AUCTION

MORTGAGEES' ABSOLUTE

No Minimums, No Reserves...Sells Regardless of Price!

Wednesday, March 2 at 5:30 p.m., Sale #1 Properties 101A & 101B
Sale Site: Selling on site, 2200 Barnes Ferry Road, Macon, GA

Thursday, March 3 at 10:00 a.m., Sale #2 Properties 201-205
Sale Site: Selling from Property 205, Silverado Club, 2351 US Highway 1 N, Lyons, GA

Thursday, March 3 at 2:00 p.m., Sale #3 Properties 301-315
Sale Site: Louisville Lions Club, US Highway 221 S, Louisville, GA

2200 Barnes Ferry Road
Macon, Georgia

Lot #1, Creekside Subdivision
Fifteen Mile Creek Court, Metter, Georgia

Lot #122 Saddle Creek Subdivision
Statesboro, Georgia

Highway 56
Swainsboro, Georgia

3101 Deer Run Road
Brooklet, Georgia

2351US Highway 1
North Lyons. Georgia

1166 Punk Tarver Road
Bartow, Georgia

11644 Clarks Mill Road
Avera, Georgia

105, 107, 109 South West Central Avenue
Tennille, Georgia

6608 Moxley-Bartow Road
Bartow, Georgia

210 W Railroad Street
Davisboro, Georgia

3991 Dowling Drive
Martinez, Georgia

Lots 247, 249, 251, 253, 255, 257, 259
Heritage Hills Subdivision on
Stonington Drive
Martinez, Georgia

Lot 213
Heritage Hills Subdivision on
Stonington Drive
Martinez, Georgia

4152 Knollcrest Circle N
Martinez, Georgia

5066 Deans Bridge Road
Blythe, Georgia

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JOHN DIXON
& ASSOCIATES
AUCTIONS · MARKETING

PROPERTY 101A - 2200 BARNES FERRY ROAD, MACON, GA

County: Bibb
Property Type: Commercial Land
Acreage: 15.35±
Tax ID: P130-0012
2010 Taxes: $1,892.76
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Comments: Partially cleared commercial land in Macon in a thriving area just off Highway 247, Hawkinsville Road. Zoned M-1

PROPERTY 101B - 2200 BARNES FERRY ROAD, MACON, GA

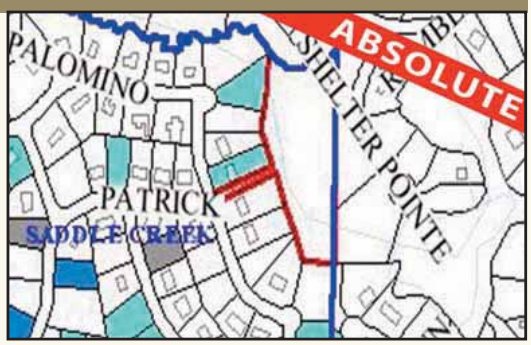
County: Bibb
Property Type: Commercial Land
Acreage: 17.35±
Tax ID: P130-0012
2010 Taxes: $1,892.76
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Comments: Partially cleared commercial land in Macon in a thriving area just off Highway 247, Hawkinsville Road. Zoned M-1

PROPERTY 201 - LOT #1, CREEKSIDE SUBDIVISION, FIFTEEN MILE CREEK COURT, METTER, GA

County: Candler
Property Type: Subdivision Lot
Acreage: 4.9±
Tax ID: 046A 001
2010 Taxes: $480.90
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Directions: From Metter, take Highway 46 East approximately 2 miles to Fifteen Mile Creek Road on right and look for auction signs.
Comments: Beautiful lot for home site that is close to Metter off Highway 46.

PROPERTY 202 - LOT #122, SADDLE CREEK SUBDIVISION, STATESBORO, GA

County: Bulloch
Property Type: Subdivision Lot
Acreage: 6.1±
Tax ID: R393796005 MS06000016 122
2010 Taxes: $606.12
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Comments: Beautiful lot in a well established neighborhood five minutes from Statesboro. Standing timber and potential home sites.



PROPERTY 203 - HIGHWAY 56, SWAINSBORO, GA

County: Emanuel
Property Type: Open Lot
Acreage: 5.193+
Tax ID: 094A 026C
2010 Taxes: $88.17
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Directions: Take Highway 56 N out of Swainsboro approximately one mile to auction signs on right.
Comments: Nice piece of land close to town with site already cleared for home.

