

Metro Atlanta-Area PROPERTIES AUCTION

Of Which 2 Sell At ABSOLUTE AUCTION: No Minimums & No Reserves

NOVEMBER 8th *thru* NOVEMBER 15th

Saturday, November 8

- TUSCAN STYLE MANSION Plus ANTIQUES, FURNITURE & MORE
Sandy Springs/Brookhaven

Tuesday, November 11

- 32,250 SF INDUSTRIAL BLDG on 1.8 ACRE
Forest Park; *Minimum Bid: \$995,000*
- 1.79 ACRE COMMERCIAL SITE, Jonesboro
Selling at ABSOLUTE AUCTION

Wednesday, November 12

- 1.64 AC OFFICE & INDUSTRIAL SITE, Norcross
- 2.3 ACRE LIGHT INDUSTRIAL SITE, Alpharetta
Selling at ABSOLUTE AUCTION

Thursday, November 13

- 13.25 ACRE RETAIL DEVELOPMENT SITE,
Cherokee County
- 6.14 ACRE RETAIL DEVELOPMENT SITE,
Cherokee County
- 7.776 ACRE RETAIL DEVELOPMENT SITE,
Sugar Hill

Friday, November 14

- FOUR HOMES, Decatur & Atlanta
Great Rental Properties!

Saturday, November 15

- HISTORIC HOME Plus ANTIQUES, TOOLS,
CARS & MORE, Fairburn



Sperry Van Ness
ACCELERATED MARKETING DIVISION
INTERSTATE AUCTION CO. INC.

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404-303-1232, ext. 30
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www.InterstateAuction.com

Property Number: 101

TUSCAN STYLE MANSION

Sale Date: Saturday, November 8

Sale Time & Location: 1:00 p.m. On Site

(there is also personal property and antiques auction, conducted by Four Seasons that begins at 11:00 pm)

Property Location: 720 Brookwoods Trace NE, Atlanta GA 30342

Size: 5 BR, 6 Full & 2 Half Baths, 6000 SF Finished plus 3,000 SF Unfinished

Description: True elegance is abundant in this beautiful Tuscan style mansion located on a cul-de-sac cobblestone street with its own fountain. Built in 1997. Every attention to detail has been paid to this home with its grand entryway, custom carved cabinetry, beautiful flooring, soaring ceilings, antique chandeliers, custom window treatments, custom

wine cellar, elegant formal rooms and large comfortable family areas. This is a true original! Even with its approximate 6,000 finished square feet, there is still room to expand and add your own touches to the 3,000 square foot unfinished walkout basement which contains the wine cellar, finished full bath, multiple large windows and two exit doorways to the back gardens.

Directions from Westbound I-285 & Peachtree Dunwoody Road: Take exit 28 for Peachtree Dunwoody Rd Turn left at Peachtree Dunwoody Rd NE go south 1.6 mi, Turn right at S Trimble Rd NE 0.3 mi Turn left at Brookwoods Trace NE 312 ft, Turn left to stay on Brookwoods Trace NE, House will be on the left.

DOWN PAYMENT: \$25,000 down, cashier's check or personal check approved by auctioneer and payable to Interstate Auction Company. Close in 30 days.

INSPECTIONS: Sunday, October 26th and Sunday, November 2nd from 2:00 to 5:00 PM or by appointment, call 404-303-1232.

Visit www.FSAGallery.com or call Four Seasons Auction Gallery at 404-876-1048 for antique and other personal property information.



Property Number: 201
32,250 SQ. FT. INDUSTRIAL BUILDING
ON 1.8 ACRES

County Appraised Value: \$1,806,000
Minimum Acceptable Bid: \$995,000

Sale Date: Tuesday, November 11

Sale Time & Location: 11:00 a.m. On Site

Property Location: 5182 Old Dixie Hwy, Forest Park, GA

GREAT LOCATION!! Less Than 7 miles to Airport Terminal

on Old Dixie Hwy just south of I-285 and close to I-75.

