

# Bakery & Equipment In One Package - Dassel, MN Real Estate Auction

Real Estate & Equipment  
Sells in One Package!

Online Bidding Ends Thursday, July 18, 2019 at 7:00 pm

ONLINE ONLY



Located at  
361 Atlantic Avenue West  
Dassel, MN 55325

Approximately 3,000 Sq. Ft. Commercial  
Building with Full Line of Professional  
Bakery Equipment

Sells with an Advertised Reserve of  
\$85,000 & Absolute Over that Bid

**OPEN HOUSE:**  
Thursday, July 11, 2019  
4:00 pm to 6:00 pm

Please register to bid prior to  
auction closing day.

Questions?  
Fahey Auctioneers - 320.854.3510

## 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 320.854.3510.

**Down Payment:** \$5,000.00 non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Thursday, July 18, 2019).

**Closing:** Closing on this property shall take place on or before Friday, August 23, 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:** \$5,000.00 non-refundable earnest money down on purchase agreement shall be paid within 24 hours from the close of bidding (Thursday, July 18, 2019). Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before Friday, August 23, 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. A 10% buyers premium applies to this property and shall be made part of the purchase price. **Example: \$120,000 winning bid + 10% buyers premium = \$132,000.00 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:** Taxes prorated to day 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% referral fee based on 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.

- **Legal Description:** East 30' of Lot 10
- **MLS:** #5222653
- **PID:** #23-0097000
- **2019 Real Estate Taxes:** \$1,622.00



More information, complete terms & online bidding at [www.faheysales.com](http://www.faheysales.com)

For more information or a private showing, contact:

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**FAHEY SALES**  
AUCTIONEERS & APPRAISERS

MN Auctioneer: 43-11-09 - Reg. WI Auctioneer: 2401-052  
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