

Bank Owned On-Line Real Estate

AUCTION

Bidding Ends on July 8th, 2009 at 6:30 P.M.



752 Badger Blvd, Stanchfield, MN

Directions:

Hwy 95 to CR 2, North to CR 4 Left to Badger Blvd, Right to log home.

Home Features:

- 5 Bedrooms
- 2 Bathrooms
- Built in 2007
- 3,326 Sq Ft
- Hand Hewn Log Home With Ponderosa Pine Logs
- Hickory Cabinets
- Wood & Tile Floors
- Main Floor Master Suite
- Main Floor Laundry
- Covered Porch & Deck



\$125,000 Opening Bid!

\$125,000 reflects the opening bid for this bank owned log home on 5 acres. The home is Approximately 90% finished and needs some minor handyman work. Appraised "As Is" in March of 2008 for \$285,000.

Property Features:

- 5 Acres
- Stunning Views
- PID#: 030004003
- 2008 Taxes: \$2,076
- Cambridge-Isanti School District



OPEN HOUSE DATES:

June 28th from 1:00-2:00 p.m.

July 1st from 6:00-7:00 p.m.

Terms of Sale:

Buyer Premium: 3% Buyer Premium will be added over and above the high bid to equal the contract price (ie. \$100,000 high bid + 3% Buyer Premium = Contract Price of \$103,000).

Down Payment: \$2,500 down close in 35-45 days.

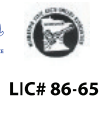
Broker Participation is available, call Alliance Real Estate Auctions for details.

Title: Clear and Marketable Title will be furnished.

Disclaimers: Information contained herein was obtained from sources deemed reliable. Although precaution has been taken to ensure accuracy, neither the seller, nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy there of before submitting their bid.

Agency Disclosure: Alliance Auction & Realty with Richard Berens as principal broker and auctioneer, is hereby giving notice that they are facilitators in this transaction

Property Inspection: Your complete inspection and the inspection of the property by you and or your professionals prior to the auction are encouraged. Those inspecting the property assume all risks associated with any inspection of the property.



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• Rick Berens - Broker/Auctioneer • Shelly Weinzetl - Associate Broker

www.theREALestateAUCTIONEERS.com