

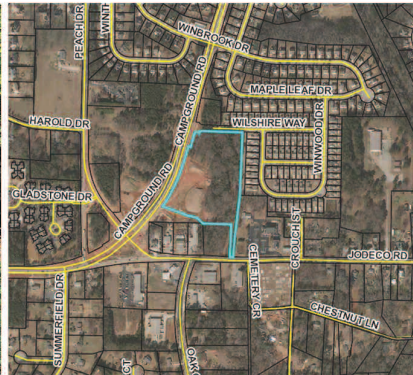
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TUESDAY, NOVEMBER 29

SELLING 77[±] PROPERTIES IN 31[±] OFFERINGS
IN ALABAMA, GEORGIA, ILLINOIS, KENTUCKY, NORTH CAROLINA, PENNSYLVANIA AND SOUTH CAROLINA



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► TUESDAY NOVEMBER 29, 2:00 P.M.
SALE SITE: HOME 2 SUITES OFF DELK ROAD
2168 KINGSTON COURT, MARIETTA, GA 30067

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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!



6101

ABSOLUTE

Residential Lot

County: Rabun

Timbers At Kingwood Road, Clayton, GA 30525
Lot(s): 19
Subdivision: Timbers at Kingwood
Acres: 0.33±
Year Built: n/a
Tax ID: 052B 419
Listing Agent: n/a

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



6102A

ABSOLUTE

Residential Lot

County: Hart

Azalea Drive, Hartwell, GA 30643
Lot(s): 8
Subdivision: Laurel Glen
Acres: 0.65±
Year Built: n/a
Tax ID: 157F 008 007
Listing Agent: n/a

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



6102B

ABSOLUTE

Residential Lot

County: Hart

Azalea Drive, Hartwell, GA 30643
Lot(s): 31
Subdivision: Laurel Glen
Acres: 0.68±
Year Built: n/a
Tax ID: 157F008 030
Listing Agent: n/a

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



6103

Reserve

Residential Lot

County: Putnam

100 Pine Bloom Way, Eatonton, GA 31024
Lot(s): 71, Section 7, Phase 1
Subdivision: Great Waters at Reynolds Plantation
Acres: 0.7±
Year Built: n/a
Tax ID: 044H01034000
Listing Agent: n/a

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



6104

Residential Lot

County: Haralson

210 Meadow Way, Bremen, GA 30110
Lot(s): 18
Subdivision: Meadow Creek
Acres: 0.35±
Year Built: n/a
Tax ID: 0091F 0018
Listing Agent: n/a

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



6105

ABSOLUTE

Residential Lot

County: Catawba

1188 Security Street, Newton, NC 28658
Lot(s): 17
Subdivision: The Courtyard
Acres: 0.88±
Year Built: n/a
Tax ID: 37301956809
Listing Agent: n/a

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



6106

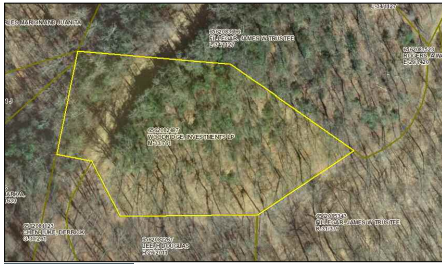
ABSOLUTE

Residential Lot

County: Rutherford

Devin Ridge Lane, Union Mills, NC 28167
Lot(s): 87
Subdivision: Queens Gap
Acres: 1.49±
Year Built: n/a
Tax ID: 1642428
Listing Agent: n/a

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



6107

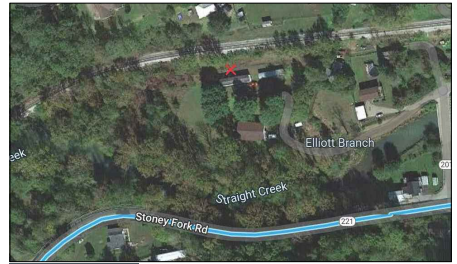
ABSOLUTE

Residential Lot

County: Macon

Deerwood Drive, Franklin, NC 28734
Lot(s): 22
Subdivision: Deerwood, Phase II
Acres: 1.54±
Year Built: n/a
Tax ID: 6562082497
Listing Agent: n/a

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



6108

ABSOLUTE

Residential Lot

County: Bell

58 Elliott Lane, Pineville, KY 40977
Lot(s): n/a
Subdivision: n/a
Acres: 0.22±
Year Built: n/a
Tax ID: 103-10-00-062.00
Listing Agent: n/a

