

# Estate Auction

To Settle A Portion Of The Estate of R. A. Dixon  
Selling Commercial Buildings, Acreage and Personal Property in Evans County



**Thursday, March 9<sup>th</sup>**

**ALL EQUIPMENT SELLS FROM**

(Former) Dixon Motor Company, 4811 Hwy 280, Hagan @ 11:00 A.M.

**ALL REAL ESTATE SELLS FROM**

The George Needer Center, 11093 Hwy 280 East, Claxton @ 7:00 P.M.



Hudson and Marshall is pleased to have been chosen by the Executor of the R. A. Dixon Estate to offer you these properties and equipment in Evans County. We encourage you to inspect this property and equipment prior to the sale and be with us on auction day to purchase excellent property at AUCTION prices! Best of luck in your bidding!

## EQUIPMENT AUCTION

The equipment auction will take place on Thursday, March 9th @ 11:00 A.M. All equipment will sell from (Property 101) 4811 U. S. Hwy 280, Hagan, GA. There will be open houses on Thursday February 23<sup>rd</sup> and Sunday March 5<sup>th</sup> from 1:00 p.m. until 4:00 p.m. and Wednesday March 8<sup>th</sup> from 10:00 a.m. until 5:00 p.m. and on sale day from 9:00 a.m. until sale time at 11:00 a.m.

### Equipment & Vehicles

- John Deere 555-A Crawler Loader (Serial #235081T)
- 1974 Jeep CJ5 (Vin # J4F835TA40948)  
17,254 Miles, Winch & Tow Bar
- 1989 Ford Super Duty Service Truck with Crane, 5 Speed Manual (vin# 2FDLF47MXKCA1373124) Diesel with 68,000 Miles
- International Harvester Tractor
- Yale Gas Powered Forklift
- 1999 Cadillac Deville (vin# 1G6KE54YZXU753980)
- Tire Rack
- Floor Jacks
- Materials Racks
- Work Stands
- John Deere Tractor Parts & Manuals
- 600 +/- Linear Feet Warehouse Shelving
- Shop Table w/ Vice
- Power Port 12 Volt Jump Box
- JD SST 18 Riding Mower
- JD 160 Riding Mower
- 2 JD Push Mowers
- 2 Power Edgers
- 6 Heavy Duty Floor Jacks
- Engine Hoist w/ Casters
- AC RRC 750 Refrigerant Station
- 2 Engine Stands



### Office Furnishings

- 2 Executive Desk w/ Returns
- 1 Executive Credenza
- File Cabinets
- 20 +/- Side Chairs
- 2 Executive Chairs
- 2 Desks
- Time Clock & Rack
- Executive Desk
- 2 Fire Proof 4 Drawer File Cabinets
- 10 Four Drawer File Cabinets
- 10 +/- Side Tables
- Canon PC 6RE Copier
- Postage Scale
- Misc Tables & Computer Monitors



## REAL ESTATE AUCTION

The Real Estate auction will take place Thursday, March 9th @ 7:00 P.M. at the George Needer Center, 11093 Highway 280 East, Claxton, GA 30417. There will be open houses for all Real Estate Parcels on Thursday February 23<sup>rd</sup> and Sunday March 5<sup>th</sup> from 1:00 p.m. until 4:00 p.m. and Wednesday March 8<sup>th</sup> from 10:00 a.m. until 5:00 p.m. or by making an appointment with Hudson and Marshall.

### PROPERTY 101 - Former Dixon Motor Company Situated on 8.75 Acres

4811 U.S. Highway 280  
Hagan, Georgia  
Evans County Tax Parcel: 017 006

#### Main Office/Warehouse Building

- Showroom 1,800± SF
- Office Area with 6 Offices and Bath
- Warehouse Building 60' x 160' with 9,600 SF
- 10 Roll Up Doors
- Free Span with Concrete Slab
- Parts Room 5,400 SF
- 20 FT Wall Height
- 3 Ton Overhead Crane
- Security Fence
- Natural Gas, Well & Septic