John Dixon & Associates
Setting the standard in professionalism.

PROPERTY 204 - 3101 DEER RUN ROAD, BROOKLET, GA

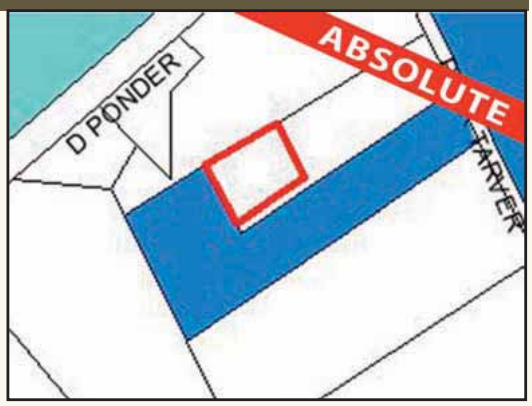
County: Bulloch
Property Type: Single Family Residential
Acreage: 3.01±
Bedrooms/Baths: 3/2
Square Feet: 1,160±
Tax ID: 158 000008F000
2010 Taxes: $158.95
Leased Terms: N/A
Inspection Date: Tuesday, February 22
Inspection Time: 4-5 p.m.
Comments: Manufactured home on large lot 10 minutes from Statesboro in Brooklet, GA.

PROPERTY 205 - 2351US HIGHWAY 1, NORTH LYONS. GA

County: Toombs
Property Type: Club/Tavern
Acreage: 3±
Bedrooms/Baths: 2 Bathrooms
Square Feet: 12,350±
Year Built: 2007
Tax ID: C38-072
2010 Taxes: $3,165.94
Leased Terms: N/A
Inspection Date: Tuesday, February 22
Inspection Time: 12-3 p.m.
Comments: Silverado Club in Lyons, GA. Open space, dance floor, bar, offices and stage. Excellent condition.

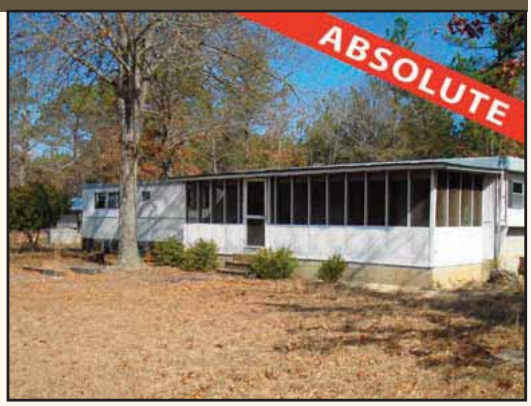
PROPERTY 301 - 1166 PUNK TARVER ROAD, BARTOW, GA

County: Jefferson
Property Type: Land
Acreage: 1±
Tax ID: 0056 076
2010 Taxes: $115.76
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Comments: Beautiful wooded lot with areas cleared that would make great home site.



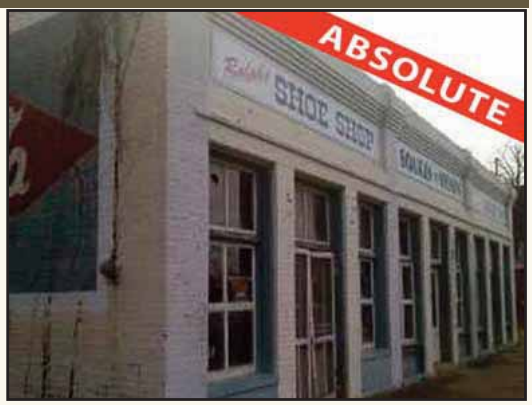
PROPERTY 302 - 11644 CLARKS MILL ROAD, AVERA, GA

County: Jefferson
Property Type: Land
Acreage: 1.2±
Bedrooms/Baths: 3/1
Tax ID: 0020 050
2010 Taxes: $57.36
Leased Terms: N/A
Inspection Date: Call for appointment.
Comments: Nice mobile home in a quiet area.



PROPERTY 303 - 1105, 107, 109 SOUTH WEST CENTRAL AVENUE, TENNILLE, GA

County: Washington
Property Type: Commercial/Two store front shopping center and vacant lot
Acreage: N/A
Square Feet: 1,800±
Year Built: 1960
Tax ID: T09 033
2010 Taxes: $450.34
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Comments: Two stores in shopping center and vacant lot in downtown Tennille, GA. Great investment opportunity.