Frontage: Old Dixie Hwy and 3rd Street.

Ideal for Office, Showroom, Warehouse

Description: 32,250 SF Industrial Building on 1.8 Acre Site

Configuration: 2 suites: 16,120sf each; 91% office, 7% warehouse

Construction: Masonry

Age: Built in 1986

Ceiling Height: 18 ft; column spacing: 40ft

Utilities: All Available, Power: 120/208 VAC / 200amp; 3 Phase

Dock Doors: (8) Drive-In Doors; 1 Ramp

Site: Fenced 1.8 acre corner site **Parking:** 53 spaces

Driveways: Two on Third Street **Zoning:** LI-Forest Park

Directions from I-285: Take exit 58 toward Macon/Atlanta/I-75 0.5 mi, Keep right at the fork, follow signs for Hapeville/US-41/US-19 0.2 mi, Keep left at the fork, follow signs for Forest Park 0.1 mi, Turn left at GA-3/Old Dixie Rd/US-19/US-41, Property will be on the left 1.5 mi

DOWN PAYMENT: \$25,000 down, cashier's check or approved check by auctioneer, payable to Interstate Auction Company, increase down payment to 10% of purchase price in 5 business days.

Close by December 31, 2008.

INSPECTIONS: Tuesday, November 4 from 1:00 to 3:00 PM and Thursday, November 6 from 1:00 to 3:00 PM or by appointment, call Tom Hunter, 770-682-8552.



Property 202 - SELLING ABSOLUTE! No Minimums . . . No Reserves . . .
High Dollar Buys This Property Regardless Of The Price!!!

Property Number: 202
1.79 ACRES COMMERCIAL SITE

Sale Date: Tuesday, November 11

Time: 1:00 pm On Site

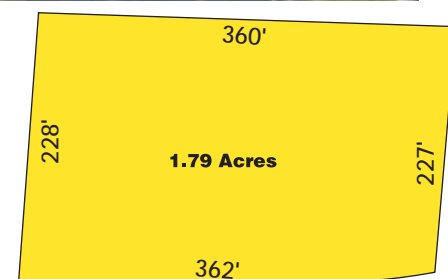
Property Location: NW Corner of Veterans Parkway and US-19/41 (Tara Blvd.), South of GA 138. Jonesboro, Clayton Co, GA

Size: 1.79 Acre graded site with all utilities

Zoning: NMX, Neighborhood Mixed Use District

Directions from I-75: Take exit 235 toward US-41/Jonesboro/US-19/Griffin 0.4 mi, Keep right at the fork to continue toward Tara Blvd 0.2 mi, Slight right at Tara Blvd 4.1 mi, Turn right at Veterans Pkwy

DOWN PAYMENT: 10% down, personal or business check accepted. Close in 30 days.



Veterans Parkway

U.S. Routes 19 & 41
TARA BOULEVARD

Property Number: 301

1.64 ACRE OFFICE & INDUSTRIAL SITE

Sale Date: Wednesday, November 12

Sale Time & Location: 11am On Site

Property Location: 3700 block of Holcomb Bridge Road between Peachtree Corners Circle and Spalding Drive

Size: 1.64 Acre Site

Zoning: O&I Office & Institutional

Utilities: All available.

DOWN PAYMENT: 10% down, personal or business check accepted.

Close in 30 days.

Directions from I-285: Take exit 31 to Peachtree Industrial Blvd toward State Hwy 141 N 0.4 miles; Merge onto GA-141/Peachtree Industrial Blvd; Continue to follow GA-141 for 4.1 miles; Turn left at Holcomb Bridge Rd 0.4 miles, Turn right at GA-140/Holcomb Bridge Rd 0.9 mi



Property 302 - SELLING ABSOLUTE! No Minimums . . . No Reserves . . . High Dollar Buys This Property Regardless Of The Price!!!