#### Warehouse #2

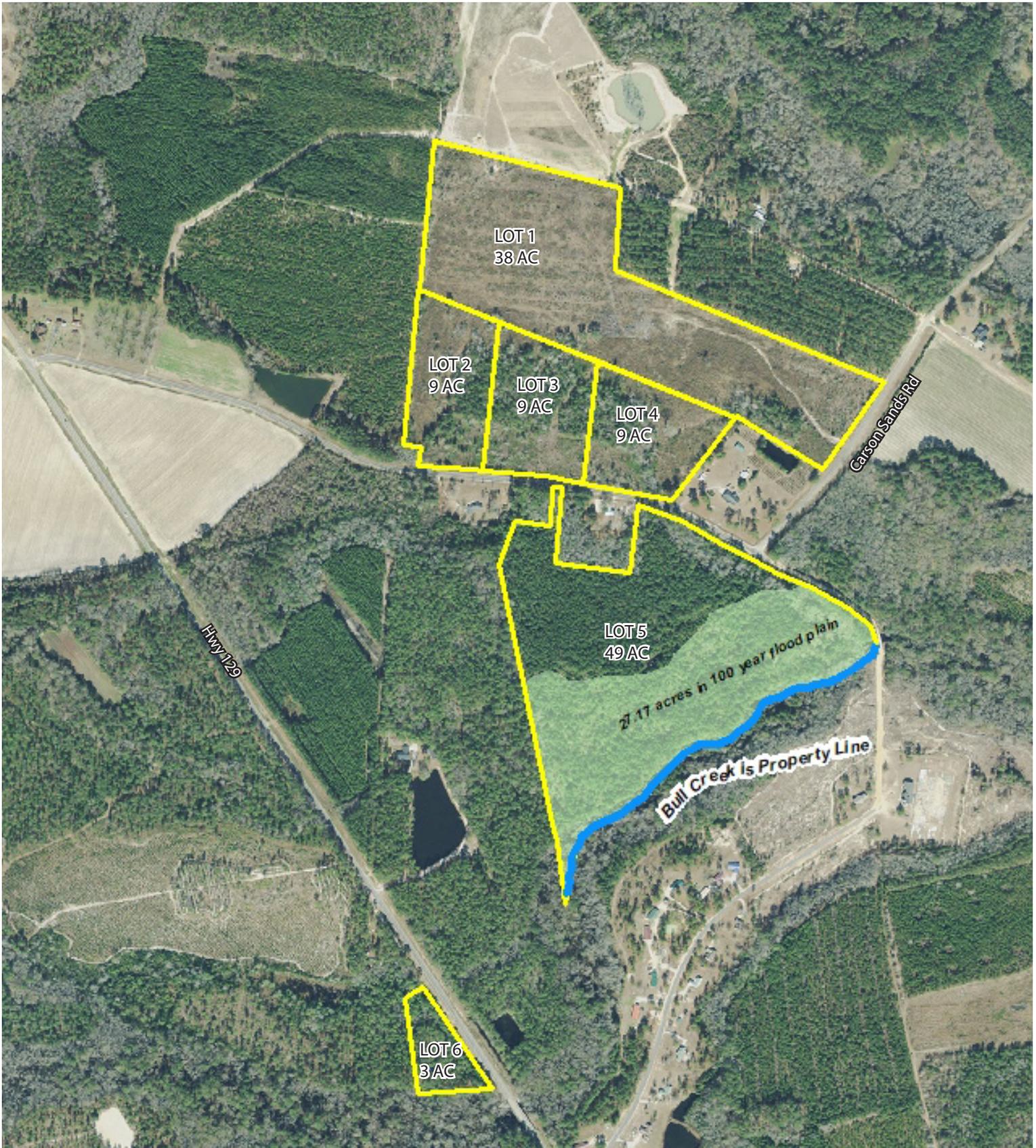
- 60' x 120' Building with 7,200 SF
- Free Span with Concrete Slab
- 20' Wall Height
- (3) 16' Roll Up Doors
- Concrete Loading Dock
- One Personnel Door
- Security Fence



## PROPERTY 102 - 117 ACRES

Bull Creek Church Road @ Carson Sands Road  
Evans County Tax Parcel: 033 026 and 034 041

- Paved Road Frontage
- Home Sites
- Bull Creek Frontage
- Great Recreational Property
- 2 Miles to Claxton



## PROPERTY 103 - 4.75 ACRES

Market Street  
Claxton, Georgia  
Evans County Tax Parcel: C29 052

- Visibility From Highway 280
- Railroad Frontage
- 5,200 SF Warehouse Building
- Commercial Uses



