

60+/- Acre Hobby Farm

REAL ESTATE AUCTION

Bidding Ends: Monday, November 6, 2017 at 7:00 p.m.

Terms & Conditions:

Bidder Registration: Although there is no obligation to bid, all prospective buyers **MUST** register to bid at www.faheysales.com. For assistance in registering call 320.854.3510.

Down Payment: \$20,000 non-refundable earnest money down on purchase agreement at the close of bidding (Monday, November 6, 2017 at 7:00 p.m.)

Closing: Due on or before Friday, December 15, 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: \$20,000 non-refundable earnest money down on purchase agreement at the close of bidding (Monday, November 6, 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 6% buyer's premium applies to this property and shall be made part of the purchase price. Example: \$7,500 per acre winning bid x 60 acres = \$450,000 plus 6% buyers premium = \$477,000.00 sale price. Property sells 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: 2017 real estate taxes will be paid by the seller.

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 \$1,500.00 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**. Broker registration form and instructions can be found there.

ONLINE ONLY

Susan M. Pawlak, owner

- ♦ Exceptional set of outbuildings
- ♦ Well kept 3 bedroom home
- ♦ Blacktop road
- ♦ Easy West Metro commute
- ♦ Tillable land and pasture



Location: 23363 County Road 2, Silver Lake, MN 55381

Open House Dates:

Saturday, October 21 from 10:00 a.m. - 1:00 p.m.

Monday, October 30 from noon - 4:00 p.m.

or contact Greg Witt for a private showing.

- **33.84 USDA Tillable Acres, 15 Pasture Acres**
- **Legal:** NE 1/4 of SE 1/4 ANE E 1/2 of NW 1/4 of SE 1/4 Sec. 10, T-117, R-28
- **PID:** #05.010.0600
- **2017 real estate taxes:** \$2,004.00
- **Classification:** Ag Homestead
- **MLS#:** 4874408



More information, complete terms & online bidding at www.faheysales.com

For more information
or private showing, contact

Greg Witt

Edina Realty.

GregWitt@edinarealty.com

320.234.0929



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

Questions?

Fahey Auctioneers

320.854.3510

1947
FAHEY SALES



2017
70 YEARS

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.