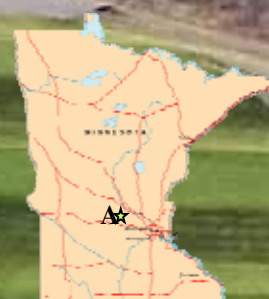


# West Metro 18 Hole Championship Golf Course

200 Acres - Year Round Restaurant & Bar - Banquet Room - Pro Shop - All Equipment

511 Morrison Avenue South, Annandale, MN 55302

## ONLINE ONLY REAL ESTATE AUCTION



Open for Business!

This Property Features:

- 6100 Sq. ft. Club House
- 2400 Sq. ft. Cart Storage
- 4800 Sq. ft. Shop and Maintenance Building
- Huge Blacktop Parking Lot
- Complete Line of Commercial Kitchen, Bar, Dining Room Equipment & Fixtures
- Complete Line of Toro Maintenance Equipment
- Club Car Fleet (Owned)



Bidding closes  
Tuesday, March 14, 2017  
at 11:00 a.m.

Visit [www.faheysales.com](http://www.faheysales.com) for links to additional photos, virtual tour of club house, E-Brochure & Prospectus, equipment lists and additional terms & conditions.

### 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:** \$25,000 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, March 14, 2017 at 11:00 a.m.)

**Closing:** Due on or before April 14, 2017. 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, March 14, 2017.) Cash, personal & company checks or certified funds will be accepted. 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: winning bid \$800,000 + 5% buyer's premium = sale price of \$840,000. The sale is subject to the seller's confirmation. 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 to 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% of bid price will be paid to the buyer's 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 information, complete terms & online bidding at [www.faheysales.com](http://www.faheysales.com)

For more information  
or a 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  
320.854.3510



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.