Property Number: 302

2.3 ACRES (2 Lots)

LIGHT INDUSTRIAL SITE

Sale Date: Wednesday, November 12

Sale Time & Location: 2:00pm - On Site

Property Location: Lots 6 & 7 Brandon Trail, Brandon Trail & Grasslands Parkway, Alpharetta GA 30004

Size: Lot 6 = 1.1 acres & Lot 7 = 1.2 acres;

Zoning: M-1

Utilities: All available.

Directions from GA-400: Take exit 12 to merge onto McFarland Rd/McFarland Pkwy 2.7 mi Slight right to stay on McFarland Rd/McFarland Pkwy 285 ft Turn right at Creamer Dr 0.2 mi Turn right at GA-9 0.5 mi Turn right at Grassland Pkwy 0.7 mi

DOWN PAYMENT REQUIREMENT: 10% down, personal check or business check accepted. Close in 30 days.



Property Number: 401

13.25 ACRE RETAIL DEVELOPMENT SITE

Sale Date: Thursday, November 13

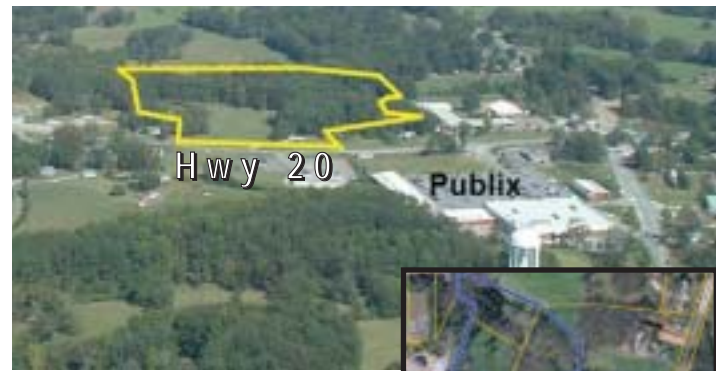
Sale Time & Location: 11:00a.m. On Site

Property Location: 12350 Cumming Highway, Canton, GA 30115
Across from New Publix Shopping Center!

Size: 13.25 +/- Acres Total. Very nice rustic home and 3-car Dutch Colonial style outbuilding; section of open hardwoods and beautiful pasture; lots of frontage;

Zoning: GC (General Commercial)

DOWN PAYMENT: \$10,000 down per tract or \$25,000 for combined tracts, cashier's check or check approved by auctioneer, increase down payment to 10% in 5 business days. Close in 30 days.



Directions from GA-400: Take exit 15 for Bald Ridge Marina Rd toward Cumming 0.3 miles Turn left at Pirkle Ferry Rd 1.0 mi Continue straight onto GA-20/GA-9/E Main St Continue to follow GA-20/E Main St 0.3 miles Turn right at Canton Rd/Cumming/GA-20/N Main St Continue to follow GA-20 10.0 miles

Directions from I-575: Take exit 19 for GA-20 E/State Hwy 20 E toward Cumming/Canton 0.3 miles Turn left at GA-20/GA-205/Main St Continue to follow GA-20 10.8 miles



Property Number: 402

6.14 ACRE RETAIL DEVELOPMENT SITE

Sale Date: Thursday, November 13

Sale Time & Location: 12:00pm On Site

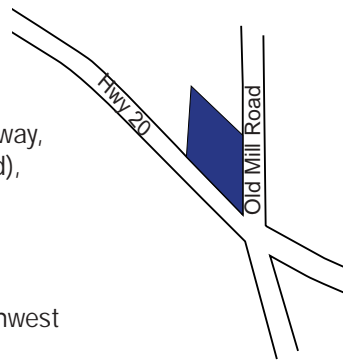
Property Location: 11135 Cumming Highway, (NW Corner of Cumming Hwy & Old Mill Rd), Canton, GA 30115

Size: 6.14 Acres Total.

Zoning: GC (General Commercial)

Directions from Property 401: Head northwest on GA-20 toward Smithwick Rd 1.2 mi

DOWN PAYMENT: \$25,000 down, cashier's check or check approved by auctioneer, increase down payment to 10% in 5 business days. Close in 30 days.



