

# ABSOLUTE REAL ESTATE AUCTION

## Lakeshore Residential Buildable Lots

ONLINE BIDDING ENDS  
Wednesday, January 20, 2016  
at 7:00 p.m.

*Located on  
Big Sauk Lake,  
Sauk Centre, MN.*

**Residential Building Lots in Sauk Centre, MN.  
Some with Lakeshore on Sauk Lake.  
All Lots are in the City of Sauk Centre.  
Assessments have been paid.**

**Lot 1: Residential Building Lot**  
824 Lakeridge Drive  
Legal: PID 94.59265.0811  
Lot 1, Block 4, WH Cates Lakeridge Addn.  
Lot Size 130 x 200, MLS #4664938  
2015 Real Estate Taxes (Total): \$604.00 Non-homestead

**Lot 2: Residential Building Lot**  
806 Lakeridge Drive  
Legal: PID 94.59265.0809  
Lot 1, Block 3, WH Cates Lakeridge Addn.  
Lot Size 130 x 195, MLS #4664960  
2015 Real Estate Taxes (total): \$604.00 Non-Homestead

**Lot 3: Residential Building Lot**  
1032 Lake Shore Drive  
Legal: PID 94.59265.0805  
Lot 6, Block 1, WH Cates Lakeridge Addn  
Lot Size 140 x 200, MLS #4664933  
2015 Real Estate Taxes (Total): \$648.00 Non-homestead

**Lot 4: Two Residential Lakeshore Building Lots**  
819 Lakeridge Drive  
Legal: PID 94.58586.0023  
Lot 23, Block 1, Lakeridge  
Lot Size 100 x 464  
  
825 Lakeridge Drive  
Legal: PID 94.58586.0023  
Lot 24, Block 1, Lakeridge  
Lot Size 90 x 426  
2015 Real Estate Taxes (Total): \$2964.00 Non-Homestead  
Bid Price x 2 = Winning Bid Price  
These are adjacent lots with 225 plus feet of Lakeshore.  
MLS #4661162

**Lot 5: Residential Lakeshore Building Lot**  
913 Lake Shore Drive  
Legal: PID 94.58586.0002  
Lot 3, Block 1, Lakeridge  
2015 Real Estate Taxes - \$1630.00  
Lot Size 139 x 261  
MLS # 4661169

**Lot 6: Residential Multi-Family Building Lot**  
xxxx Main Street North  
Legal: PID 94.59265.0762  
Lot 3, Block 1, WH Cates Golf View Addn  
2015 Real Estate Taxes: \$452.00 Non- Homestead  
Lot Size 275 x 609  
Currently Zoned Agricultural, Across from Golf Course  
MLS #4661175

***These properties sell ABSOLUTE!***

### 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:** \$5,000 non-refundable earnest money per parcel down on purchase agreement at the close of bidding (Wednesday, January 20 at 7:00 p.m.)

**Closing:** Closing on this property shall take place on or before Monday, February 22, 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.

**Terms:** \$5,000 non-refundable earnest money per parcel down on purchase agreement at the close of bidding (Wednesday, January 20, 2016). Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Monday, February 22, 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 10% buyer's premium applies to these properties and shall be made part of the purchase price. **Land will be sold per the lot. Example: \$30,000 bid price plus 10% Buyers Premium = \$33,000 Sale Price, with the exception of Lot 4 which sells two times the bid plus the buyers premium.**

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 have been paid **by the seller**. **Buyer to pay all 2016 taxes.**

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

**Broker Participation Accepted But Not Required:** A broker referral fee of 2% 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.**



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

*Please register to bid prior to auction closing day.*

**Edina Realty.** For more information contact Bob or Peter -

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