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MULTI-SELLER.com[®]
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WEDNESDAY, AUGUST 25

**SELLING 44[±] PROPERTIES IN 29[±] OFFERINGS
IN GEORGIA AND MISSISSIPPI**



BID LIVE OR ONLINE AT JOHNDIXON.COM!

► WEDNESDAY, AUGUST 25, 2:00 P.M.
SALE SITE: HOME 2 SUITES OFF DELK ROAD
2168 KINGSTON COURT, MARIETTA, GA 30067

multisellerauctions.net • 404.994.5333





5101 **ABSOLUTE**

Residential Lot
County: DeKalb
7379 Vigo Drive, Lithonia, GA 30058
Lot(s): n/a
Subdivision: Inman Oaks
Acres: 0.5±
Year Built: n/a
Tax ID: 16 162 01 147
Listing Agent: Alex Leveto, Realty Atlanta
Phone: 678.895.4489
Email: alex.realtyatlanta@gmail.com



5102 **ABSOLUTE**

Residential Lot
County: Fulton
2983 Herron Lane SW, Atlanta, GA 30349
Lot(s): n/a
Subdivision: Herron Creek
Acres: 0.6±
Year Built: n/a
Tax ID: 09F390001755057
Listing Agent: Alex Leveto, Realty Atlanta
Phone: 678.895.4489
Email: alex.realtyatlanta@gmail.com



5103 **ABSOLUTE**

Commercial Land
County: Hall
6035 & 6057 Atlanta Highway, Flowery Branch, GA 30542
Lot(s): n/a
Subdivision: n/a
Acres: 1.65±
Year Built: n/a
Tax ID: 08-00139-02-004, 08-00139-02-006
Listing Agent: Alex Leveto, Realty Atlanta
Phone: 678.895.4489
Email: alex.realtyatlanta@gmail.com



5104 **ABSOLUTE**

Residential Lot
County: Rabun
Off Shake Hollow Drive, Rabun Gap, GA 30568
Lot(s): 29 PH 2
Subdivision: n/a
Acres: 2.33±
Year Built: n/a
Tax ID: 048 229



5105A **ABSOLUTE**

Residential Lot
County: DeKalb
2464 Winshire Drive, Decatur, GA 30035
Lot(s): 14
Subdivision: Stratton Hills
Acres: 0.34±
Year Built: n/a
Tax ID: 15 130 04 014
Listing Agent: Alex Leveto, Realty Atlanta
Phone: 678.895.4489
Email: alex.realtyatlanta@gmail.com



5105B **ABSOLUTE**

Residential Lot
County: DeKalb
2474 Winshire Drive, Decatur, GA 30035
Lot(s): 15
Subdivision: Stratton Hills
Acres: 0.35±
Year Built: n/a
Tax ID: 15 130 04 015
Listing Agent: Alex Leveto, Realty Atlanta
Phone: 678.895.4489
Email: alex.realtyatlanta@gmail.com



5106 **ABSOLUTE**

Residential Lot
County: Henry
Steele Drive, Hampton, GA 30228
Lot(s): n/a
Subdivision: n/a
Acres: 1.2±
Year Built: n/a
Tax ID: 008-01003000



5107 **ABSOLUTE**

2 Residential Lots
County: Gwinnett
3125 & 3145 Spain Road, Snellville, GA 30039
Lot(s): n/a
Subdivision: n/a
Acres: 1.36±
Year Built: n/a
Tax ID: R6027 172, R6027 173
Listing Agent: Alex Leveto, Realty Atlanta
Phone: 678.895.4489
Email: alex.realtyatlanta@gmail.com



5108 **ABSOLUTE**

Residential Lake Lot
County: Greene
1611 Northwoods Drive, Greensboro, GA 30642
Lot(s): n/a
Subdivision: Northwoods (On Lake Oconee)
Acres: 0.91±
Year Built: n/a
Tax ID: 0328000460



5109A **ABSOLUTE**

Residential Lot
County: Glynn
145 Silver Bluff Circle, Brunswick, GA 31523
Lot(s): 52
Subdivision: Silver Bluff
Acres: 0.5±
Year Built: n/a
Tax ID: 03-21689



5109B **ABSOLUTE**

Residential Lot
County: Glynn
149 Silver Bluff Circle, Brunswick, GA 31523
Lot(s): 51
Subdivision: Silver Bluff
Acres: 0.5±
Year Built: n/a
Tax ID: 03-21690