Property Number: 403

7.776 ACRE RETAIL DEVELOPMENT SITE

Located across the street from new, upscale retail centers

Sale Date: Thursday, November 13

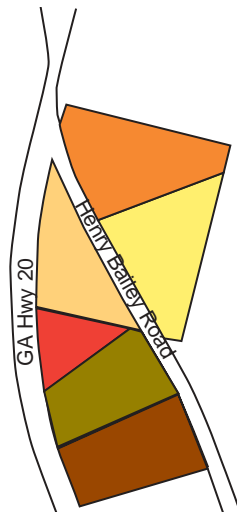
Sale Time & Location: 2:00pm On Site

Property Location: Intersection of Henry Bailey Road and GA Hwy. 20 (Cumming Hwy.) Sugar Hill, GA 30518
Across from new retail centers.

Note: Plans to widen GA-20 include the realignment and abandonment of portions of Henry Bailey Road.

Zoning: General Business

DOWN PAYMENT: \$25,000 down, cashier's check or check approved by auctioneer, increase to 10% in 5 business days. Close in 30 days.



Directions from Property I-85: Head northeast on I-85 N toward Exit 111 Slight left at I-985 N (signs for Gainesville/I-985 N/Lanier Pkwy) 3.6 miles Take exit 4 for State Hwy 20/US-23 S toward Cumming/Buford 0.3 miles Turn left at Buford Dr/GA-20/US-23 1.3 miles Continue straight to stay on Buford Dr/GA-20/US-23 Continue to follow GA-20 3.9 miles

Property Number: 501 - HOME

Sale Date: Friday, November 14

Sale Time & Location: 10:00a.m. On Site

Property Location: 4018 Kirksford Drive, Decatur, GA

Description: 3 bedroom, 1 bath home with 1,126sf+/- Brick Home

Built: 1960

Taxes: \$1,942

Rented \$825

Directions from Property I-285: Take exit 44 for Glenwood Rd 0.2 miles Turn left at GA-260/Glenwood Rd 0.2 miles Turn left at Meadowglades Dr 0.3 miles Turn right at Kirksford Dr

DOWN PAYMENT REQUIREMENT: 10% down , personal check or business check accepted. Close in 30 days.



Property Number: 502 - HOME

Sale Date: Friday, November 14

Time: 11:00a.m. On Site

Property Location: 2365 Locust Ln, Atlanta, GA

Description: 3 bedroom, 2 bath home - Vacant

Directions from Property I-285: Take exit 53 for US-23/Moreland Ave Keep right at the fork to continue toward GA-42/Moreland Ave/US-23 and merge onto GA-42/Moreland Ave/US-23 1.8 miles Turn left at Constitution Rd SE 446 ft Turn left at Regis Rd SE 0.1 miles Turn left to stay on Regis Rd SE 0.2 miles Turn left at Locust Ln SE 0.1 miles

DOWN PAYMENT REQUIREMENT: 10% down , personal check or business check accepted. Close in 30 days.



Property Number: 503 - HOME

Sale Date: Friday, November 14

Sale Time & Location: 12:00p.m. On Site

Property Location: 2469 Perkerson Rd. SW, Atlanta, GA

Description: 3 bedroom, 1 bath home - Vacant

Directions from Property I-85: Take exit 76 for Cleveland Ave toward E Point 0.3 miles Turn right at Cleveland Ave SW 0.2 mi Turn left at GA-3/Metropolitan Pkwy SW/Stewart Ave SW/US-19/US-41 0.3 mi Turn left at Perkerson Rd SW 0.1 mi

DOWN PAYMENT REQUIREMENT: 10% down , personal check or business check accepted. Close in 30 days.



