

Another Auction by Fahey

# Commercial Bank Building Real Estate Auction



Thursday, July 16, 2009 ~ 6:30 p.m.

Serving the Upper Midwest  
Since 1947.

## Historic Bank Building in Downtown Mayer

124 Ash Avenue North, Mayer, MN 55360



**Sells with Low Reserve of \$75,000.00  
& sells ABSOLUTE over that amount.**

**30% Under Original Asking Price**

### Features:

- Approx. 660 sq. ft.
- Newer natural gas forced air furnace w/central air
- Half bath
- Working vault
- Private office
- Drive through window

PID: 50.0500280

Legal: Part of City lots of Mayer in Block 3, Section 6, Township 116, Range 25. Contact agent for full legal.

Lot Size: 50' x 150' minus 25' x 100'

2009 Real Estate Taxes: 1980.56 plus 775.44 assessments.

Total: 2756.00 Assessment balance of approximately 10,000.00 will be assumed by the buyer.

MLS #: 3687700

## Open House

Wed, June 17  
5-6:30 p.m.  
and  
Thurs, July 9  
5-6:30 p.m.

### Terms & Conditions

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

**Down Payment:** \$5000.00 non-refundable earnest money down on purchase agreement day of auction.

**Closing:** Closing on this property shall take place on or before August 14, 2009, the date of closing and possession. 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 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. Buyer will sign an as-is addendum.

**Terms:** \$5000.00 non-refundable earnest money down on purchase agreement the day of auction. Cash, personal, & company checks or certified funds will be accepted. Balance in full due on or before August 14, 2009, the date of closing & possession. Buyers wishing to close early will be accommodated. Buyers to have financing arrangements made prior to the auction with no contingencies of any kind accepted on day of auction. Real estate taxes shall be pro-rated as of the date of closing. An 8% buyers premium applies on this property & shall be made part of the purchase price. **Example: Bid price: \$100,000 plus 8% buyers premium. Purchase price: \$108,000.** 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.

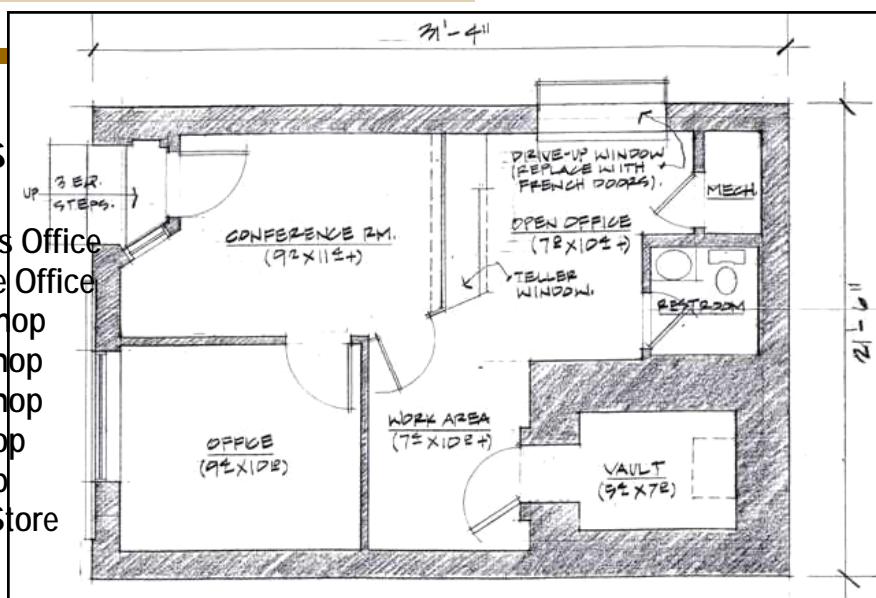
**Taxes:** Taxes due in the year 2009 will be pro-rated.

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

**Broker Participation Accepted But Not Required:** A 1% referral fee will be paid to the buyers agent that registers their client with the auction company **prior to 5:00 p.m. Wednesday, July 15, 2009.** Buyers agents must accompany clients to all showings and to the auction to receive the referral fee. Contact auction company or real estate representatives for required registration forms.

### Lots of Possibilities

- Attorney's Office
- Insurance Office
- Beauty Shop
- Barber Shop
- Flower Shop
- Pawn Shop
- Gun Shop
- Antique Store



Edina Realty



**Auctioneers Note: If you are looking for a location for your office or shop in the West Metro, this building is a great bargain with lots of character! Visit one of the Open Houses. You won't be disappointed.**

For more information contact:  
Greg Witt, REALTOR  
Edina Realty  
Hutchinson, MN  
320.234.0929



Gary Hittle, owner

This auction is conducted and managed by FAHEY AUCTIONEERS

Belle Plaine, MN ~ Hutchinson, MN ~ New Prague, MN  
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"When You're Selling a Lifetime, Don't Sell It Short ... Call Fahey's"