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



6109

ABSOLUTE

Single Family Residence

County: Westmoreland

1036 North Bluff Drive, New Kensington, PA 15068
Lot(s): n/a
Subdivision: n/a
Acres: 0.13±
Year Built: 1920
Tax ID: 24-03-16-0-306
Listing Agent: n/a

Square Feet: 1,176±
Beds/Baths: 3/1



6110

ABSOLUTE

Residential Lot

County: York

831 Rockdale Street, Rock Hill, SC 29730
Lot(s): n/a
Subdivision: n/a
Acres: 0.211±
Year Built: n/a
Tax ID: 6251305022
Listing Agent: n/a

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



6111

Residential Lot

County: Greenwood

307 Tarrapin Point Road, Hodges, SC 29653
Lot(s): 7
Subdivision: Terrapin Pointe
Acres: 1.05±
Year Built: n/a
Tax ID: 6941-317-070
Listing Agent: n/a

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



6112

Residential Lot

County: Oconee

Summer Walk Court, Seneca, SC 29678

Lot(s): 12

Subdivision: Stone Pond - Phase 1

Acres: 0.58±

Square Feet: n/a

Year Built: n/a

Beds/Baths: n/a

Tax ID: 291-01-04-004

Listing Agent: n/a



6113A

Residential Lot

County: Polk

Cherokee Estates Drive, Cedartown, GA 30125

Lot(s): 32

Subdivision: Cherokee Estates

Acres: 1.465±

Year Built: n/a

Tax ID: 022B032

Listing Agent: n/a

6113B

Residential Lot

County: Polk

Cherokee Estates Drive, Cedartown, GA 30125

Lot(s): 33

Subdivision: Cherokee Estates

Acres: 1.088±

Year Built: n/a

Tax ID: 022B033

Listing Agent: n/a

Square Feet: n/a

Beds/Baths: n/a

6113C

Residential Lot

County: Polk

Cherokee Estates Drive, Cedartown, GA 30125

Lot(s): 45

Subdivision: Cherokee Estates

Acres: 0.762±

Year Built: n/a

Tax ID: 022B045

Listing Agent: n/a

Square Feet: n/a

Beds/Baths: n/a

6113D

Residential Lot

County: Polk

Cherokee Estates Drive, Cedartown, GA 30125

Lot(s): 47

Subdivision: Cherokee Estates

Acres: 0.851±

Year Built: n/a

Tax ID: 022B047

Listing Agent: n/a

Square Feet: n/a

Beds/Baths: n/a

6113E

Residential Lot

County: Polk

Cherokee Estates Drive, Cedartown, GA 30125

Lot(s): 52

Subdivision: Cherokee Estates

Acres: 0.875±

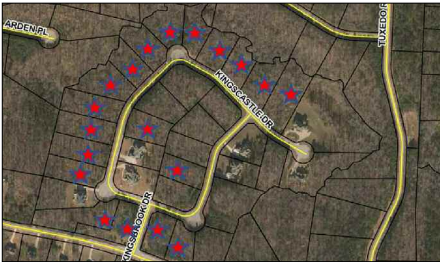
Year Built: n/a

Tax ID: 022B052

Listing Agent: n/a

Square Feet: n/a

Beds/Baths: n/a



6114

19 Residential Lots

County: Henry

Kingscastle Dr & Queenscastle Drive, Ellenwood, GA 30294

Lot(s): 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 24, 25, 28, 34

Subdivision: Kingsbrook

Acres: 17.0±

Square Feet: n/a

Tax ID: 044H01001000, 044H01002000, 044H01004000, 044H01005000,

044H01006000, 044H01007000, 044H01008000, 044H01009000, 044H01010000,

044H01011000, 044H01012000, 044H01013000, 044H01014000, 044H01015000,

044H01016000, 044H01024000, 044H01025000, 044H01028000, 044H01034000

Listing Agent: n/a



6115

5 Residential Lots

County: Spalding

N. Pine Hill Road, Griffin, GA 30223

Lot(s): n/a

Subdivision: Shoal Creek

Acres: 2.96±

Year Built: n/a

Tax ID: 080B01012, 080B01011, 080B01010, 080B01009, 080B01008

Listing Agent: n/a

Square Feet: n/a

Beds/Baths: n/a



6116

2 Residential Lots

ABSOLUTE
County: Fulton

3605 & 3609 Wartrace Drive, Atlanta, GA 30331

Lot(s): 37, 38

Subdivision: Overlook at Camp Creek

Acres: 0.58±

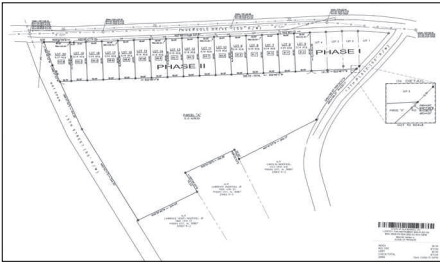
Year Built: n/a

Tax ID: 14F-0069-LL-070-7, 14F0069 LL0699

Listing Agent: n/a

Square Feet: n/a

Beds/Baths: n/a



