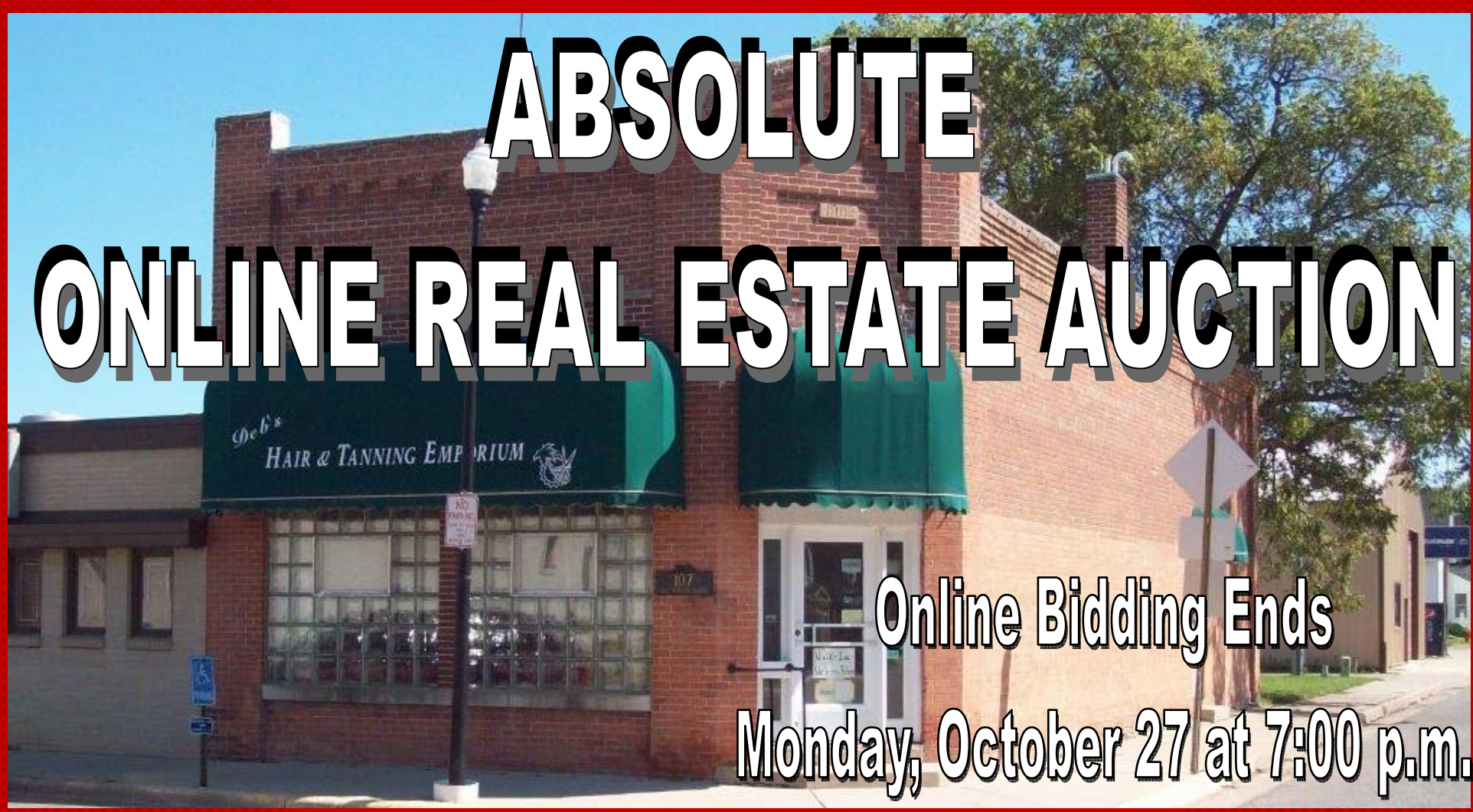


ABSOLUTE ONLINE REAL ESTATE AUCTION



Online Bidding Ends
Monday, October 27 at 7:00 p.m.

107 4th Avenue N, Brownton, MN 55312

Corner Lot 24' x 64' Commercial Building

Legal Description: S 1/2 of Lot 11, Block 14, Town of Brownton

2014 Real Estate Taxes: \$1,908

Zoned: Commercial

PID: 16.050.0870

Estimated Market Value: \$35,200

Natural gas forced air furnace with central air, New in 2013, 200 amp electrical service with breaker, washer/dryer hookups, hardwood floors.

Open House: Monday, October 20 & Monday, October 27th from Noon to 3:00 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 320.864.3510.

Down Payment: \$3,500 non-refundable earnest money down on purchase agreement at the close of bidding (Monday, October 27, 2014)

Closing: Closing on this property shall take place on or before Friday, November, 28 2014. 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: See Down Payment Information above for non-refundable earnest money down on purchase agreement at the close of bidding (Monday, October 27, 2014). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Friday, November 28, 2014, 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 10% buyer's premium applies to this property and shall be made part of the purchase price.

Example: Bid price of \$20,000 plus 10% Buyers Premium = \$22,000 Sale 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: 2014 real estate taxes will be prorated.

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: 2% 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. Broker registration form and instructions can be found there.



Don't Forget to Check Out the Personal Property
Online Auction!
Bidding Ends Wednesday
October 29 at 7:00 p.m.

Complete Equipment, Fixtures & Remaining
Inventory of a Two Station Hair Salon & Tanning Studio.

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



Please register to bid prior to auction
closing day.

Questions?
Fahey Auctioneers
320.864.3510



FAHEY SALES
AUCTIONEERS & APPRAISERS

www.faheysales.com

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.