## PROPERTY 104 - .98 ACRES

31 South Newton Street @  
W. Liberty Street, Claxton, Georgia  
Evans County Tax Parcel: C24 010

- 40' x 180' Building with 7,200 SF
- Corner Lot
- Commercial Use
- Paved Parking Area
- Large Vacant Lot Area



**For More Information Call Sale Manager Steve Slocumb at 478-957-4283 or  
800-841-9400**

**EQUIPMENT AUCTION:** All equipment is located at and will be sold from Property 101, the Former Dixon Motor Company, 4811 U.S. Highway 280, Hagan, Georgia **Thursday, March 9th @ 11:00 A.M.**

**REAL ESTATE AUCTION:** All real estate will be sold that evening **Thursday, March 9th @ 7:00 P.M.** from the George Needer Center, 11093 Highway 280 East, Claxton

**BUYERS PREMIUM:** All real estate and equipment will be sold with a 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price. For example: A \$10,000.00 bid plus the \$1,000.00 buyer's premium fee equals the final purchase price of \$11,000.00.

**TERMS OF SALE FOR REAL ESTATE:** The successful bidder will pay an earnest money deposit equal to ten percent (10%) of the purchase price with the balance due by Friday, April 14, 2023 at closing. Accepted forms of payment are cash, certified funds or business/personal check. This is a cash sale and is not contingent upon the buyer's ability to obtain financing.

**CLOSING COSTS:** The 2023 real estate taxes will be prorated at closing. The Seller shall pay for the preparation of the warranty deed. Purchaser shall pay for any title exam fee, title insurance premium or attorney's title opinion, loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction.

**SURVEY:** If property 102 sells as a whole it will be transferred per existing deed or the Buyer may elect to have the property surveyed at their expense. In the event the property sells divided a new survey will be required and will be an expense of the buyer and due at closing. Hudson and Marshall will appoint one surveyor to conduct all survey work and their fee will be based on a per foot basis sharing the cost of all common division lines. Call Steve Slocumb with any questions 478-957-4283.

**AS-IS/WHERE-IS:** The buildings and/or any improvements located thereon are being sold "AS-IS-WHERE-IS." The Sellers do not warrant any electrical, water, septic system, plumbing, HVAC, structural, infestation, physical suitability for particular use and/or future use of the improvements or the property. Sellers warrant only marketable title free and clear of liens and encumbrances.

**TERMS OF SALE EQUIPMENT:** A picture ID will be required to register to bid. The Auctioneer may announce incremental bidding requirements for any single lot or on all lots. All items purchased at the auction must be paid for in full on auction day. We accept Cash, Personal or Company Checks. All equipment is being sold "AS IS - WHERE IS". The Seller does not make any warranties as to the use or future use of any of the equipment.

**SALES TAX:** Applicable sales tax will be collected from all buyers unless proper tax exempt forms are presented at registration. No exceptions!

**INSPECTION PERSONAL PROPERTY AND EQUIPMENT:** There will be open houses on Thursday February 23rd and Sunday March 5th from 1:00 p.m. until 4:00 p.m. and Wednesday March 8th from 10:00 a.m. until 5:00 p.m. or by making an appointment with Hudson and Marshall.

**INSPECTION REAL ESTATE:** There will be open houses on Thursday February 23 and Sunday March 5th from 1:00 p.m. until 4:00 p.m. and Wednesday March 8th from 10:00 a.m. until 5:00 p.m. or by making an appointment with Hudson and Marshall.

**BUYERS NOTE:** Information contained herein was taken from sources deemed reliable and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Hudson & Marshall, Inc., Seller, Sale Managers and all of their agents will not be responsible for any errors or omissions. It is the Purchasers responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. All property, real and personal, sells in its "As-is/Where-is" condition with no warranties expressed or implied other than marketable title. Auctioneers are acting as agents for the Seller not the Buyer. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. All real estate and equipment sells subject to the acceptance of the high bid by the Seller.

**LICENSE INFORMATION:** BG Hudson Jr. GA #103, AM Marshall IV #1605, RS Slocumb #3512, Sam W Marshall #2479, H&M #274, Houston Auto Auction: Aubrey O Parten AU001590 Used Motor Vehicle Dealer Lic #UCAR025240

**For More Information Call HUDSON & MARSHALL @ 800-841-9400**  
**Visit [www.HudsonMarshall.com](http://www.HudsonMarshall.com)**