Property Number: 504 - HOME

Sale Date: Friday, November 14

Time: 1:00p.m. On Site

Property Location: 2060 Holly Rd NW. Atlanta, GA 30314

Description: 3 bedroom, 1 bath home - Rented for \$708/month on a month-to-month basis

Directions from Property I-20: Take exit 53 for M L King Jr Dr toward State Hwy 139 0.2 miles Turn left at Gordon Rd NW/Martin Luther King Dr/Martin Luther King Jr Dr NW 16 ft Turn right at W Lake Ave SW 0.9 miles Turn right at Simpson Rd NW 0.2 miles Turn right at Holley Rd NW/Holly Rd NW 400 ft

DOWN PAYMENT REQUIREMENT: 10% down , personal check or business check accepted. Close in 30 days.

Property Number: 601

HISTORIC HOME

Plus ANTIQUES, TOOLS, CARS & MORE!

Sale Date: Saturday, November 15

Sale Time & Location: Antiques starting at 11:00 am,
Real Estate at 2:00pm; Both On Site

Property Location: 118 Cole Street, Fairburn, GA

Description: Historic home located in quaint downtown historic district of Fairburn. Picture perfect small-town home with white picket fence! This 3 bedroom, 2 bath home has recently had more than \$50,000 in updates including granite floors in kitchen. Additionally, there are fireplaces, a big front porch, and high ceilings. Also selling are the contents of this home; home is full of southern antiques, art, furniture, collectibles, early English sedan, Mercedes sedan, southern cupboards, farm harvest table, bedroom furniture, living room furniture, hand and power tools, and more.

Visit www.FSAGallery.com or call Four Seasons Auction Gallery at 404-876-1048 for antique and other personal property information.

Directions from Property I-85: Take exit 64 toward Union City 0.4 miles Slight right at GA-138/Jonesboro Rd Continue to follow GA-138 1.9 miles Turn left at GA-138/Jonesboro Rd 0.3 miles Continue on Bay St NE 0.6 miles to Cole St.Main

REAL ESTATE TERMS: 10% down, personal check or business check accepted. Close in 30 days.

INSPECTIONS: Saturdays, November 1st & 8th from 2:00 to 5:00 PM or by appointment, call 404-303-1232.



1100 Johnson Ferry Rd NE; Ste 588, • Atlanta, GA 30342
John L. Johnson, Auctioneer, Gal# 1966

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REAL ESTATE TERMS: Please visit our website @ www.interstateauction.com for complete specific terms for each property. Purchasers must make the required down payment and close within specified time. Purchaser arranges and pays for closing. Taxes are prorated at closing. Seller will convey property with a good and marketable title.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the high bid price on each property to arrive at the contract price.

GENERAL TERMS OF AUCTION: Sellers and Auctioneers are offering these properties "As Is, Where Is" and with all faults, without warranty expressed or implied of any kind or character including without limitation, any warranty of habitability or fitness of a particular kind. Sellers and Auctioneers and their agents will not be responsible for errors or omissions herein. Announcements made sale day take precedence over all other written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the auctioneer.

ADDITIONAL INFORMATION: Check our website: www.interstateauction.com for a copy of the Auction Purchase and Sale Agreement, Bidder's Affidavit, additional terms, and other important information.

BROKER PARTICIPATION: Broker participation is welcome based on the following terms: A 2% (two percent) commission based on the high bid on any property 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 the commission the Broker must register by mail, fax, or hand delivery the prospect's name and address on the broker registration form available at www.interstateauction.com. The registration form must be signed by the prospect and the Broker, and must include the Broker's real estate license number. It must be received at the office of Interstate Auction Company, 1100 Johnson Ferry Road NE, Suite 588, Atlanta, GA 30342, Fax#: 404-303-7997 before any inspection of the

property by the prospect, no later than 5:00 PM on the last business day preceding the auction. Broker registration must be confirmed by Auctioneer to be valid. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. In addition, to qualify for a commission, the Broker must also attend the auction and sign the Auction Real Estate Sales Agreement if their client is the winning bidder. Commissions to be paid only upon closing. A commission on a property will be paid only to the first broker registering a prospect. A Broker cannot act as a principal and a broker on the same transaction.

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