

# ONLINE REAL ESTATE AUCTION

## 50.93+/- Acres Active Redwood County Granite Quarry



Online Bidding Ends

Tuesday, January 26, 2016 - 10:00 a.m.

**50.93+/- Acres**  
**Redwood County Granite Quarry**  
Located South of Franklin, MN  
at Renville CR 11 and 350th Street

**Legal Description:** SW 1/4 of NW 1/4, and Tract in SE 1/4 of NW 1/4. North of Twp. Road, and Tract in E 1/2 of SE 1/4 of NE 1/4. Lying East and North of CSAH 11, and Twp. Road Sections 23 and 24, Twp-112, Range 34. See survey.

**PID:** 65.024.2040, 65.024.2080, 65.023.1020

**Zoned:** Rural Vacant Land/Commercial Non-Homestead

**2015 Real Estate Taxes:** \$2594.00

More photos, complete terms and  
online bidding at  
[www.faheysales.com](http://www.faheysales.com).

### 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:** \$25,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, January 26, 2016 at 10:00 a.m.)

**Closing:** Closing on this property shall take place on or before Friday, February 28, 2016. 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 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:** \$25,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, January 26, 2016). Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Friday, February 28, 2016 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 5% buyer's premium applies to this property and shall be made part of the purchase price. **Property will be sold for one money. Example: Bid Price of \$600,000.00 x 5% buyers premium = Purchase Price of \$630,000.** 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:** 2016 real estate taxes will be paid **by the buyer**.

**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:** A \$1,500 referral fee 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.

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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