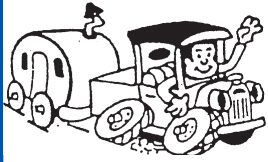


2 HOUSE COURT ORDERED ABSOLUTE REAL ESTATE



AUCTION

5:30 PM

WEDNESDAY, JUNE 20, 2018

**Margaret A. Donovan, Owner • Independent Management Services Conservator
1101 12th Ave. SW, Austin, MN**

ALL PROPERTY SOLD AS IS



To view property contact Auction, Co. – 507-346-2183 or Dick 507-251-7313 or Kevin 507-951-1478

TERMS: CASH: 20% non-refundable down payment day of sale, balance of 80% due on or before closing of July 15, 2018.

LEGAL: 1101 12th Ave SW: Section 10 TOWNSHIP 102 Range 018 E 70 FT N 60 FT NW1/4 SW1/4 NW1/4, & S 248FT N 308 FT NW1/4 SW1/4 NW1/4 E OF CREEK EXC E 60 FT S 100 FT N 230 FT 1.33

LEGAL: 1103 12th Ave SW: Section 10 TOWNSHIP 102 Range 018 N 60 FT NW1/4 SW1/4 NW1/4 E OF CREEK EXC E 70.74 FT .26

TAXES: Due and payable in 2018 will be pro-rated at closing. 1103 12th Ave SW: \$498 • 1101 12th Ave SW: \$612

DESCRIPTION: This 2 home parcel will be sold as one parcel, located on large well shaded lot along creek. Home on 1101 is a duplex with 2 bedrooms, living room, kitchen and full bath on main floor, upstairs is 2 bedroom, kitchen, living room and bath, full basement, 2 car garage and shed. Home located at 1103 has 2 bedrooms, kitchen, living room and full bath with full basement. Both properties will be sold as is, homes and sheds must be brought to compliance of city or torn down to comply with city ordinances. This is a flipper's dream.

ATTORNEY: Baudler, Maus, Forman, Kritzer, Wagner, representing Seller • 507-433-2393

OPEN HOUSE WEDNESDAY, MAY 30, 2018 • 5:00 - 6:00 PM

For more information contact auction company www.springvalleysales.com or auctionsgo.com

SALE ARRANGED AND CONDUCTED BY

SPRING VALLEY SALES COMPANY

Auctioneers: Dick Schwade Lic. 23-10018 – 507-346-2183 or 7834,
Cell 507-251-7313,
Kevin Grabau 23-91 – 507-951-1478

Announcements day of sale take precedence over any advertised or preprinted material. ALL OF THE ABOVE MERCHANDISE IS SELLING AS IS, WHERE IS, WITH NO WARRANTY. **TERMS:** CASH OR GOOD CHECK DAY OF SALE. NOTHING TO BE REMOVED UNTIL SETTLED FOR. NOT RESPONSIBLE FOR ACCIDENTS OR MERCHANDISE AFTER SOLD. PLEASE BRING PROPER IDENTIFICATION.