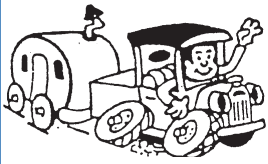


ABSOLUTE 4 BEDROOM REAL ESTATE



AUCTION

5:30 PM

FRIDAY, JUNE 29, 2018

**Lavonne Keller Estate • Shari Davidson P.R.
313 Pearl Street, Spring Valley, MN**

PROPERTY SOLD AS IS



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

TERMS: 15% non-refundable down payment day of auction, balance of 85% due on or before closing of July 16, 2018. Subject to court approval.

LEGAL: Property Description: WARNERS ADDITION Lot-002 Block-005 N 95' LOT 2 BLK 5 WARNERS ADD
WARNERS ADDITION Lot-002 Block-005 S 103' LOT 2 BLK 5 WARNERS ADD

TAXES: \$708 will be pro-rated at closing.

DESCRIPTION: This 4 bedroom 2 story home is located on well landscaped shaded double lot. Main floor consists of 1 bedroom, living room, dining room, large kitchen, utility room and full bath. Upstairs has 3 bedrooms. Home has partial basement and single unattached garage. Extras of home are covered front porch, steel siding and roof 4 years old, natural gas forced air furnace, central air and gas water heater, city water and sewer, appliances included.

ATTORNEY: Shawn Vogt Sween, representing Seller • 507-754-4555

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.