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MULTI-SELLER[®].COM

QUALIFIED SELLERS...FOR QUALIFIED BUYERS

THURSDAY, APRIL 11

SELLING PROPERTIES IN 14[±] OFFERINGS
IN GEORGIA, MISSISSIPPI, NORTH CAROLINA AND SOUTH CAROLINA

**5 SELL
ABSOLUTE**
Regardless of Price



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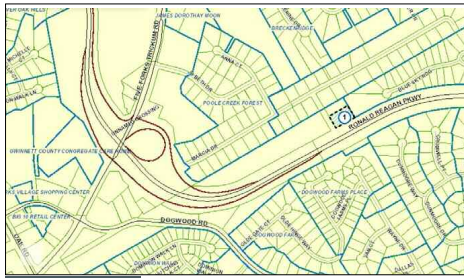
► **THURSDAY, APRIL 11, 2:00 P.M.**
SALE SITE: JOHN DIXON & ASSOCIATES OFFICE
2140 NEWMARKET PARKWAY, SUITE 118, MARIETTA, GA 30067
14 OFFERINGS

multisellerauctions.net • 404.994.5333





6101
 Single Tenant Office Building **County:** Montgomery
 403 Summit Street, Winona, MS 38967
 Lot(s): n/a
 Subdivision: Former Pharmacy Square Feet: 5,109±
 Acres: 0.46± Beds/Baths: n/a
 Year Built: 1970
 Tax ID: 322-251200-0000015501
 Listing Agent: n/a
 Phone: n/a Email: n/a



6102 **ABSOLUTE**
 Vacant Lot **County:** Gwinnett
 Wayne Drive & Ronald Reagan Pkwy, Snellville, GA 30078
 Lot(s):
 Subdivision:
 Acres: 1.2 Square Feet:
 Year Built: Beds/Baths:
 Tax ID:
 Listing Agent: n/a
 Phone: n/a Email: n/a



6103
 Vacant Lot **County:** Chesterfield
 Corner of Marshall Street & Winburn Street, Patrick, SC 29584
 Lot(s): B & C
 Subdivision: n/a
 Acres: 1.82 Square Feet: n/a
 Year Built: n/a Beds/Baths: n/a
 Tax ID: 216 001 002 015
 Listing Agent: n/a
 Phone: n/a Email: n/a



6104 **ABSOLUTE**
 Vacant Lot **County:** Chesterfield
 Baskins Road, Chesterfield, SC 29709
 Lot(s): n/a
 Subdivision: n/a Square Feet: n/a
 Acres: 0.85 Beds/Baths: n/a
 Year Built: n/a
 Tax ID: 186 000 000 022
 Listing Agent: n/a
 Phone: n/a Email: n/a



6105 **ABSOLUTE**
 Vacant Lot **County:** Chesterfield
 Carol Street, Cheraw, SC 29520
 Lot(s):
 Subdivision: n/a Square Feet: n/a
 Acres: 0.23 Beds/Baths: n/a
 Year Built: n/a
 Tax ID: 259 011 002 016
 Listing Agent: n/a
 Phone: n/a Email: n/a



6106 **ABSOLUTE**
 Vacant Lot **County:** Chesterfield
 Off Service Street, Cheraw, SC 29520
 Lot(s):
 Subdivision: n/a Square Feet: n/a
 Acres: 0.06 Beds/Baths: n/a
 Year Built: n/a
 Tax ID: 27100906014..
 Listing Agent: n/a
 Phone: n/a Email: n/a



6107 **ABSOLUTE**
 Vacant Lot **County:** Chesterfield
 Clemmons Street, Cheraw, SC 29520
 Lot(s):
 Subdivision: Square Feet: n/a
 Acres: 0.4 Beds/Baths: n/a
 Year Built: n/a
 Tax ID: 272 0006 003 011
 Listing Agent: n/a
 Phone: n/a Email: n/a



6108
 Vacant Lot **County:** Marlboro
 South Parsonage Street Extension, Bennettsville, SC 29512
 Lot(s):
 Subdivision: Square Feet: n/a
 Acres: 0.75 Beds/Baths: n/a
 Year Built: n/a
 Tax ID: 039-07-03-006
 Listing Agent: n/a
 Phone: n/a Email: n/a



6109
 Commercial Building **County:** Marlboro
 106 East Main Street, Bennettsville, SC 29512
 Lot(s):
 Subdivision: Square Feet: 2,000
 Acres: 0.04 Beds/Baths: n/a
 Year Built: n/a
 Tax ID: 032-41-01-042
 Listing Agent: n/a
 Phone: n/a Email: n/a



6110
 2 Story Office Building **County:** Marlboro
 109 South Marlboro Street, Bennettsville, SC 29512
 Lot(s):
 Subdivision: Square Feet: 6,400
 Acres: 0.1 Beds/Baths: n/a
 Year Built:
 Tax ID: 032-41-01-029
 Listing Agent: n/a
 Phone: n/a Email: n/a



6111
 Brick Home / Office **County:** Marlboro
 Highway 15/401 Bypass West, Bennettsville, SC 29512
 Lot(s):
 Subdivision: Square Feet: 2,235
 Acres: 0.23 Beds/Baths:
 Year Built:
 Tax ID: 039-11-01-001
 Listing Agent: n/a
 Phone: n/a Email: n/a



