



Another Auction by Fahey

Online Only Real Estate

Since 1947.

Exceptional 20+/- Acres Cokato, MN

Located: 14261 20th Street SW, Cokato, MN 55321

- Spring fed pond
- Rolling hills
- Older farm home with new foundation & attached garage
- Lots of trees
- Peaceful setting

PID: 205000151200

Legal description: N 1/2 NW, NE 1/4 Exc E 8 Ft. of Sec. 15, T 119, R 028

2009 Real Estate taxes: 1172.00

County: Wright

School District: Dassel-Cokato

This property sells subject to seller confirmation.

Pre-auction offers will be considered.

Contact Wayne Murphy, REALTOR
Edina Realty, Buffalo, MN
763.300.7373 for a private showing.



Bidding Closes
Tuesday, September 28, 2010
6:00 p.m.

Registration and Bidding:

Register and bid online at

www.faheysales.com.

For assistance in registration call

320.234.3510.

Bid any time prior to

Tuesday, September 28, 2010 - 6:00 p.m.

Auctioneers Note:

Plan now to bid on this land.

Pre-auction offers will be considered.

An excellent opportunity to buy

Wright County Land in a quiet setting!

Please register to bid before auction closing day.

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 320.234.3510.

Down Payment: \$3000.00 non-refundable earnest money down on purchase agreement at the close of bidding (Tuesday, September 28, 2010).

Closing: Closing on this property shall take place on or before November 15, 2010, the date of closing and possession. 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: \$3000.00 non-refundable earnest money down on purchase agreement at the close of bidding (September 28, 2010). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before November 15, 2010, the date of closing & possession. Buyers wishing to close early will be accommodated. Buyers to have begun financing arrangements prior to bidding on the auction. Contingencies may be accepted in the purchase agreement. Contact Wayne Murphy for more information. This property sells subject to seller confirmation. Real estate taxes shall be prorated as of the date of closing. An 8% buyers premium applies on this property & shall be made part of the purchase price. **Example: Bid price: \$100,000 plus 8% buyers premium, Purchase price: \$108,000.** 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 due in the year 2010 will be pro-rated.

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

Broker Participation Accepted But Not Required: A 1% 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.

FAHEY AUCTIONEERS 320.234.3510

Offices in Belle Plaine, Hutchinson & New Prague, MN

www.faheysales.com

MN Lic. #: 43010001 - Registered WI Auctioneer Lic. #: 2401-052 - MO Lic. Auctioneer

Real Estate Representative:

Wayne Murphy, REALTOR

763.300.7373



Edina Realty

Turning Your Assets to Cash in a Global Market.