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QUALIFIED SELLERS...FOR QUALIFIED BUYERS

WEDNESDAY, JANUARY 27

SELLING 22[±] PROPERTIES IN 15[±] OFFERINGS
IN CALIFORNIA, MARYLAND, MISSISSIPPI AND GEORGIA



BID LIVE OR ONLINE AT JOHNDIXON.COM!

► WEDNESDAY, JANUARY 27, 2:00 P.M.

SALE SITE: HAMPTON INN & SUITES (OFF DELK ROAD), 2136 KINGSTON COURT, MARIETTA, GA 30067
15 OFFERINGS

multisellerauctions.net • 404.994.5333





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!

John Dixon & Associates next Multi-Seller Real Estate Auction of properties will be January 27th at 2:00 p.m. This is a simulcast auction – bid live, in person or online. Half of the offerings are selling Absolute at the price you set. Don't miss this golden opportunity.

PROPERTY LIST

Property No.	ABSOLUTE/ Reserve	Property Type	Address	City	County	State	Zip
1101	ABSOLUTE	Commercial Potential Land	Slater Mill Road	Douglasville	Douglas	GA	30135
1102	ABSOLUTE	Commercial Lot	7313 Factory Shoals Road SW	Austell	Cobb	GA	30168
1103		Commercial Land	514 Arrowhead Boulevard	Jonesboro	Clayton	GA	30238
1104		Residential Land	1379 N. Plano Street	Porterville	Tulare	CA	93257
1105	ABSOLUTE	Church	5331 Indian Trail	Thomaston	Upton	GA	30286
1106	ABSOLUTE	8 Residential Lots	146 E Newton Street	Bay St. Louis	Hancock	MS	39520
1107		Single Family Residence	1161 Dee Kennedy Road	Auburn	Barrow	GA	30011
1108		Residential Lot	St. Andrews Court	Social Circle	Walton	GA	30025
1109	ABSOLUTE	39 Slip Condo Marina w/ Declarant Rights	1089 Puppy Hole Court	Crisfield	Somerset	MD	21817
1110		Residential Land	6251 Thomaston Road	Macon	Bibb	GA	31220
1111	ABSOLUTE	Industrial Land w/ Wetlands	Off Reeves Park Road	Stockbridge	Henry	GA	30281
1112	ABSOLUTE	Residential Lot	1874 Millstone Trail	Stone Mountain	Dekalb	GA	30087
1115		Single Family Residence (Rented for \$600/month thru 01/01/22)	461 Camelot Parkway	Jonesboro	Clayton	GA	30236
1116		Single Family Residence (Rented for \$725/month thru 10/01/21)	362 Camelot Parkway	Jonesboro	Clayton	GA	30236
1117		Single Family Residence (Rented for \$610/month thru 09/01/21)	367 Camelot Parkway	Jonesboro	Clayton	GA	30236

NEED MORE INFORMATION?

VISIT MULTISELLERAUCTIONS.NET OR CONTACT 404.994.5333



1101 **ABSOLUTE**
County: Douglas
Commercial Potential Land
 Slater Mill Road, Douglasville, GA 30135
Lot(s): n/a
Subdivision: n/a
Acres: 3.5±
Year Built: n/a
Tax ID: 00530150026
Square Feet: n/a
Beds/Baths: n/a
Listing Agent: Larry Grady, SR., Network Realty Group
Phone: 770.404.3406 **Email:** lgradysr@bellsouth.net



1102 **ABSOLUTE**
County: Cobb
Commercial Lot
 7313 Factory Shoals Road SW, Austell, GA 30168
Lot(s): n/a
Subdivision: n/a
Acres: 0.5±
Year Built: n/a
Tax ID: 180588000070
Square Feet: n/a
Beds/Baths: n/a
Listing Agent: n/a
Phone: n/a **Email:** n/a



1103
County: Clayton
Commercial Land
 514 Arrowhead Boulevard, Jonesboro, GA 30238
Lot(s): n/a
Subdivision: n/a
Acres: 2.5±
Year Built: n/a
Tax ID: 13142C B004
Square Feet: n/a
Beds/Baths: n/a
Listing Agent: Brian Marshburn, King Industrial Realty, Inc.
Phone: 239.908.7160 **Email:** bmarshburn@kingindustrial.com



1104
County: Tulare
Residential Land
 1379 N. Plano Street, Porterville, CA 93257
Lot(s): n/a
Subdivision: Eagle Ranch
Acres: 30.79±
Year Built: n/a
Tax ID: 248-060-017
Square Feet: n/a
Beds/Baths: n/a
Listing Agent: n/a
Phone: n/a **Email:** n/a



