



Another AUCTION by Fahey

Online Only Bidding

Since 1947.

Bidding Ends Monday, November 28, 2011 - 12:00 noon cst

75 ACRES McLEOD COUNTY FARM LAND

Property Address: 11598 Falcon Avenue, Glencoe, MN
(1/2 mile from Glencoe, MN on blacktop)



DEVELOPMENT POTENTIAL

Parcel #1 - 64+/- acres

Parcel #2 - 5.5+/- acres

- ◆ 4 Bedrooms; Split entry; Attached garage; Approx. 2000 sq. ft.; 2 1/2 baths;
 - ◆ Family room; Fireplace; Appliances;
 - ◆ 44' x 140' metal Lester's building; 30' x 40' insulated shop; 32' x 64' machine shed with 15' x 32' lean;
- Property has provided excellent rental income from storage and home rent.

Parcel #3 - 5.5+/- acres

PID: 07.007.0500 - Legal: W1/2 of NW1/4, Section 7, T-115-N, R-27-W. Helen Twp. McLeod County - 2011 Real Estate Taxes: \$3962.00 - Zoned Agricultural Non-Homestead
MLS: 4096310 (house) - 4096152 (land)

OPEN HOUSE:

Saturday, November 19, 2011 - 12 noon to 2:00 p.m.
or by appointment.

Register and bid online at
www.faheysales.com.

For assistance in registration call 320.234.3510.
Bid any time prior to Monday, November 28, 2011
at 12:00 noon cst.

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: \$20,000 non-refundable earnest money per parcel down on purchase agreement at the close of bidding (Monday, November 28, 2011).

Closing: Closing on this property shall take place on or before December 23, 2011, 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: \$20,000 non-refundable earnest money per parcel down on purchase agreement at the close of bidding (Monday, November 28, 2011). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before December 23, 2011, 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. Property sells subject to seller confirmation. A 5% buyers premium applies on this property and shall be made part of the purchase price. **Example: Bid price: \$800,000 plus 5% buyers premium, Purchase price: \$840,000. Property will be sold by the parcel or a combination of parcels.** 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 2011 will be paid by the seller.

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

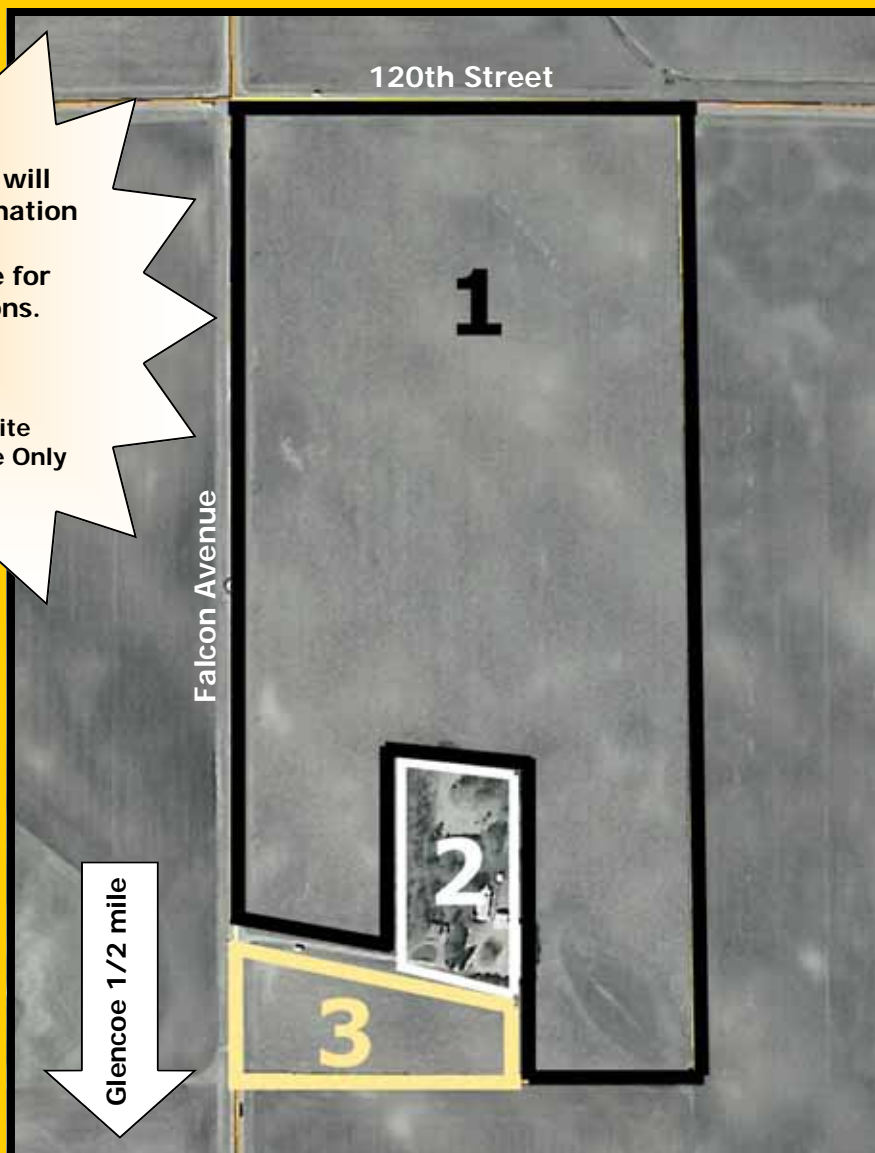
Broker Participation Accepted But Not Required: A 1% referral fee will be paid to the buyers agent that registers their client with the auction company prior to the client registering and bidding at www.faheysales.com.
Broker registration form and instructions can be found there.

This auction will feature combination bidding. Visit website for parcel options.

- ◆ Bare Land
- ◆ Bare Land & Building Site
- ◆ Building Site Only

67.24 USDA tillable acres total

Auctioneers Note:
Plan now to bid on this land.
Please register to bid before auction closing day.



Quam Family Properties, LLC

FAHEY AUCTIONEERS 320.234.3510

www.faheysales.com

MN Lic. #: 43011001 - Registered WI Auctioneer Lic. #: 2401-052 - MO Lic. Auctioneer



Real Estate Representative:
Greg Witt, REALTOR
Edina Realty
320.234.0929



Edina Realty

Turning Your Assets to Cash in a Global Market.