

ONLINE AUCTION
ENDS FEB. 3 AT 6PM
www.BidRightWay.com



9940 Regent Avenue N

BROOKLYN PARK, MN 55443

EXECUTIVE HOME WITH ACCESSIBILITY

**PRO
REALTY
INC.**



Register & Bid Online at
BidRightWay.com

For Questions or a Showing Call
888-489-4625

EXECUTIVE HOME WITH ACCESSIBILITY



4 Bed • 4 Bath • 2 Car Attached Garage Additional 3 Car Heated Outbuilding 1 Acre • Close to City Amenities

Opportunity knocks at this large Brooklyn Park home on one acre. Space for everyone with four bedrooms and four baths (two of the bedrooms are en suite) and large living areas.

The home has been thoughtfully designed with many accessibility features and an eye for energy saving with passive solar elements. Home needs some repairs and finishes but they are mainly cosmetic and not mechanical.

Enter the living room from the maintenance free deck with ramp. From there choose to go to master suite, the elevator to go downstairs, or on to the kitchen and dining areas. Elevator in need of service. Master suite is roomy with a large 3/4 bathroom with a roll-in shower. This room also features washer and dryer hook-ups and plentiful closet space.

The galley kitchen has custom cabinets and beautiful slate tiles. The layout has accessibility in mind and gourmet cooking! You'll find wall ovens, separate cooktop, dishwasher and high-end refrigerator (in need of service).

The living room and dining room spaces feature a stunning brick wall that is passively solar heated. There is also a beautiful fireplace with a blower fan. Hardwood floors tie the rooms together.

Down the hall, you'll find one additional en-suite bedroom and one with a shared bath. The en-suite bedroom takes advantage of the sunny southern exposure and feature a wall that soaks up the passive solar energy. Just off the main floor is the greenhouse room with sink. Railing and a few tiles need repair.

The house also has a full finished lower level. The recreation room features another fireplace with blower and daylight windows. The elevator comes out just of the recreation room in a multi-purpose area perfect for exercise, crafting or hobbies and an area perfect for a wet bar or kitchenette. Just open the doors into a spa/hot tub room. This room is tiled in beautiful slate tile. A few spaces in the basement require finishes but some materials are on-site.

In addition to the attached two car heated garage, you'll love the hard-to-find separate outbuilding. Outbuilding has three overhead doors, two of which are very tall, and is heated. Much of the yard is fenced with a sprinkler system (both need some repairs) and the driveway to the house is both concrete and asphalt. Under the home's vinyl siding, some parts of the home have batten board siding.

ACCESSIBILITY & ENERGY SAVING FEATURES



AUCTION ENDS: Thur., Feb. 3, at 6:00PM



Beds: 4
Baths: 4
Year Built: 1986
Style: Split Entry (Bi-Level)
Garage: 2 Attached, 3 Detached
A/C: Central
Heating: Forced Air
Finished Sq. Ft.: 4,079
Fireplaces: Two

Fuel: Natural Gas
Sewer: City
Water: Well, City-Available
Acres: 1.00
Zoning: Residential-Single Family
County: Hennepin
Parcel: 0911921110083
2021 Taxes: \$5,507.00
Exterior: Vinyl & Brick

Basement: Full, Finished
Fencing: Wood, Partial
Outbuildings: Additional Garage
Directions: Zane to 101st to Regent
Accessibility: Ramp, Elevator, Counters, Roll-In Shower, Roll Under
Amenities: Passive Solar Elements, Hot Tub, Deck, Heated Garages
MLS#: 6139996

For bidding information visit www.BidRightWay.com

Showings by appointment only, to schedule call Pro Realty Inc. at 888-489-4625.

5% buyer's premium. See bidding site for full terms & conditions. Auctions Ends 2/3/22 at 6PM CT. Auctioneer# 86-120.

