

Excellent Small Commercial Lot with Hwy 7 Frontage

ONLINE ONLY REAL ESTATE AUCTION

Bidding Ends: Wednesday, February 21, 2018 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: \$1,000 non-refundable earnest money down on purchase agreement at the close of bidding (Wednesday, February 21, 2018 at 7:00 p.m.).

Closing: Due on or before March 30, 2018. 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: \$1,000 non-refundable earnest money down on purchase agreement at the close of bidding (Wednesday, February 21, 2018). 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 10% buyers premium applies to this property and shall be made part of the purchase price. Example: \$20,000 winning bid + 10% buyers premium = \$22,000 sale price. Property sells absolute to highest bidder. 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: 2018 real estate taxes prorated to closing date.

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 5% 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.**

Sells Absolute!

Located at

401 4th Ave. NW (Hwy 7 West), Hutchinson, MN 55350

Contact Greg Witt, REALTOR
for a private showing.



- Located with frontage on Hwy 7 West and access on Kouwe Street.
- Legal: .51 acres of Block 9, North Half Hutchinson
- PID#: 23.056.0720
- 2017 real estate taxes: \$1,166.00
- Classification: C5, Commercial Conditional

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



FAHEY SALES
AUCTIONEERS & APPRAISERS

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



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