

2 PARCEL REAL ESTATE AUCTION TOWNHOME & LOT WITH BUILDING

Both in
Exceptional
Condition!

Sells Wednesday, May 22, 2019
6:00 pm CT

Estate of Barbara J. Dammann

OPEN HOUSE:

Friday, May 17, 2019 from Noon to 4:00 pm

For a private showing, contact Greg Witt, REALTOR with Edina Realty at 320.234.0929 or GregWitt@edinarealty.com.

Please watch for updated disclosures for the association bylaws and finances.



ONLINE ONLY BIDDING

Parcel 1- 84 3rd Ave. Dr. SW, Lester Prairie

- 2 Bedroom Townhome
- Full Basement
- Main Floor Laundry
- Four Season Sun Porch
- 2 Car Attached Insulated Garage
- Main Floor Full Bath
- 3/4 Lower Level Bath
- Open Floor Plan
- Open Stairs to Lower Level Family Room
- Built in 2003
- 1,482 Sq. Ft. Foundation Size
- 46 Ft. X 55 Ft. Lot Size
- Legal Description: Lot 11, Block 1, Juncewski Second Addition.
- PID # 17.088.0110
- 2018 Real Estate Taxes: \$2,230.00
- Classification: Residential Non-Homestead
- Association Fees: \$184.00 Monthly

Parcel 2 - XXX Cedar Street, Lester Prairie

- 50 Ft. X 80 Ft. Post Framed Painted Metal Building
- Half Concrete Floor
- Electric Service
- Approximately 200 Ft. X 225 Ft. Lot Size
- Legal Description: Outlot "A", Juncewski Second Addition.
- PID # 17.088.0140
- 2018 Real Estate Taxes: \$908.00
- Classification: Residential Non-Homestead
- NOTE: This property is not part of the association and is accessed along Cedar Street in Lester Prairie, MN. Information on property address and curb cut to follow. There are deed restrictions. No commercial business is allowed.

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: \$10,000.00 per parcel non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Wednesday, May 22, 2019).

Closing: Closing on this property shall take place on or before Friday, June 21, 2019. 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: \$10,000.00 per parcel non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Wednesday, May 22, 2019). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Friday, June 21, 2019, the date of closing & possession. Buyers wishing to close earlier 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. An 8% buyers premium applies to this property and shall be made part of the purchase price. **Example: \$185,000 winning bid + 8% buyers premium = \$199,800 purchase agreement 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: 2019 taxes due and payable prorated to 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.

Referral Fee (Broker Participation Accepted But Not Required): A 1.5% of bid price 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.

Sells subject to sellers confirmation.

More info, complete terms and online bidding at
www.faheysales.com

For more information or a 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



FAHEY SALES
AUCTIONEERS & APPRAISERS

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



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