6112
 Former Gas Station & 4 Buildings **County:** Marlboro
 668 Highway 15/401 Bypass West, Bennettsville, SC 29512
 Lot(s):
 Subdivision: n/a Square Feet:
 Acres: 2 Beds/Baths: n/a
 Year Built: n/a
 Tax ID: 039-11-01-001, 039-11-01-009, 039-11-01-008
 Listing Agent: n/a
 Phone: n/a Email: n/a



6113

Vacant Lot
 Dundee Drive, Bennettville, SC 29512
 Lot(s):
 Subdivision: n/a
 Acres: 10
 Year Built: n/a
 Tax ID: 039-00-01-085
 Listing Agent: n/a
 Phone: n/a

Email: n/a

County: Marlboro

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



6114

RV / Campground
 1645 Airport Road, Wadesboro, NC 28170
 Lot(s):
 Subdivision:
 Acres: 35
 Year Built:
 Tax ID: 647520818880, 647520815744, 647500835080
 Listing Agent: n/a
 Phone: n/a

Email: n/a

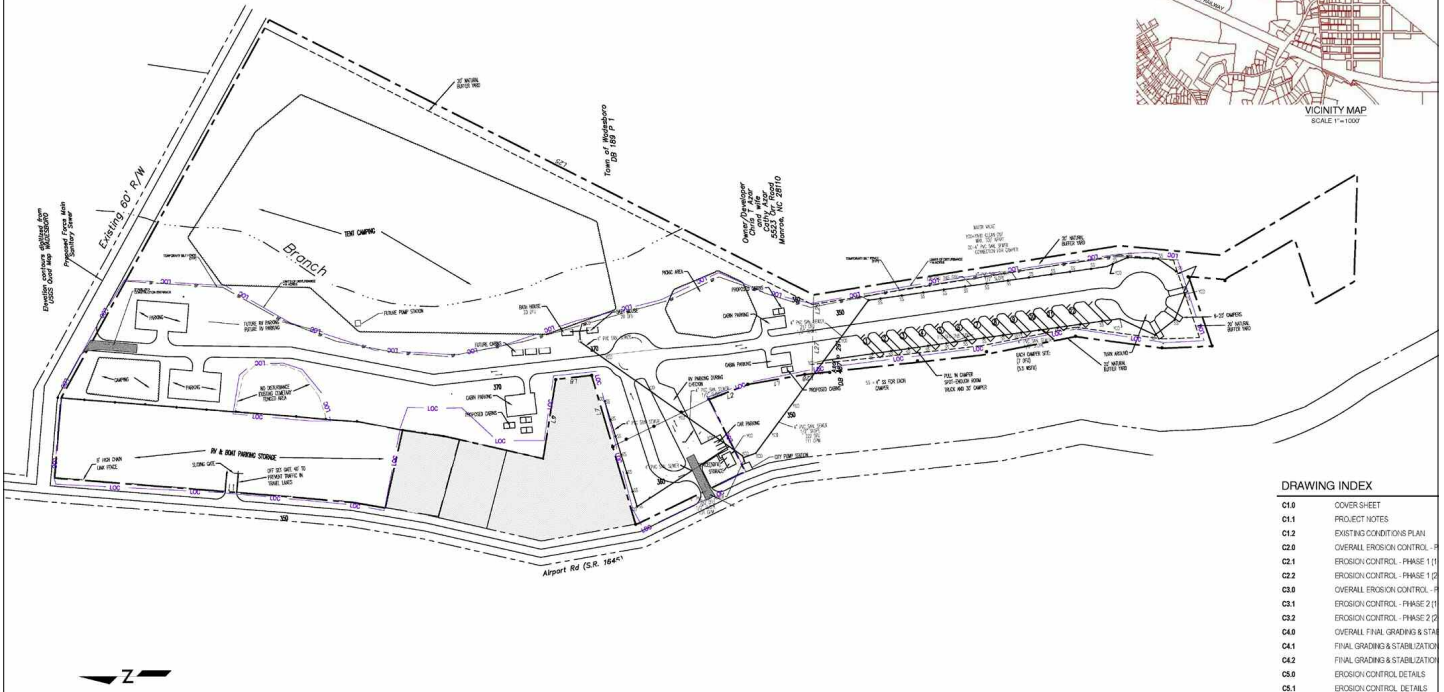
County: Anson

Square Feet:
 Beds/Baths:

Property 6114

ANSON RV AND CAMPGROUND EROSION CONTROL PLANS

PIN# 647520818880, 647500835080, 647520815744
 ANSON COUNTY, NORTH CAROLINA



NEED MORE INFORMATION?

VISIT MULTISELLERAUCTIONS.NET OR CONTACT 404.994.5333

AUCTION

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Provision of Assets

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9:00 AM - 12:00 PM
 SALE SITE: JOHN DIXON & ASSOCIATES OFFICE
 2140 NEWMARKET PARKWAY, SUITE 118, MARIETTA, GA 30067
 14 OFFERINGS

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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, April 11 at 2 p.m. at the John Dixon & Associates' Office, 2140 Newmarket Parkway, Suite 118, 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: 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

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



4/24 GAL. 2034, NC. 6397, SC. 002815R
 John L. Dixon, Licensed Mississippi Real Estate Broker
 and Mississippi Auction License #1667