

# ONLINE REAL ESTATE AUCTION

Online Bidding Ends  
Tuesday, May 12 at 7:00 p.m.

## Residential Lot With Double Garage 506 15th St East, Glencoe, MN (Corner of 15th Street East & Elliot Ave)

**Legal Description:** Lot 2, Block 14 Town of Franklin

**2015 Real Estate Taxes:** \$1,206.00

**Zoned:** Residential Non-Homestead Classification

**PID:** 22.060.0930

**Lot Size:** 66 x 132 Corner Lot

Includes 20' x 28' all steel garage with  
concrete floor and two overhead doors.



### Terms & Conditions:

**Bidder Registration:** Although there is no obligation to bid, all prospective buyers **MUST** register to bid at [www.faheysales.com](http://www.faheysales.com). For assistance in registering call 320.864.3510.

**Down Payment:** \$2,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, May 12, 2015)

**Closing:** Closing on this property shall take place on or before Friday, June 12, 2015. Buyers wishing to close earlier will be accommodated.

**Failure to close by the Buyer:** If for any reason you are unable to complete the transaction, your down payment money will be forfeited.

**Title:** This property will be sold free & clear from any & all liens & encumbrances, but subject to any zoning, environmental, or other municipal, federal & state laws, easements, rights of way or other matters of record. Buyer to accept the property in as-is condition.

**Seller & Auctioneers Disclaimer:** All announcements and updates made by the auctioneer on the website, shall take precedence over any previously written material or oral statements made. Conduct of the auction, increments of the bidding & decisions as to the high bidder will be at the direction & sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection & verification by all parties relying on it; no guarantee, expressed or implied, is given of the information contained in the brochure. No liability for its accuracy, error or omissions is assumed by the owners or the agents. Property sells in "as is" condition. Buyer will sign an as-is addendum.

**Terms:** See Down Payment Information above for non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, May 12, 2015). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Friday, June 12, 2015, the date of closing & possession. Buyers wishing to close early will be accommodated. Buyers to have financing arrangements made prior to bidding on the auction with no contingencies of any kind accepted in the purchase agreement. A 10% buyer's premium applies to this property and shall be made part of the purchase price.  
**Example: Bid price of 15,000 plus 10% Buyers Premium = \$16,500 Sale Price.** 1031 tax exchange language can be included in the purchase agreement at the buyers request, however, any 1031 tax exchange shall not alter the terms, conditions, or closing date of this transaction.

**Taxes:** 2015 real estate taxes will be prorated to date of closing.

**Agency Disclosure:** Fahey Sales Auctioneers & Appraisers and Edina Realty represent the seller in this real estate transaction. Dual agency may apply.

**Broker Participation Accepted But Not Required:** 5% of the bid price will be paid to the buyers agent that registers their client with the auction company **prior to the client registering and bidding at [www.faheysales.com](http://www.faheysales.com)**. Broker registration form and instructions can be found there.

Old house has been removed.  
This could be a great spot for your new home in  
an established neighborhood.

For more information contact  
Greg Witt, Edina Realty  
320.234.0929  
[gregwitt@edinarealty.com](mailto:gregwitt@edinarealty.com)

**Edina Realty**  
a Berkshire Hathaway affiliate



Please register to bid prior to auction  
closing day.

Questions?  
Fahey Auctioneers  
320.864.3510



**FAHEY SALES**  
AUCTIONEERS & APPRAISERS

[www.faheysales.com](http://www.faheysales.com)

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