

The Historic Lyle's Café Commercial Real Estate Auction

Excellent
Opportunity!

Online Bidding Ends Tuesday, November 27, 2018 at 5:00 p.m.



ONLINE ONLY

Located at 102 Hwy 19 (4th St.),
Winthrop, MN 55396.

Sells complete as operating
business including ALL fixtures
and equipment. Or, you can buy
complete and use the property as
you wish.

Barbara Johnson, Owner.

OPEN HOUSE:
Restaurant is open for business.
For a private showing, contact Greg Witt,
REALTOR with Edina Realty.

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: \$5,000.00 non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Tuesday, November 27, 2018).

Closing: Closing on this property shall take place on or before Monday, December 31, 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: \$5,000.00 non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Tuesday, November 27, 2018). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Monday, December 31, 2018, 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% buyers premium applies to this property and shall be made part of the purchase price. **Example: \$60,000 winning bid + 10% buyers premium = \$66,000.00 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: 2018 taxes to be paid by seller.

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): A 2.5% referral fee 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 subject to sellers confirmation.



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

For more information or a
private showing, contact

Edina Realty.

Greg Witt
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



Turning Your Assets to Cash in a Global Market.