PROPERTY 304 - 6608 MOXLEY-BARTOW ROAD, BARTOW, GA

County: Jefferson
Property Type: Warehouse/Industrial/Factory w/ Loading Dock
Acreage: 4±
Square Feet: 12,500±
Year Built: 1984
Tax ID: 0075 020
2010 Taxes: $1,179.94
Leased Terms: N/A
Inspection Date: Call for appointment.
Comments: Very spacious industrial building. Great for farm storage or business use. Heating/AC unit. Reliable roofing and flooring with loading dock.

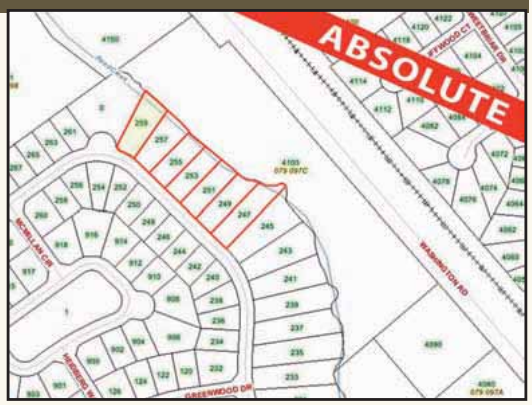
PROPERTY 305 - 210 W RAILROAD STREET, DAVISBORO, GA

County: Washington
Property Type: Single Family Residential
Acreage: 0.5±
Bedrooms/Baths: 4/2
Square Feet: 2,128±
Year Built: 2003
Tax ID: D02 020A
2010 Taxes: $559.08
Leased Terms: N/A
Inspection Date: Thursday, February 24
Inspection Time: 2-3 p.m.
Comments: Downtown Davisboro lot with large mobile home.

PROPERTY 306 - 3991 DOWLING DRIVE, MARTINEZ, GA

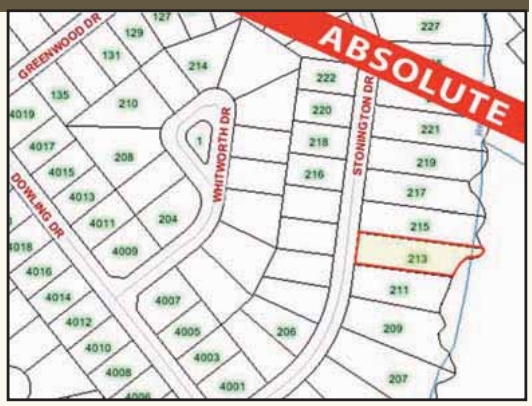
County: Columbia
Property Type: Commercial Land
Acreage: 1.69±
Tax ID: 078A220
2010 Taxes: $1,325.02
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Comments: Vacant land for commercial use in a thriving area off Columbia Road.

PROPERTY 307 -LOTS 247, 249, 251, 253, 255, 257, 259 HERITAGE HILLS SUBDIVISION ON STONINGTON DRIVE, MARTINEZ, GA



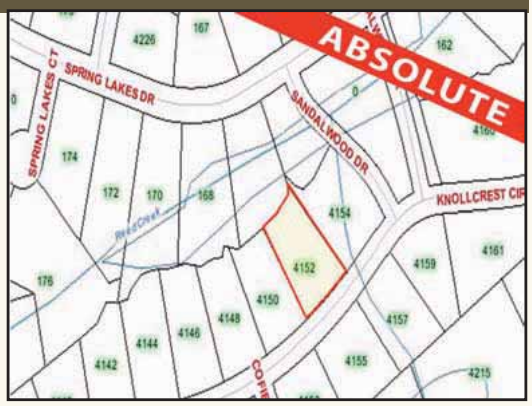
County: Columbia
Property Type: Subdivision Lots
Acreage: 0.5± each
Tax ID: 307A (Lot 259): 078A300
307B (Lot 257): 078A301
307C (Lot 255): 078A302
307D (Lot 253): 078A303
307E (Lot 251): 078A304
307F (Lot 249): 078A305
307G (Lot 247): 078A306
2010 Taxes: $200.55
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Comments: Vacant lots in the residential subdivision, Heritage Hills, off Columbia Road.

PROPERTY 308 - LOT #213, HERITAGE HILLS SUBDIVISION STONINGTON DRIVE , MARTINEZ, GA



County: Columbia
Property Type: Subdivision Lot
Acreage: 0.5±
Tax ID: 078A210
2010 Taxes: $200.55
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Comments: Vacant lots in the residential subdivision, Heritage Hills, off Columbia Road.