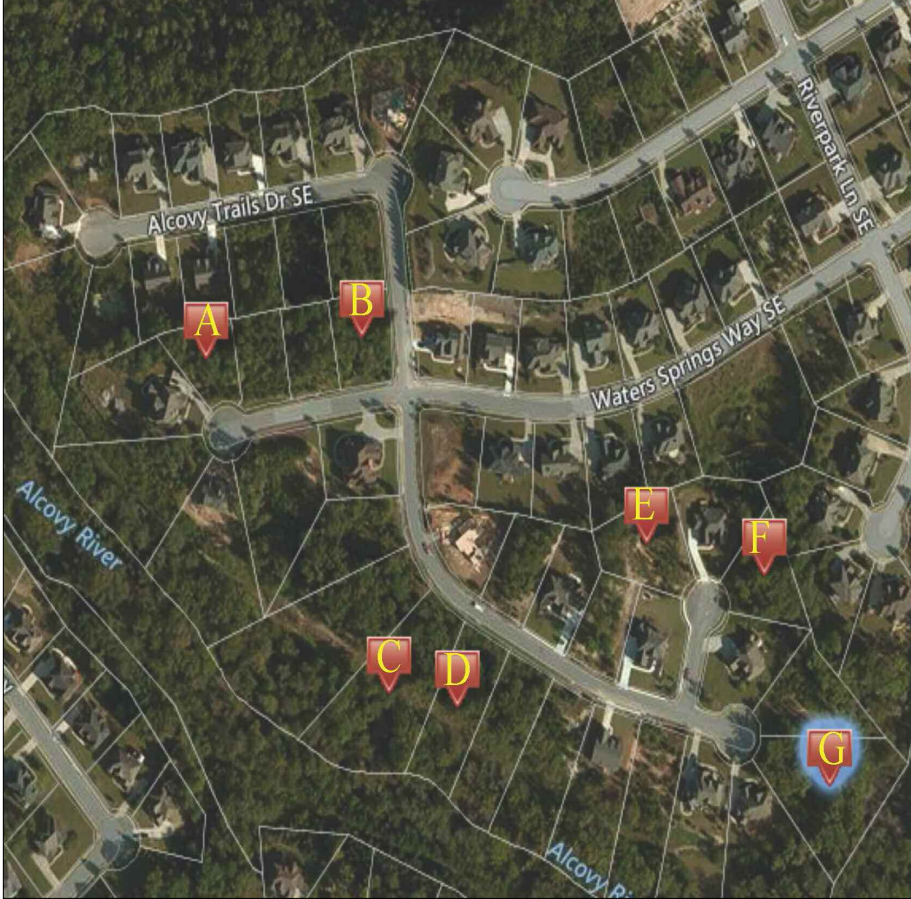


5110 **ABSOLUTE**

Mixed Use Lot
County: Fulton
Cheshire Bridge Road NE, Atlanta, GA 30324
Lot(s): n/a
Subdivision: n/a
Acres: 0.0376±
Year Built: n/a
Tax ID: 17 0004 LL0035

5109A&B - Selling High Bidder's Choice

5111A-G - Selling High Bidder's Choice



5111A

Residential Lot **County:** Gwinnett
 1594 Water Springs Way, Dacula, GA 30019
 Lot(s): n/a, Subdivision: Riversprings
 Acres: 0.35± Tax ID: R5249 167

5111B

Residential Lot - HOA \$250 per qtr / per lot **County:** Gwinnett
 1935 Alcovy Trails Drive, Dacula, GA 30019
 Lot(s): n/a, Subdivision: Riversprings
 Acres: 0.41± Tax ID: R5249 170

5111C

Residential Lot **County:** Gwinnett
 1975 Alcovy Trails Drive, Dacula, GA 30019
 Lot(s): n/a, Subdivision: Riversprings
 Acres: 1.08± Tax ID: R5249 159

5111D

Residential Lot **County:** Gwinnett
 1985 Alcovy Trails Drive, Dacula, GA 30019
 Lot(s): n/a, Subdivision: Riversprings
 Acres: 0.59± Tax ID: R5249 158

5111E

Residential Lot **County:** Gwinnett
 2071 Alcovy Trails Court, Dacula, GA 30019
 Lot(s): n/a, Subdivision: Riversprings
 Acres: 0.53± Tax ID: R5249 146

5111F

Residential Lot **County:** Gwinnett
 2072 Alcovy Trails Court, Dacula, GA 30019
 Lot(s): n/a, Subdivision: Riversprings
 Acres: 0.45± Tax ID: R5249 148

5111G

Residential Lot **County:** Gwinnett
 2055 Alcovy Trails Drive, Dacula, GA 30019
 Lot(s): n/a, Subdivision: Riversprings
 Acres: 1± Tax ID: R5249 151

Listing Agent: Alex Leveto, Realty Atlanta
Phone: 678.895.4489 **Email:** alex.realtyatlanta@gmail.com



