



Another Auction by Fahey

Online Only Real Estate

Since 1947

Low Reserve!



414 Grove Street North, Belle Plaine, MN

Property Details...

- Built in 1910
- 1 1/2 story
- Three bedrooms
- One bath
- Includes stove, washer, dryer, freezer, microwave, refrigerator
- 1036 sq. ft.
- 50' x 142' lot

PID: 200011650

2010 Real Estate Taxes: \$1360.00



This property is not a foreclosure.

Open House

Saturday, November 20 from 10:00 a.m. to 12:00 noon
and Sunday, November 21 from 12:00 noon to 2:00 p.m.
or by appointment.

Auctioneers Note

Great property for a first time home buyer or investment.

This is an online only auction with no live bidding.
Please register to bid before auction closing day.

John McCormick Estate, owner

FAHEY AUCTIONEERS 952.873.2555
Offices in Belle Plaine, Hutchinson & New Prague, MN
www.faheysales.com

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

Registration and Bidding

Register and bid online at www.faheysales.com.
For assistance in registration call 952.873.2555.

BID NOW!

Bidding closes
Wednesday, December 1, 2010 - 6:00 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 952.873.2555.

Down Payment: \$5,000 non-refundable earnest money down on purchase agreement at the close of bidding (December 1, 2010).

Closing: Closing on this property shall take place on or before December 30, 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: \$5,000 non-refundable earnest money down on purchase agreement at the close of bidding (December 1, 2010). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before December 30, 2010, the date of closing & possession. 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. **This property sells with a reserve of only \$25,000.00 and sells absolute over that amount.** A 10% buyers premium applies on this property & shall be made part of the purchase price. **Example: Bid price: \$60,000.00 plus 10% buyers premium, Purchase price: \$66,000.00.** 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.

Real Estate Taxes: Taxes due in the year 2010 will be pro-rated as of the date of closing.
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 2% 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.



Real Estate Representative:
Barry Strelow, REALTOR, GRI
952.496.5236

Edina Realty



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