEORGIA, NORTH CAROLINA AND SOUTH CAROLINA**

**14 SELL
ABSOLUTE**
Regardless of Price



BID LIVE OR ONLINE AT JOHNDIXON.COM!

► THURSDAY, FEBRUARY 22, 2:00 P.M.

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

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5101 **ABSOLUTE**
 Townhome Lot
County: White
 Sportarten Strasse, Helen, GA 30545
 Lot(s): n/a
 Subdivision: Sports Complex
 Acres: n/a
 Year Built: n/a
 Tax ID: Ho4D 080
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5104
 Residential Land
County: Henry
 Harper Drive, Stockbridge, GA 30281
 Lot(s): n/a
 Subdivision: n/a
 Acres: 9.87±
 Year Built: n/a
 Tax ID: 083-03026005
 Listing Agent: Guss Bodison, Maximum One Realtor Partners
 Phone: 919.961.2759
 Email:



5105
 Agriculture
County: Horry
 1000 Irma Lane, Loris, SC 29569
 Lot(s): n/a
 Subdivision: n/a
 Acres: 68.92±
 Year Built: 1995
 Tax ID: 17900000031
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



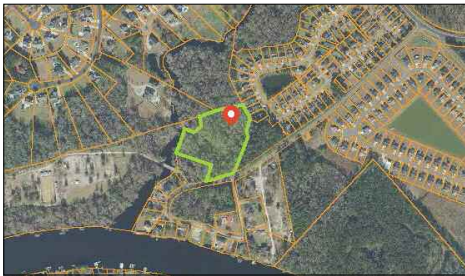
5106
 Residential Land
County: Horry
 Off Ace Way, Little River, SC 29566
 Lot(s): 3
 Subdivision: n/a
 Acres: 6.79±
 Year Built: n/a
 Tax ID: 35008030004
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5107
 Agriculture
County: Horry
 Veterans Highway, Conway, SC 29526
 Lot(s): Remainder
 Subdivision: n/a
 Acres: 9.06±
 Year Built: n/a
 Tax ID: 27816010001
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5108
 Commercial
County: Marlboro
 840 Highway 15/401 Bypass West, Bennettsville, SC 29512
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.4±
 Year Built: n/a
 Tax ID: 039-10-03-001, 039-10-03-002, 039-10-03-004
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5109
 Residential Land
County: Horry
 Hunters Ridge Area, Forestbrook, SC 29579
 Lot(s): Parcel A
 Subdivision: n/a
 Acres: 4.7±
 Year Built: n/a
 Tax ID: 42715010019
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5110
 Residential Land
County: Chesterfield
 Highway 9, Cheraw, SC 29520
 Lot(s): n/a
 Subdivision: n/a
 Acres: 7.4±
 Year Built: n/a
 Tax ID: 22500000056.00
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5111 **ABSOLUTE**
 Land
County: Horry
 Off Nancy Lane, Longs, SC 29568
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.62±
 Year Built: n/a
 Tax ID: 30301040001
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5112 **ABSOLUTE**
 Land
County: Chesterfield
 Off Highway 102, Patrick, SC 29584
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.6±
 Year Built: n/a
 Tax ID: 219 000 000 091
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5113
 Land
County: Horry
 28th Avenue, North Myrtle Beach, SC 29582
 Lot(s): n/a
 Subdivision: Cherry Grove Beach
 Acres: 0.11±
 Year Built: n/a
 Tax ID: 35115010008
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5114 **ABSOLUTE**
 Land
County: Anson
 Colson Avenue, Ansonville, NC 28170
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.18±
 Year Built: n/a
 Tax ID: 647913141058.00
 Listing Agent: n/a
 Phone: n/a
 Email: n/a



5115 **ABSOLUTE**
 Land **County:** Anson
 Booker Street, Ansonville, NC 28170
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.36± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 647913033198.00
 Listing Agent: n/a
 Phone: n/a Email: n/a



5116 **ABSOLUTE**
 Land **County:** Horry
 Off Carolina Bays Parkway (Highway 31), Little River, SC 29566
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.01± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 31414010020
 Listing Agent: n/a
 Phone: n/a Email: n/a



5117 **ABSOLUTE**
 Land **County:** Chesterfield
 Off Highway 145 South, Chesterfield, SC 29709
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.25± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 171000000058 & 171008002004
 Listing Agent: n/a
 Phone: n/a Email: n/a



5118 **ABSOLUTE**
 Land **County:** Chesterfield
 Off Highway 145 North, Chesterfield, SC 29709
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.17± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 188 000 000 051
 Listing Agent: n/a
 Phone: n/a Email: n/a



5119 **ABSOLUTE**
 Land **County:** Chesterfield
 Steel Branch Road, Cheraw, SC 29520
 Lot(s): n/a
 Subdivision: n/a
 Acres: 5.4 Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 229 000 000 098
 Listing Agent: n/a
 Phone: n/a Email: n/a



5120 **ABSOLUTE**
 Agriculture **County:** Horry
 Off Highway 1283, Loris, SC 29569
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.98± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 15010030001
 Listing Agent: n/a
 Phone: n/a Email: n/a



5121 **ABSOLUTE**
 Land **County:** Chesterfield
 HS400, Cheraw, SC 29520
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.6± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 245-000-000-029
 Listing Agent: n/a
 Phone: n/a Email: n/a



5122 **ABSOLUTE**
 Land **County:** Chesterfield
 Berry Lane, Cheraw, SC 29520
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.75± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 245-000-000-80
 Listing Agent: n/a
 Phone: n/a Email: n/a



5123 **ABSOLUTE**
 Land **County:** Horry
 6th Avenue, Conway, SC 29527
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.05± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 36807020064
 Listing Agent: n/a
 Phone: n/a Email: n/a



5124 **ABSOLUTE**
 Land **County:** Marlboro
 Tower Road, Bennettsville, SC 29512
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.32± Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 021-01-02-067
 Listing Agent: n/a
 Phone: n/a Email: n/a

NEED MORE INFORMATION?

VISIT MULTISELLERAUCTIONS.NET OR CONTACT 404.994.5333

AUCTION

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 (BY APPOINTMENT)

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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 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.

PREBIDDING: If you would like to make an offer on a property before the auction, contact Drew Dixon 770-425-1141 ext. 17, or email drew@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.

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

CLOSING ATTORNEYS: Properties 5109-5124- Contact auctioneer for closing attorney details. Properties will close by Quit Claim Deed. Purchaser is responsible for all closings costs and due diligence. **Properties 5101-5108-** 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. Contact auctioneer for closing attorney details. Purchaser will pay all closing costs, including, but not limited to, deed preparation and attorney's 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

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

