

# THREE BEDROOM HOME-GLENCOE, MN



**ONLINE ONLY BIDDING**

**REAL ESTATE AUCTION**



### Features:

- 3 bedrooms
- 1 bath
- Approximately 1,350 sq. ft. finished
- Main floor laundry
- Screened porch
- Newer roof

*Neat & Clean, Ready to Move In!*

**Lot Size:** 66 x 132

**PID:** 22.060.3870

**Legal:** Lot 6, Block 60, Town of Franklin

**2012 Real Estate Taxes:** 1,238.00

**Zoned:** Full Homestead Residential

Built in 1935

Forced air furnace with central air

*This property sells subject to seller confirmation.*

**OPEN HOUSE**  
Mon. November 26,  
from 3:00 p.m. to  
5:00 p.m. or by  
appointment.

**T.W. & Natalie Schuft Estate**  
810 Chandler Avenue North, Glencoe, MN 55336

**Online Only Bidding at**  
**www.faheysales.com**  
Bidding Closes Monday, December 3, 2012  
at 7:30 p.m. ct

**Terms & Conditions:**

**Bidder Registration:** Although there is no obligation to bid, all prospective buyers **MUST** register to bid at [www.faheysales.com](http://www.faheysales.com). For assistance in registering call 320.234.3510.

**Down Payment:** \$5,000.00 non-refundable earnest money down on purchase agreement at the close of bidding (Friday, December 28, 2012).

**Closing:** Closing on this property shall take place on or before Friday, December 28, 2012. 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 at the close of bidding (Monday, December 3, 2012). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Friday, December 28, 2012, 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. A 5% buyer's premium applies to this property and shall be made part of the purchase price. **Example: Total Bid price: \$60,000 plus 5% buyers premium, Purchase price: \$63,000.00. This property sells subject to seller confirmation.** 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:** 2012 real estate taxes will be paid by the 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)** 2.25% of the bid price 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](http://www.faheysales.com).** Broker registration form and instructions can be found there.



For more information contact  
**Greg Witt, Edina Realty**  
320.234.0929  
gregwitt@edinarealty.com



*This property sells subject to seller confirmation. Please register to bid prior to auction closing day.*

**Questions?**  
Fahey Auctioneers  
888.234.3510

**FAHEY SALES**  
AUCTIONEERS & APPRAISERS

[www.faheysales.com](http://www.faheysales.com)

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