5112

Residential Land - Development Potential **County:** Hall
 2483 Old Cornelia Highway, Gainesville, GA 30507
 Lot(s): n/a
 Subdivision: n/a
 Acres: 17.97± Total
 Year Built: n/a
 Tax ID: 15-00218-00-066
Listing Agent: Alex Leveto, Realty Atlanta
Phone: 678.895.4489 **Email:** alex.realtyatlanta@gmail.com



5113

Car Wash - Commercial Development Potential **County:** Hall
 2483 Old Cornelia Highway, Gainesville, GA 30507
 Lot(s): n/a
 Subdivision: n/a
 Acres: 17.97± Total
 Year Built: n/a
 Tax ID: 15-00218-00-066
Listing Agent: Alex Leveto, Realty Atlanta
Phone: 678.895.4489 **Email:** alex.realtyatlanta@gmail.com



5114

8 Residential Lots **County:** Hancock
 146 E. Newton Street, Bay St. Louis, MS 39520
 Lot(s): 16 Unit 2 Blk 146; 32, 41, 44 Unit 2 Blk 153; 39 Unit 1, Blk 106; 39 & 40 Unit 1 Blk 122; 68 Unit 3 Blk 217
 Subdivision: Bayside Park
 Acres: 0.96±
 Year Built: n/a
 Tax ID: 163F-0-06-103.000; 163E-0-06-322.000; 163E-0-06-320.000; 163D-0-06-644.000; 163D-0-06-430.000; 163M-0-07-386.000

5115

Commercial / Industrial Property **County:** Clayton
 - Zoned HI (Heavy Industrial)
 Dixon Industrial Boulevard, Jonesboro, GA 30236
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.09±
 Year Built: n/a
 Tax ID: 06-00062-062-023, 06-00062-062-017
Listing Agent: Alex Leveto, Realty Atlanta
Phone: 678.895.4489 **Email:** alex.realtyatlanta@gmail.com



5117 **Absolute**
Residential Land **County: Cherokee**
 Gray Road, Canton, GA 30114
 Lot(s): n/a
 Subdivision: n/a
 Acres: 15.35±
 Year Built: n/a
 Tax ID: 15N13007 or 015N13-00000-007-000-0000
 Listing Agent: Alex Leveto, Realty Atlanta
 Phone: 678.895.4489 Email: alex.realtyatlanta@gmail.com

5118
Two-Story Building **County: Spalding**
 349 Railroad Avenue, Griffin, GA 30223
 Lot(s): n/a
 Subdivision: Zoned I4 - Industrial
 Acres: 3±
 Year Built: 1977
 Tax ID: Part of 109 02015
 Listing Agent: Alex Leveto, Realty Atlanta
 Phone: 678.895.4489 Email: alex.realtyatlanta@gmail.com



5119
Industrial Land **County: Spalding**
 349 Railroad Avenue, Griffin, GA 30223
 Lot(s): n/a
 Subdivision: Zoned I4 - Industrial
 Acres: 21.57±
 Year Built: n/a
 Tax ID: Part of 109 02015
 Listing Agent: Alex Leveto, Realty Atlanta
 Phone: 678.895.4489 Email: alex.realtyatlanta@gmail.com

5116A
Commercial Potential **County: Hall**
 2590 NW Old Thompson Bridge, Gainesville, GA 30501
 Lot(s): n/a
 Subdivision: Zoned R-I & G-B
 Acres: 4.07±
 Year Built: n/a
 Tax ID: Part of 00100 001001 & 01100 001001A
 Listing Agent: Alex Leveto, Realty Atlanta
 Phone: 678.895.4489 Email: alex.realtyatlanta@gmail.com

5116B
Commercial Potential **County: Hall**
 2600 Old Thompson Bridge, Gainesville, GA 30501
 Lot(s): n/a
 Subdivision: Zoned R-I
 Acres: 0.32±
 Year Built: n/a
 Tax ID: Part of 00100 001001
 Listing Agent: Alex Leveto, Realty Atlanta
 Phone: 678.895.4489 Email: alex.realtyatlanta@gmail.com



5120
Commercial Land **County: Clayton**
 1930 Godby Road, Atlanta, GA 30349
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.41±
 Year Built: n/a
 Tax ID: 13-0070B-00A-010, 13-0070B-00A-009
 Listing Agent: Alex Leveto, Realty Atlanta
 Phone: 678.895.4489 Email: alex.realtyatlanta@gmail.com

UPCOMING AUCTIONS

MULTI-SELLER

NEXT SALE FILLING UP FAST!
 SEPTEMBER 21 @ 2PM

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

CALL TODAY TO ADD YOUR PROPERTY!
 770.425.1141



CALL US

A MESSAGE FROM JOHN DIXON

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!



