

# REAL ESTATE AUCTION

## Howard Lake Rambler

3 Bedrooms • 2300 Sq. Ft. • Double Garage

Online Bidding ends Wednesday,  
June 29, 2016 at 7:00 p.m.

1316 5th Avenue,  
Howard Lake, MN



This well kept, 3 bedroom, 2 bath rambler features a large handicap accessible deck, main floor family room, 24x24 detached garage, finished basement, permanent siding. The 85 ft. x 160 ft. lot features mature trees.



**Legal Description:** Section 3, Township-118, Range 27 Luman's Addition, South 85 ft of the west 160 ft of Outlot 6.  
**PID:** 109-020-000061

**Helen G. Nirva, Owner**

**Auctioneers note:** Helen has moved to a care facility and is selling her well cared for 3 bedroom home at public auction. This is a great retirement home or a place to grow a family - an excellent opportunity on a quiet street in Howard Lake.

**Sells subject to seller confirmation.**

### OPEN HOUSE

**Monday, June 27, 2016  
from 5 pm to 7 pm.**

**For a private showing contact  
Wayne Murphy - 763.300.7373**

### 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:** \$2,500 non-refundable earnest money down on purchase agreement at the close of bidding (Wednesday, June 29, 2016 at 7:00 p.m.)

**Closing:** Closing on this property shall take place on or before Thursday, July 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:** \$2,500 non-refundable earnest money down on purchase agreement at the close of bidding (Wednesday, June 29, 2016). Cash, personal & company checks or certified funds will be accepted. Balance in full due on or before Thursday, July 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.

**Example: \$150,000 bid price plus 5% buyers premium = \$157,500 purchase 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:** 2016 real estate taxes will be pro-rated.

**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 broker referral fee of 2.7% of the successful 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)

For more information  
or private showing, contact

**Wayne Murphy**

**Edina Realty.**

[waynemurphy@edinarealty.com](mailto:waynemurphy@edinarealty.com)  
763.300.7373



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)

MN Auctioneer: 43-11-09 - Reg. WI Auctioneer: 2401-052  
FL Auctioneer: AU4311 - MO Auctioneer: 0003



Turning Your Assets to Cash in a Global Market.