

Small Acreage with Older Home and Outbuildings

20427 Hwy. 15 N, Hutchinson, MN

Over 1.5 acres of usable area
with Hwy 15 frontage.
City gas and electric in place.

REAL ESTATE AUCTION

Online Bidding Ends Monday, August 14, 2017 at 7:00 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 320.854.3510.

Down Payment: \$5,000 non-refundable earnest money down on purchase agreement at the close of bidding (Monday, August 14, 2017 at 7:00 p.m.)

Closing: Due on or before Friday, September 15, 2017. 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 (Monday, August 14, 2017). Cash, personal & company checks or certified funds will be accepted. 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: \$90,000 winning bid plus 10% buyers premium = \$99,000 sale price. Property sells subject to the seller's 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: 2017 real estate taxes prorated to 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 broker referral fee of \$1,500.00 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.**

Property sells subject to the seller's confirmation.

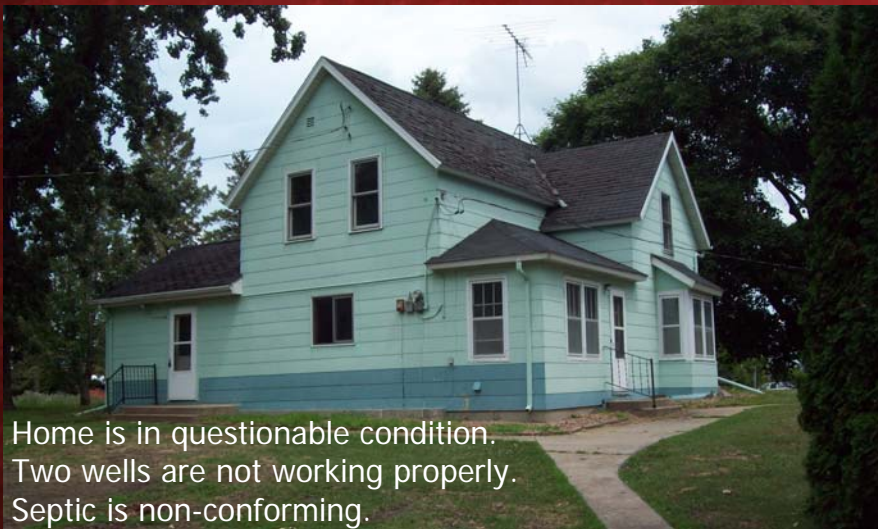
ONLINE ONLY



Open house dates pending, look for them at www.faheysales.com, or call Greg Witt for a private showing.

Hutchinson, MN
Ron Otto, Owner

- **Legal Description:** Auditors plat of S 1/2 of Sec. 30 & N 1/2 of 31-117-29, Lot 18, 1.4 acres, Ex. Hwy. And Auditors plat of S 1/2 Sec. 30 & N 1/2 of 31-117-29, Lot 18, .78 acres.
Note: new survey is being completed.
- **PID:** 08-051-0340 and 08-051-0350
- **2017 real estate taxes total:** \$1,188.00 full homestead
- **MLS:** 4852457



Home is in questionable condition.
Two wells are not working properly.
Septic is non-conforming.

Older home with outbuildings just North of Hutchinson city limits.

Driving Directions
From Hwy 7 W turn onto Hwy 15 N;
property is on the left hand side
approx. 1 mile from Hwy 7.

More information, complete terms & online bidding at www.faheysales.com

For more information
or private showing, contact

Greg Witt

Edina Realty

GregWitt@edinarealty.com
320.234.0929



Please register to bid prior to auction
closing day.

Questions?
Fahey Auctioneers
320.854.3510



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



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