SPACIOUS CUSTOM HOME ON ONE ACRE

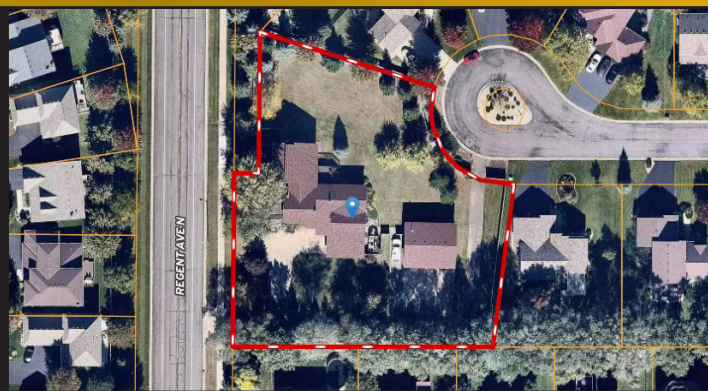
9940 Regent Ave. N
BROOKLYN PARK, MN 55443

ONLINE AUCTION ENDS:
Thu., Feb. 3, at 6PM

*Designed for accessibility with
energy saving features!*

Bedrooms: 4 Bathrooms: 4
Home's Finished Square Footage: 4,079
Sewer/Water: City/Well Fuel: Natural Gas
Heating: Forced Cooling: Central
Acres: 1.00 Year Built: 1986
Garage: 5 (2 attached, 3 detached, heated)

*See bidding site for full terms & conditions.
5% buyer's premium. Auctioneer 86-120.*



REGISTER & BID ONLINE AT
www.BidRightWay.com

Have questions or want to schedule a showing?

Call 888-489-4625

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Cell: 612-701-7965 Email: newhousejc@comcast.net

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Single-Family 360 Client Property View

9940 Regent Avenue N, Brooklyn Park, MN 55443

Listing

Customer Full Display, Single Family Residential, MLS #: **6139996**

Type: **For Sale**

9940 Regent Avenue N, Brooklyn Park MN 55443-0846

This is an Auction property.

Auctioneer License #: **86-120** Auction Type: **Reserve** Buyer's Premium?: **Yes** Auction Date:

Reserve Auction: The high bid is reduced in effect to an offer, not a sale. A minimum bid is not published, and the seller reserves the right to accept or reject any bid within 72 hours of the conclusion of the auction.

Status: **Active**

List Price: **Auction**

Original List Price: **Auction**



Total Bed/Bath: **4/4** Garage: **5** Year Built: **1986**

Map Page: **63** Map Coord: **E4**

Directions:

Zane to 101st to Regent

Style: **(SF) Single Family**
Stories: **Split Entry (Bi-Level)**
Const Status: **Previously Owned**
Foundation Size: **2,179**
AbvGrdFinSqFt: **2,179**
BelGrdFinSqFt: **1,900**
Total Fin SqFt: **4,079**
Acres: **1**
Lot Size: **irregular**
Yearly: **Yearly**
Days On Market: **4** [PDOM: 4](#) [CDOM: 4](#)

TAX INFORMATION

Property ID: **0911921110083**
Tax Year: **2021**
Tax Amt: **\$5,223**
Assess Bal: **\$285**
Tax w/assess: **\$5,507**
Assess Pend: **Unknown**
Homestead: **Yes**

General Property Information

Legal Description: **BLOCK 004 SAINT GERARDS MANOR 3RD ADDN LOTS 6 & 7**
County: **Hennepin**
Postal City: **Brooklyn Park**
School District: **279 - Osseo, 763-391-7000**
Section/Township/Range: **09/119/21**
Rental License Y/N: **No**
Complex/Dev/Sub: **Saint Gerards Manor 3rd Add** Common Wall: **No**
Zoning: **Residential-Single** Accessibility: **Ramp, Elevator/Lift, Counters, Roll-In Shower, Roll Under Accessibili**

Remarks

Public Remarks: **ONLINE AUCTION--Opportunity knocks at this large Brooklyn Park home on one acre. Space for everyone with four bedrooms and four baths (two of the bedrooms are en suite) and large living areas. The home has been thoughtfully designed with many accessibility features and an eye for energy saving with passive solar elements. Home needs some repairs and finishes but they are mainly cosmetic and not mechanical. House is connected to well water but city water is available. Auction ends 2/3 at 6pm. 5% Buyer's Premium.**

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	12x17				Fuel:	Natural Gas
Dining Rm	Upper					Air Cond:	Central
Family Rm	Upper	15x26	Total: 4 3/4:	3 1/4:	0	Water:	City Water - In Street, Well
Kitchen	Upper		Full: 1 1/2:	0		Sewer:	City Sewer/Connected
Bedroom 1	Upper	14x16				Garage:	5
Bedroom 2	Upper	14x11				Oth Prkg:	
Bedroom 3	Upper	11x15					
Bedroom 4	Lower						