6117

6 Residential Lots

County: Russell

1302, 1304, 1306, 1308, 1312, 1316 Ingersoll Drive, Phenix City, AL 36867

Lot(s): 13, 15, 17, 18, 19, 20

Subdivision: Wind Ridge

Acres: 0.8±

Square Feet: n/a

Year Built: n/a

Beds/Baths: n/a

Tax ID: (13)-57 05 05 15 2 005 002.016, (18)-57 05 05 15 2 005 002.021,

(15)-57 05 05 15 2 005 002.018, (17)-57 05 05 15 2 005 002.020, (19)-57

05 05 15 2 005 002.022, (20)-57 05 05 15 2 005 002.023

Listing Agent: n/a



6118

Residential Lot

County: Jefferson

3793 Creekside Way, Trussville, AL 35173

Lot(s): 31

Subdivision: Creekside - Phase 2

Acres: 0.71±

Year Built: n/a

Tax ID: 12 00 25 1 001 085.000

Listing Agent: n/a

Square Feet: n/a

Beds/Baths: n/a



6119A

Residential Lot

County: Jefferson

3590 Morgans Run Parkway, Bessemer, AL 35022

Lot(s): n/a

Subdivision: n/a

Acres: 0.63±

Year Built: n/a

Tax ID: 42 00 10 1 000 019.000

Listing Agent: n/a

Square Feet: n/a

Beds/Baths: n/a



6119B
 Residential Lot
County: Jefferson
 3643 Morgans Run Parkway, Bessemer, AL 35022
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.47±
 Year Built: n/a
 Tax ID: 42 00 10 1 000 007.000
 Listing Agent: n/a



6120
 Commercial Land
County: Henry
 Campground Road & Jodeco Road, Stockbridge, GA 30253
 Lot(s): n/a
 Subdivision: n/a
 Acres: 8.39±
 Year Built: n/a
 Tax ID: 071-01025022
 Listing Agent: n/a



6121
 Industrial Land
County: Fulton
 3806 Stone Road, Atlanta, GA 30331
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.5±
 Year Built: n/a
 Tax ID: 14F000500040345
 Listing Agent: n/a



6122A
 Residential Lot
County: Jones
 821 Ashley Court, Macon, GA 31217
 Lot(s): 125
 Subdivision: Hampton Lakes
 Acres: 0.82±
 Year Built: n/a
 Tax ID: J65E00 225
 Listing Agent: n/a



6122B
 Residential Lot
County: Jones
 418 Chris Court, Macon, GA 31217
 Lot(s): 146
 Subdivision: Hampton Lakes
 Acres: 0.69±
 Year Built: n/a
 Tax ID: J65E00 246
 Listing Agent: n/a



6123
 Residential Lot
County: Paulding
 163 Radian Way, Dallas, GA 30132
 Lot(s): 31
 Subdivision: Pointe North
 Acres: 0.5±
 Year Built: n/a
 Tax ID: 063.4.3.020.0000
 Listing Agent: n/a



6124A
 Former Nursing Home
Real Estate Only
County: Madison
 815 South Prairie Street, Bethalto, IL 62010
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.08±
 Year Built: 1985
 Tax ID: 15-1-09-07-13-302-001
 Listing Agent: n/a
Open House: November 27th from 1pm to 5pm

6124B
 Former Nursing Home
Contents Only
County: Madison
 815 South Prairie Street, Bethalto, IL 62010
 Lot(s): n/a
 Subdivision: n/a
 Acres: n/a
 Year Built: n/a
 Tax ID: n/a
 Listing Agent: n/a
Open House: November 27th from 1pm to 5pm


6124C
 Former Nursing Home
Real Estate and Contents
County: Madison
 815 South Prairie Street, Bethalto, IL 62010
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.08±
 Year Built: 1985
 Tax ID: 15-1-09-07-13-302-001
 Listing Agent: n/a
Open House: November 27th from 1pm to 5pm

AUCTION

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 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 Tuesday, November 29 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](http://Visitjohndixon.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.



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10/22
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