PROPERTY 309 - 4152 KNOLLCREST CIRCLE N, MARTINEZ, GA



County: Columbia
Property Type: Subdivision Lot
Acreage: 1.7±
Tax ID: 078H483
2010 Taxes: $411.07
Leased Terms: N/A
Inspection Date: Inspect anytime at own risk.
Comments: Vacant residential lot in Springlakes community off Columbia Road.

PROPERTY 310 - 5066 DEANS BRIDGE ROAD, BLYTHE, GA

County: Richmond
Property Type: Single Family Residential
Acreage: 0.46±
Bedrooms/Baths: 3/2
Square Feet: 1,512±
Year Built: 1987
Tax ID: 244-0-045-00-0
2010 Taxes: $123.41
Leased Terms: N/A
Inspection Date: Thursday, February 24
Inspection Time: 4-5 p.m.
Comments: Manufactured home in Blythe, GA on US Highway 1 just outside of Augusta.

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& ASSOCIATES
AUCTIONS • MARKETING

200 Cobb Parkway North, Suite 120
Marietta, GA 30062
telephone: 770.425.1141
facsimile: 770.425.4413

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Auction Terms & Conditions

AUCTION LOCATIONS & TIMES: Sale #1: Properties 101A & 101B will be sold on site at 2200 Barnes Ferry Road, Macon, Georgia on March 2 at 5:30 p.m. **Sale #2: Properties 201-205** will be sold from Silverado Club, 2351 US Highway 1 N, Lyons, Georgia on March 3 at 10:00 a.m. **Sale #3: Properties 301-310** will be sold from Louisville Lions Club, 1829 US Highway 221 S, Louisville, Georgia on March 3 at 2:00 p.m.

INSPECTION: Refer to each property in brochure for inspection times.

TERMS: Properties selling for a total purchase price (calculated by adding the high bid amount plus a 10% buyer's premium) of $100,000 or less will pay the greater of $2,500 or 20% down of the purchase price 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 to be held on or before Friday, March 25, 2011. A copy of the sale contract may be reviewed prior to the auction by contacting the auctioneer.

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.

BROKER PARTICIPATION: A 2% commission of the high bid before adding buyer's premium will be paid to any qualified licensed Georgia real estate broker 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 mail, deliver by hand 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 200 Cobb Parkway North, Suite 120, Marietta, GA 30062-3585, Attention: Rusty Lane, no later than 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. A BROKER CANNOT ACT AS A PRINCIPAL AND BROKER ON THE SAME TRANSACTION. You may download a broker participation form from johndixon.com.

CLOSING: Balance of the purchase price is due on or before ***Friday, March 25, 2011.***

CLOSING ATTORNEYS: Deed preparation and all other closing cost will be paid by the purchaser. Taxes will be prorated as of date of closing. Title insurance will be available at purchaser's expense.

Properties 101A & 101B: J. Kenneth Walker, Martin Snow, LLP, Macon, GA (478-749-1753)

Properties 201 & 202: Lovett Bennett Jr., 21 Courtland Street, Statesboro, GA (912-764-3122)

Property 203: Richard McNeely, 313 South Main Street, Swainsboro, GA (478-237-4225)

Property 205: Tom Peterson, 104 E 2nd Street, Vidalia, GA (912-537-6388)

Properties 301-305: Abbott, Murphy & Harvey, 190 E. Seventh St., Louisville, GA (478-625-7281)

Properties 204 & 306-310: Linda Karlo LLP, Lane & Karlo, Atlanta, Georgia (770.952.3388)

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

SPECIAL NOTE: Property is selling "as-is, where-is" with all faults and is selimg is selling subject to easements, leases, restrictions, covenants, conditions, zoning and all other matters revealed by a current survey or an inspection of the property or contained in public records. The only representation and warranties made are those contained in the Contract of Sale. Seller reserves the right to add or delete property and/or cancel the sale. Properties will be conveyed by **Limited Warranty Deed**; Property 205 is conveyed by **Quit Claim Deed**. Information contained herein was obtained by sources deemed reliable. The property will sell "as-is, where-is" with no warranty, express 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. This is an absolute auction where the owners do not reserve the right to reject any bid, highest dollar buys, regardless of price. 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 Information

Rusty Lane 478.455.1861
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