



ANOTHER AUCTION BY FAHEY
PERSONAL PROPERTY & REAL ESTATE

Auction

Serving the Upper Midwest
Since 1947.

Thursday, October 2, 2008 ~ 4:00 p.m.

Real Estate sells at 5:00 p.m. during personal property auction.

202-1st Street North, Darwin, MN 55324

Great Starter Home or Investment!



Affordable Home on Corner Lot!
Many Recent Updates!

Features:

- 1 bedroom
- 2 baths (one main floor)
- Vinyl siding
- Oak kitchen cabinets
- Built in hutch
- Wall air conditioner
- Newer flooring & windows
- 8 x 10 lawn shed
- Stove, refrigerator, water softener, washer, dryer

PID: 22.00132000 - Block 17 South 90 ft. - Lots 8 & 9
Lot size: 90 ft. x 100 ft.
2008 Real Estate Taxes (homestead): \$446.00 (includes \$105.50 in special assessments to be paid by seller at closing)

Property sells subject to seller's confirmation.



1998 Ford Winstar AWD mini van, new rubber, looks & runs great, few dents, green, 212K; Cushman 3 wheel truckster w/canopy & dump box, looks & runs great, SN: 898507-8020; Alumacraft AZ 16 ft. fishing boat w/trailer & Evinrude outboard motor;



Tools - Shop Equipment- Lawn & Garden

Craftsman professional type tool box w/wheels; complete line of Craftsman hand tools including socket sets, box end wrenches, drivers, crescents, pliers, hammers, & more; lots of other hand tools; electric & cordless drill; Wilton power miter saw; complete line of power hand tools; floor jack; like new air compressor on two wheel cart; plumbing tool box; Makita grinder; Sawsall; drills; small band saw; battery charger; White 3 hp, 21" walk behind snow blower; Honda 28" rear engine riding mower; Ryobi weed whip; shovels & forks; garden hose; plus more;



Household & Miscellaneous

Small chest freezer; GE refrigerator; Sanyo 25" TV; 2 piece bedroom set; 4 drawer file cabinet; 2- dining room tables with chairs; 2-small microwaves; small kitchen appliances; some office equipment; small tables & stands; full size sofa; platform rocker; small entertainment center; barbecue grill; misc. fishing tackle; other misc. items;

Open House (real estate only):

Thurs. Sept. 11 - 6-7 p.m. and Sun. Sept. 14 - 2-3 p.m. or by appointment.

Individual showings available by contacting the Real Estate representatives for this transaction:

Jerome Karl REALTOR, Edina Realty
Hutchinson office **320.587.3510**



Terms & Conditions:

Bidder Registration: Although there is no obligation to bid, all prospective buyers MUST register to bid at the auction.

Down Payment: \$10,000.00 non-refundable earnest money down on purchase agreement day of auction.

Closing: Closing on this property will take place on or before November 5, 2008.

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.

Seller & Auctioneers Disclaimer: All announcements made by the auctioneer 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 and buyer will sign an "as is" addendum.

Terms: \$10,000.00 non-refundable earnest money down on purchase agreement day of auction. Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before November 5, 2008, the date of closing. Buyers to have financing arrangements made prior to the auction with no contingencies of any kind accepted on day of auction. An 8% buyers premium applies on this property & shall be made part of the purchase price. **Example: Bid price: \$60,000.00 plus 8% buyers premium, Purchase price: \$64,800.00.** 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: All the real estate taxes due in the year 2008 will be prorated to date of closing. All taxes due in subsequent years shall be paid by the buyer. Seller to pay balance of special assessments of \$105.50 at 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 2.7% referral fee will be paid to the buyers agent that registers their client with the auction company prior to 5:00 p.m., Wednesday, October 1, 2008. Buyers agents must accompany clients to all showings and/or open houses and to the auction to receive a referral fee. Contact auction company for required registration form.

Auctioneers Note:

Plan now to attend this great auction. Everything goes. Beginning at 4:00 p.m. with tools. Real Estate sells at 5:00 p.m. followed by larger items. If you are looking for a retirement home, starter home or rental property, plan now to check out this real estate. All the personal property is clean and well cared for. See you in Darwin on October 2.

More photos at www.faheysales.com.

Leonard V. (Boz) Farenbaugh Estate

This auction is conducted and managed by FAHEY AUCTIONEERS
Belle Plaine, MN ~ Hutchinson, MN ~ New Prague, MN
For More Auction Information Call 320.234.3510

www.faheysales.com

Terms on personal property: Cash, Check, Visa, MasterCard, Discover

LICENSE NUMBERS: Joe, Jr. 70-39; Terry 70-03; Jim 4304002; Joey 70-41; Chris 70-47

"When You're Selling a Lifetime ~ Don't Sell It Short ~ Call Fahey's"