Finished Sq Ft **Total Sq Ft**

Abv Grd: **2179** Abv Grd: **2,179**
Blw Grd: **1900** Main Flr: **2,179**
Blw Grd: **2,179**
Total: **4,079** Total: **4,358**

Bath Description: **3/4 Master, Main Floor Full Bath, Main Floor 3/4 Bath, 3/4 Basement**
Dining Room Desc:
Fireplaces: **2** Fireplace Characteristics: **Living Room, Amusement Room**
Appliances:
Basement: **Full, Finished (Livable), Day/Lookout Windows, Egress Windows**
Exterior: **Vinyl, Brick/Stone**
Fencing: **Wood, Partial**
Roof:
Parking Char: **Attached Garage, Detached Garage, Heated Garage, Driveway - Concrete, Driveway - Asphalt**
Garage Dimensions: Garage Sqft: **1,864** Garage Door Height: Garage Door Width:
Out Buildings: **Additional Garage**
Owner is an Agent?: **No**
In Foreclosure?: **No** Lender Owned?: **No** Potential Short Sale?: **No**

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2021 Minnesota Association of REALTORS®, Minnetonka, MN

1. Date _____
2. Page 1 of _____ pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
 7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
 8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
 9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
 10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before
 11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
 12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the
 13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
 14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*
 15. form for further information regarding disclosure alternatives. **This disclosure is not a warranty or a guarantee of any**
 16. **kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for**
 17. **any inspections or warranties the party(ies) may wish to obtain.**

18. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
 19. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
 20. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103,
 21. clause (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
 22. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
 23. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any
 24. other option.

25. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it
 26. inspected by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers "NO" to any of
 27. the questions listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does
 28. not apply. "NO" may mean that Seller is unaware.

29. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
 30. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
 31. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
 32. (6) If any items do not apply, write "NA" (not applicable).

33. Property located at 9940 Regent Ave N
 34. City of Brooklyn Park, County of Hennepin
 35. State of Minnesota, Zip Code 55443 ("Property").

36. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

37. (1) What date did you Acquire Build the home? 2001
(Check one.)
38. (2) Type of title evidence: Abstract Registered (Torrens) Unknown
39. Location of Abstract: _____
40. Is there an existing Owner's Title Insurance Policy? Yes No
41. (3) Have you occupied this home continuously during your ownership? Yes No
42. If "No," explain: _____
43. (4) Is the home suitable for year-round use? Yes No
44. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No
45. (6) Does the Property include a manufactured home? Yes No
46. If "Yes," HUD #(s) is/are _____
47. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

49. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

50. Property located at 9940 Regent Ave N Brooklyn Park MN 55443

51. (7) Is the Property located on a public or a private road? [X] Public [] Private [] Public: no maintenance

52. (8) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.

53. (a) Do you know which zone the Property is located in? [] Yes [X] No

54. If "Yes," which zone? _____

55. (b) Have you ever had a flood insurance policy? [] Yes [X] No

56. If "Yes," is the policy in force? [] Yes [] No

57. If "Yes," what is the annual premium? \$ _____

58. If "Yes," who is the insurance carrier? _____

59. (c) Have you ever had a claim with a flood insurance carrier or FEMA? [] Yes [] No

60. If "Yes," please explain: _____

61. _____

62. NOTE: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes their purchase.

63. Are there any (9) encroachments? [] Yes [X] No

64. (10) association, covenants, historical registry, reservations, or restrictions, that affect or may affect the use or future resale of the Property? [] Yes [X] No

65. (11) governmental requirements or restrictions that affect or may affect the use or future enjoyment of the Property (e.g., shoreland restrictions, non-conforming use, etc.)? [] Yes [X] No

66. (12) easements, other than utility or drainage easements? [] Yes [X] No

67. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A: _____

68. _____

69. _____

70. B. GENERAL CONDITION: To your knowledge, have any of the following conditions previously existed or do they currently exist on the Property?

71. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

72. (1) Has there been any damage by wind, fire, flood, hail, or other cause(s)? [X] Yes [] No

73. If "Yes," give details of what happened and when: _____

74. hail damage to ceiling

75. (2) Have you ever had an insurance claim(s) against your Homeowner's Insurance Policy? [] Yes [X] No

76. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? _____

77. Did you receive compensation for the claim(s)? [] Yes [] No

78. If you received compensation, did you have the items repaired? [] Yes [] No

79. What dates did the claim(s) occur? _____

80. _____

DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT

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92. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

93. Property located at 9940 Regent Ave N Brooklyn Park MN 55443

94. (3) (a) Has/Have the structure(s) been altered? Yes No
95. (e.g., additions, altered roof lines, changes to load-bearing walls)
96. If "Yes," please specify what was done, when, and by whom (owner or contractor):

97. addition 2003

98. _____
99. (b) Has any work been performed on the Property? (e.g., additions to the Yes No
100. Property, wiring, plumbing, retaining wall, general finishing)

101. If "Yes," please explain:
102. See above

103. (c) Are you aware of any work performed on the Property for which Yes No
104. appropriate permits were not obtained?
105. If "Yes," please explain:

106. _____

107. (4) Has there been any damage to flooring or floor covering? Yes No
108. If "Yes," give details of what happened and when:

109. _____

110. (5) Do you have or have you previously had any pets? Yes No
111. If "Yes," indicate type dog, cat and number _____

112. (6) THE FOUNDATION: The type of foundation is (i.e., block, poured, wood, stone, other):
113. poured

114. (7) THE BASEMENT, CRAWLSPACE, SLAB:
115. (a) cracked floor/walls? Yes No (e) leakage/seepage? Yes No
116. (b) drain tile problem? Yes No (f) sewer backup? Yes No
117. (c) flooding? Yes No (g) wet floors/walls? Yes No
118. (d) foundation problem? Yes No (h) other? _____ Yes No

119. Give details to any questions answered "Yes":
120. _____
121. _____

122. (8) THE ROOF:
123. (a) What is the age of the roofing material? _____ ?
124. Home: _____ years Garage(s)/Outbuilding(s): _____ years

125. (b) Has there been any interior or exterior damage? Yes No
126. (c) Has there been interior damage from ice buildup? Yes No
127. (d) Has there been any leakage? Yes No
128. (e) Have there been any repairs or replacements made to the roof? Yes No

129. Give details to any questions answered "Yes":
130. re-roofed after hail less than 10 yrs.

**DISCLOSURE STATEMENT: SELLER'S
PROPERTY DISCLOSURE STATEMENT**

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132. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

133. Property located at 9940 Regent Ave N Brooklyn Park MN 55443

134. (9) **THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:**

135. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): vinyl
136. (b) cracks/damage? Yes No
137. (c) leakage/seepage? Yes No
138. (d) other? Yes No

139. Give details to any questions answered "Yes":

140. nail damage

141. **C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:**

142. **NOTE:** Check "NA" if the item is not physically located on the Property. Check "Yes" for items in working condition. Check "No" for items not in working condition. Working order means all components of the items specified below.

	NA	Working Order	Yes	No		NA	Working Order	Yes	No
147. Air-conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	147. Pool and equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window					148. Propane tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
149. Air exchange system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
150. Carbon monoxide detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	149. Range/oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151. Ceiling fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	150. Range hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152. Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151. Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
153. Clothes dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	152. Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
154. Clothes washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
155. Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	153. Smoke detectors (battery)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156. Doorbell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	154. Smoke detectors (hardwired)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157. Drain tile system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155. Solar collectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
158. Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156. Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
159. Environmental remediation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	157. Toilet mechanisms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
160. (e.g., radon, vapor intrusion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	158. Trash compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161. Exhaust system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	159. TV antenna system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
162. Fire sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	160. TV cable system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
163. Fireplace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	161. TV receiver	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
164. Fireplace mechanisms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	162. TV satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
165. Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
166. Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	163. Water heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
167. Garage door auto reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	164. Water purification system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
168. Garage door opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
169. Garage door opener remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	165. Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
170. Garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
171. Heating system (central)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	166. Water treatment system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
172. Heating system (supplemental)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
173. Incinerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	167. Windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
174. Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	168. Window treatments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
175. Invisible fence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169. Wood-burning stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
176. Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
177. Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
178. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
4. is **not** a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see
8. paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**
11. **broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____
(Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker,
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to
16. the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the
20. Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any
21. information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph
22. IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel
23. from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent
25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,
26. even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the
27. Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts
28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect
29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)
30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or
31. she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him
32. or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In
33. that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or
34. salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one
36. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same
37. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and
38. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This
39. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting
40. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing
41. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose
42. specific information about him or her. Other information will be shared. Dual agents may not advocate for one party
43. to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary
45. duties described below.⁽²⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
47. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

48. Page 2

49. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but
50. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual
51. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**
52. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**
53. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of
54. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in
55. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/
56. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson
57. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or
58. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented
59. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's
60. Broker (see paragraph II on page one (1)).