1105 **ABSOLUTE**
County: Upson
Church
 5331 Indian Trail, Thomaston, GA 30286
Lot(s): n/a
Subdivision: n/a
Acres: 1.786±
Year Built: 1910; 1989
Tax ID: 046 038
Square Feet: 4,410±
Beds/Baths: n/a
Listing Agent: Stephen Lovett, Norton Commercial Group
Phone: 770.842.6635 **Email:** slovett@nortoncommercial.com



1106 **ABSOLUTE**
County: Hancock
8 Residential Lots
 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
Square Feet: n/a
Beds/Baths: n/a
Listing Agent: n/a
Phone: n/a **Email:** n/a



1107
County: Barrow
Single Family Residence
 1161 Dee Kennedy Road, Auburn, GA 30011
Lot(s): n/a
Subdivision: n/a
Acres: 4.99±
Year Built: 2016
Tax ID: XX028B 010
Square Feet: 9,150±
Beds/Baths: 4/3-2
Open House: Wednesday, January 20 from 1:00 p.m. to 3:00 p.m.



1108
Residential Lot
 St. Andrews Court, Social Circle, GA 30025
Lot(s): 1
Subdivision: St. Andrews
Acres: 1.51±
Year Built: n/a
Tax ID: NS08B001
Listing Agent: n/a
Phone: n/a
Email: n/a

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



1109
39 Slip Condo Marina w/ Declarant Rights
 1089 Puppy Hole Court, Crisfield, MD 21817
Lot(s): n/a
Subdivision: Tangier Sound Marina
Acres: n/a
Year Built: n/a
Tax ID: Visit JohnDixon.com
Listing Agent: n/a
Phone: n/a
Email: n/a

ABSOLUTE
County: Somerset
Square Feet: n/a
Beds/Baths: n/a



1110
Residential Land
 6251 Thomaston Road, Macon, GA 31220
Lot(s): n/a
Subdivision: n/a
Acres: 15.8±
Year Built: n/a
Tax ID: I0061 101
Listing Agent: n/a
Phone: n/a
Email: n/a

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



1111
Industrial Land w/ Wetlands
 Off Reeves Park Road, Stockbridge, GA 30281
Lot(s): n/a
Subdivision: n/a
Acres: 35.26±
Year Built: n/a
Tax ID: 050-01002000
Listing Agent: n/a
Phone: n/a
Email: n/a

ABSOLUTE
County: Henry
Square Feet: n/a
Beds/Baths: n/a



1112
Residential Lot
 1874 Millstone Trail, Stone Mountain, GA 30087
Lot(s): n/a
Subdivision: n/a
Acres: 0.73±
Year Built: n/a
Tax ID: 18 179 03 018
Listing Agent: n/a
Phone: n/a
Email: n/a

ABSOLUTE
County: DeKalb
Square Feet: n/a
Beds/Baths: n/a



1115
Single Family Residence
 Rented for \$600 per mo. Thru 01/01/22
 461 Camelot Parkway, Jonesboro, GA 30236
Lot(s): n/a
Subdivision: Camelot
Acres: 0.27±
Year Built: 1962
Tax ID: 13174D A013
Listing Agent: Bryan Marshburn, King Industrial Realty, Inc.
Phone: n/a
Email: n/a

County: Clayton
Square Feet: 1,275±
Beds/Baths: 3/1



1116
Single Family Residence
 Rented for \$725 per mo. Thru 10/01/21
 362 Camelot Parkway, Jonesboro, GA 30236
Lot(s): n/a
Subdivision: Camelot
Acres: 0.28±
Year Built: 1964
Tax ID: 13174C A021
Listing Agent: Bryan Marshburn, King Industrial Realty, Inc.
Phone: n/a
Email: n/a

County: Clayton
Square Feet: 1,026±
Beds/Baths: 4/1.5



1117
Single Family Residence
 Rented for \$610 per mo. Thru 09/01/21
 367 Camelot Parkway, Jonesboro, GA 30236
Lot(s): n/a
Subdivision: Camelot
Acres: 0.41±
Year Built: 1962
Tax ID: 13174C D006
Listing Agent: Bryan Marshburn, King Industrial Realty, Inc.
Phone: n/a
Email: n/a

County: Clayton
Square Feet: 999±
Beds/Baths: 3/1.5

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

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 at 770 425-1141
 to get your property in!

AUCTION

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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, January 27 at 2 p.m. at the Hampton Inn & Suites (off Delk Road), 2136 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
404.994.5333 • multisellerauctions.net



01/21: Thomas J. Turpley, Licensed Mississippi Real Estate Broker and Mississippi Auction License #565, GAL: 2034.