



ANOTHER AUCTION BY FAHEY

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# REAL ESTATE AUCTION

Wednesday, June 13, 2007 ~ 6:00 p.m. CST

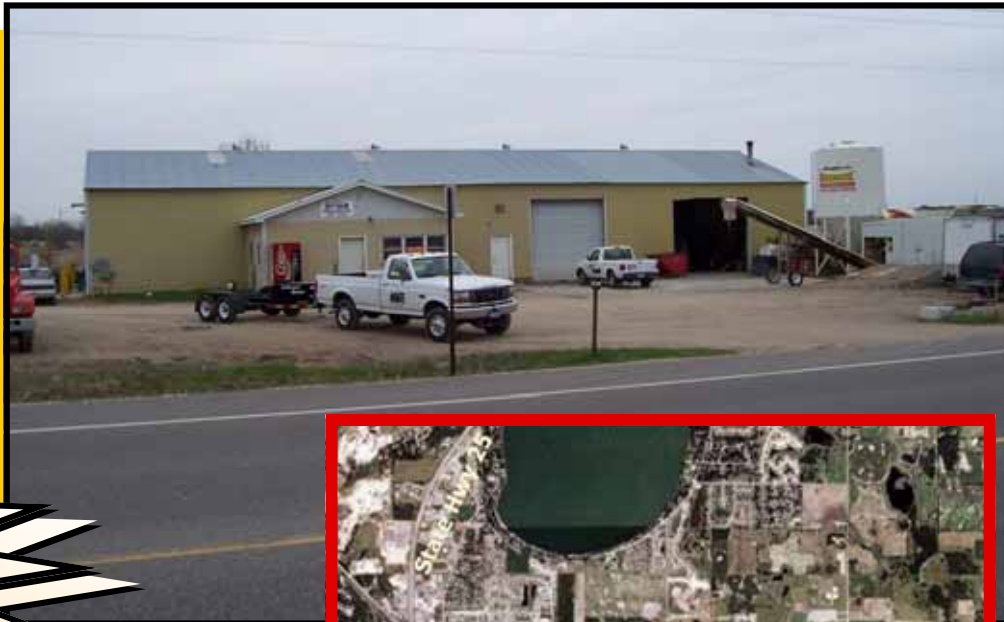
Doors open at 4:30 p.m.

Auction to be held on site at 1400 County Road 134, Buffalo, MN 55313--Located just West of Menards on Highway 55 East in Buffalo.

## BUFFALO AREA COMMERCIAL/RESIDENTIAL REAL ESTATE

3 BEDROOM HOME PLUS 4400 SQ. FT. COMMERCIAL BUILDING  
ON B-3 ZONED LOT. 1.6+/- ACRES TOTAL

Over 330 ft. of road frontage



**Sells with low reserve.  
Less than 50% of previously listed price.**

Both parcels sell together in one unit.

**Parcel #1:** 103500324102

One acre zoned B-3 commercial with 1975-4400 sq. ft. commercial building presently being used as a heavy truck repair shop.

2007 taxes: 4332.00

**Parcel #2:** 103500324107

.59 acres zoned residential with 1980-3 bedroom 1200 sq. ft. home and single car attached garage.

2007 full homestead taxes: 1092.00

These two parcels combine to make an excellent home business high traffic location with good access to County Road 134 and State Hwy 55. The property is serviced by a private well and septic system with city services available across County Road 134. If you are looking for a high traffic place to start or grow your home based service business, or are in need of a high traffic lot to build a service or retail store, don't miss this opportunity. The property sells as one unit with a very low reserve.

MLS: 3261242

This property will be available for inspection:

**Monday, May 21, 2007  
from noon to 1:00 p.m.**

**Saturday, June 2, 2007 from 11:00 a.m. to 1:00 p.m.  
and Friday, June 8, 2007 from noon to 1:00 p.m.**

or personal showings may be obtained by contacting the Real Estate representative for this transaction:

**Terry Morrow, REALTOR**  
Edina Realty, Buffalo, MN office  
763.682.3434--office  
763.614.3483--direct



Edina Realty

### Terms & Conditions

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

**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:** Clear and marketable title will be furnished, 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 to be made part of the purchase agreement.

**Terms:** 10% non-refundable down payment on purchase agreement day of auction. Cash, personal, & company checks with letter of credit or certified funds will be accepted. Balance in full due on or before July 13, 2007, the date of closing & possession. Buyers wishing to close prior to 7/13/07 will be accommodated. 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 to this auction & shall be made part of the purchase price.

**Example: Bid price: \$400,000 plus 8% buyers premium. Purchase price: \$432,000.** 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. Buyer shall be responsible for any water and sewer service hook-up fees and installation required by the City of Buffalo.

**Taxes:** Buyer and seller agree to prorate real estate taxes and special assessments due and payable in 2007.

**Agency Disclosure:** Fahey Sales Auctioneers & Appraisers and Edina Realty represent the seller in this real estate transaction. Dual agency may apply.

Real Estate broker participation is welcome but not required.

Call Fahey Auctioneers or the Real Estate representative to register your buyer before 5:00 p.m., Tuesday, June 12, 2007.

# Look!

## Low reserve!

This property sells as one unit with a reserve of only \$315,000, and sells absolute to the highest bidder over and above that amount. Plan now to bid on this good value as an investment, business location or home.



## Brian and Rebecca Beckius

This auction is conducted and managed by Fahey Sales Auctioneers & Appraisers

Belle Plaine, MN ~ Hutchinson, MN ~ New Prague, MN

For More Auction Information Call 888.234.3510

www.faheysales.com

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"