61. (1) This disclosure is required by law in any transaction involving property occupied or intended to be occupied by
62. one to four families as their residence.

63. (2) The fiduciary duties mentioned above are listed below and have the following meanings:

64. Loyalty - broker/salesperson will act only in client(s)' best interest.

65. Obedience - broker/salesperson will carry out all client(s)' lawful instructions.

66. Disclosure - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge
67. which might reasonably affect the client(s)' use and enjoyment of the property.

68. Confidentiality - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
69. information (such as disclosure of material facts to Buyers).

70. Reasonable Care - broker/salesperson will use reasonable care in performing duties as an agent.

71. Accounting - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

72. (3) If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the
73. opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/
74. Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to
75. purchase/lease properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory offender**
77. **registry and persons registered with the predatory offender registry under MN Statute 243.166 may be**
78. **obtained by contacting the local law enforcement offices in the community where the property is located,**
79. **or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at**
80. **www.corr.state.mn.us.**

MN:AGCYDISC-2 (8/19)

Real Estate Auction Terms & Conditions

This auction is a RESERVE auction. Once the reserve is met, bids are binding. Should the reserve not be met, the seller may elect to accept or work with any of the bids or bidders.

Bidder Registration: Although there is no obligation to bid, all prospective buyers MUST register to bid at <https://wesellfarmsmn.com/>. For assistance in registering or placing bids call Pro Realty Inc. at (320) 274-1341

Earnest Money: \$10,000.00 non-refundable earnest money for winning bidder. Cash, personal and company checks or certified funds will be accepted. Buyer agrees to deliver earnest money and enter into a purchase agreement within 24 hours. Balance in full due at closing. Buyers to have financing arrangements made prior to bidding on the auction with no contingencies (including financing, appraisal, inspection or any other) of any kind accepted in the purchase agreement.

Closing: Within 45 days after the auction at a title company to be determined. Quick Close Possible.

Buyer's Premium: A 5% buyer's premium will be added over and above high bid. Winning bid plus buyer's premium equals the contract price. Example: Total bid price: \$100,000 plus 5% buyer's premium equals a purchase price of \$105,000.00.

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 and clear from any and all liens and encumbrances, but subject to any zoning, environmental, or other municipal, federal and state laws, easements, rights of way or other matters of record. Buyer to accept property in "as-is" condition with no contingencies.

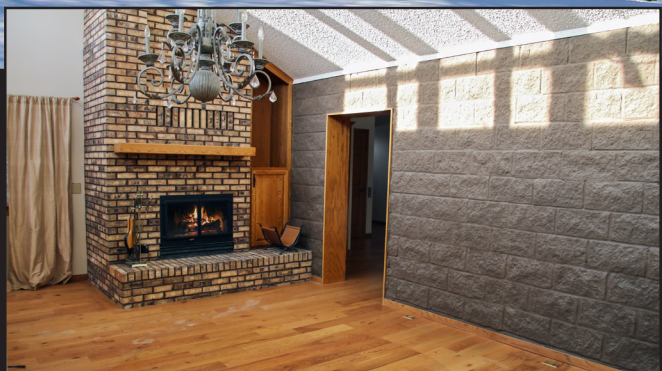
Seller and Auctioneers' Disclaimer: All announcements and updates made by the auctioneer on the website, shall take precedence over any previously written material or oral statements made. Conduct of the auction, increments of the bidding and decisions as to the high bidder will be at the direction and sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection and 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.

Agency Disclosure: Pro Realty Inc. will be a dual agent in this real estate transaction unless buyer has an agent registered prior to bidding per registration requirements.

BY REGISTERING FOR THIS AUCTION, YOU ARE AGREEING TO THESE TERMS.

Auctioneer #: 86-120

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