

Offered At Auction

Wednesday, September 26th ~ 4:30 p.m.



350 ~ 5th Way SE, Dover

**Property ID: RP 61.22.32.080324
SECT_22 TWP-106 RANGE-011
Henry Estates 8th Lot-001 Block-001**

FOR SALE: 2012-built, ranch-style, slab-on-grade home with 2 bedrooms, 2 baths, covered back patio with a southern exposure and no backyard neighbors! Includes a 1,493 sq. ft. home plus an oversized, 2-stall, 742 sq. ft. heated garage with attic storage. Quiet, cul-de-sac location, steel siding, custom window shades and lifetime leafguard gutters. Well-maintained and move-in-ready!

Easy, one-level living without the association fees!

**Realtor: Montgomery Holst Realty
Kathy Rohlik and Jenny Schumacher
Office: 507-534-2315 Shelly's Cell: 507-273-3163**

**Auctioneer: Steve Flies with Steve Flies Auctioneering
Office: 507-534-3340 Steve's Cell: 507-259-9098**



Real Estate Auction Terms:

\$5,000 down day of the auction, which is non-refundable. There will be a 2% Buyer's premium. Balance is due and payable on or before October 26, 2018, at which time the buyer(s) will receive clear and marketable title. Buyer(s) are responsible for conducting any inspections, due diligence, inquiries or verifications prior to auction date. Real estate is being sold in "As-Is" condition with NO contingencies whatsoever; no warranties or guarantees expressed or implied. All bidders and buyers must have their finances in order prior to sale date. Although we make every effort to provide as much information as possible and accurate information, we are not responsible for any errors or omissions and make no representations or guarantees to buyers. Any announcements on sale date take precedence over any printed materials.

Upon completion of the bidding and a successful sale of the property with agreed-upon term, Sellers and Buyer(s) will enter into a MN Association of REALTORS standard Purchase Agreement. Buyer will meet with an agent of Montgomery Holst Realty, in the house, to review and sign all paperwork and pay the down payment/earnest money due. If for any reason the Buyer(s) is unable to complete this transaction, the down payment/earnest money will be forfeited.

**Property is being auctioned by
Steve Flies Auctioneering - 507-259-
9098 – Lic. 79-31.**

Open House Date:

Tuesday, Sept. 11, 2018, 6 to 8 p.m.

**Or call us for a private showing
at any time!**



