

# Country Home 6.89 Acres

## NEW ULM, MN

### ONLINE AUCTION

**Bidding Ends Online  
Monday, October 10 - 7:00 p.m.**



Considering a move to the country?

*Don't miss this opportunity!*

#### 4+ Bedroom Home on 6.89 Acres

Located at 24702 200th Avenue, New Ulm, MN  
(West of New Ulm or East of Essig on Hwy. 14, then South on 200th Avenue)

#### Features:

- 1600 sq. ft.
- Main floor laundry
- Double attached garage
- Painted metal storage building (approx. 30' x 50')
- Insulated shop
- Appliances and personal property included

#### OPEN HOUSE:

Friday, September 30 from 4 to 6 p.m.  
and Saturday, October 8 from 1 to 3 p.m.

Legal Description: Lot 1, Block 1, Porter 1st Subdivision  
6.89 Acres in Section 21, Township 110, Range 31  
PID: 190.021.002.04.060  
2016 Real Estate Taxes: \$1,112.00 (residential homestead)  
2016 Estimated Market Value: \$140,000



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 320.854.3510.

**Down Payment:** \$5,000.00 non-refundable earnest money down on purchase agreement at the close of bidding (Monday, October 10, 2016).

**Closing:** Closing on this property shall take place on or before Tuesday, November 15, 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:** \$5,000.00 non-refundable earnest money down on purchase agreement at the close of bidding (Monday, October 10, 2016). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Tuesday, November 15, 2016, the date of closing & possession. Buyers wishing to close earlier 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 fee applies to this property and shall be made part of the purchase price. **Example: Total Bid price: \$70,000 plus 10% buyers fee = Purchase price: \$77,000.00.** 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:** Taxes payable in 2016 will be paid by the seller. Taxes payable in 2017 will be the responsibility of the buyer.

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

**Referral Fee (Broker Participation Accepted But Not Required):** 2.5% 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.

**SELLS WITH A LOW RESERVE OF \$60,000.00  
AND SELLS ABSOLUTE OVER THAT AMOUNT.**

**Edina Realty**

Please register to bid prior to auction closing day.

Questions? Fahey Auctioneers - 320.854.3510

**Contact:**  
**Greg Witt, REALTOR**  
**Edina Realty**  
**320.234.0929**  
**[gregwitt@edinarealty.com](mailto:gregwitt@edinarealty.com)**



## FAHEY SALES

AUCTIONEERS & APPRAISERS

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.