PROPERTY LIST

Property No.	ABSOLUTE / Reserve	Property Type	Address	City	County	State	Zip
5101	ABSOLUTE	Residential Lot	7379 Vigo Drive	Lithonia	DeKalb	GA	30058
5102	ABSOLUTE	Residential Lot	2983 Herron Lane SW	Atlanta	Fulton	GA	30349
5103	ABSOLUTE	Commercial Land	6035 & 6057 Atlanta Highway	Flowery Branch	Hall	GA	30542
5104	ABSOLUTE	Residential Lot	Off Shake Hollow Drive	Rabun Gap	Rabun	GA	30568
5105A	ABSOLUTE	Residential Lot	2464 Winshire Drive	Decatur	DeKalb	GA	30035
5105B	ABSOLUTE	Residential Lot	2474 Winshire Drive	Decatur	DeKalb	GA	30035
5106	ABSOLUTE	Residential Lot	Steele Drive	Hampton	Henry	GA	30228
5107	ABSOLUTE	2 Residential Lots	3125 & 3145 Spain Road	Snellville	Gwinnett	GA	30039
5108		Residential Lake Lot	1611 Northwoods Drive	Greensboro	Greene	GA	30642
5109A		Residential Lot	145 Silver Bluff Circle	Brunswick	Glynn	GA	31523
5109B		Residential Lot	149 Silver Bluff Circle	Brunswick	Glynn	GA	31523
5110		Mixed Use Lot	Cheshire Bridge Road NE	Atlanta	Fulton	GA	30324
5111A		Residential Lot	1594 Water Springs Way	Dacula	Gwinnett	GA	30019
5111B		Residential Lot	1935 Alcovy Trails Drive	Dacula	Gwinnett	GA	30019
5111C		Residential Lot	1975 Alcovy Trails Drive	Dacula	Gwinnett	GA	30019
5111D		Residential Lot	1985 Alcovy Trails Drive	Dacula	Gwinnett	GA	30019
5111E		Residential Lot	2071 Alcovy Trails Court	Dacula	Gwinnett	GA	30019
5111F		Residential Lot	2072 Alcovy Trails Court	Dacula	Gwinnett	GA	30019
5111G		Residential Lot	2055 Alcovy Trails Drive	Dacula	Gwinnett	GA	30019
5112		Residential Land - Development Potential	2483 Old Cornelia Highway	Gainesville	Hall	GA	30507
5113		Car Wash - Commercial Development Potential	2483 Old Cornelia Highway	Gainesville	Hall	GA	30507
5114	ABSOLUTE	8 Residential Lots	146 E. Newton Street	Bay St. Louis	Hancock	MS	39520
5115		Commercial / Industrial Property - Zoned HI (Heavy Industrial)	Dixon Industrial Boulevard	Jonesboro	Clayton	GA	30236
5116A		Commercial Potential	2590 NW Old Thompson Bridge	Gainesville	Hall	GA	30501
5116B		Commercial Potential	2600 Old Thompson Bridge	Gainesville	Hall	GA	30501
5117	ABSOLUTE	Residential Land	Gray Road	Canton	Cherokee	GA	30114
5118		Two-Story Building	349 Railroad Avenue	Griffin	Spalding	GA	30223
5119		Industrial Land	349 Railroad Avenue	Griffin	Spalding	GA	30223
5120		Commercial Land	1930 Godby Road	Atlanta	Clayton	GA	30349

AUCTION

MULTI-SELLER AUCTIONS
 QUALIFIED SELLERS...FOR QUALIFIED BUYERS

WEDNESDAY, AUGUST 25

**SELLING 44* PROPERTIES IN 29* OFFERINGS
 IN GEORGIA AND MISSISSIPPI**

BID LIVE OR ONLINE AT JOHN DIXON.COM!

* WEDNESDAY, AUGUST 25, 2:00 P.M.
 * ALL LIVE ONLINE OFFERS BY 2:00 P.M.
 2346 KINGSTON COURT, MARIETTA, GA 30067

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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 Wednesday, August 25 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, including credit card information which will be verified and approved, and the credit card will be charged \$1.00 for this process. If you are the successful bidder and do not deliver the earnest money as outlined in the terms for live bidding which must be certified funds or wire transfer within 24 hours upon receipt of contract, a charge of \$5,000 will be placed on the account. The card is for verification purposes to ensure we have serious bidders. Balance will be paid in full at closing on or before thirty (30) days from the binding agreement date. The successful online bidder will be notified immediately following the closing of the auction and issued the purchase contract. 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
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