

COMMERCIAL DEVELOPMENT LAND NEAR INTERSTATE 35 IN OWATONNA, MN



REAL ESTATE
AUCTION
• ONLINE ONLY •



REGISTER & BID TODAY AT: www.ucprorealty.com

xxxx Runway Rd., Owatonna, MN 55060

REGISTER & BID ONLINE TODAY!

AUCTION ENDS: Friday, Dec. 15th, at Noon

Prime Development Opportunity North of Owatonna in the Cabela's District

No minimum. No reserve. Bids start at \$2!

5.74 acres of raw land adjacent to Cabela's and behind Holiday Inn Hotel. Nice level lot with great street access. Paved streets with electric, natural gas and city sewer and water available. North of Owatonna near Clinton Falls on the West side of Interstate 35 in Steele County. Great commercial parcel ready to build your business!

Other businesses in the neighborhood include Comfort Inn, Caribou Coffee, Famous Dave's, Timber Lodge Steakhouse, Sportsman's Grille, Subway, Wendy's, Slumberland Furniture and Kwik Trip. Great shopping area just a few minutes from Owatonna Degner Regional Airport, The Reptile & Amphibian Discovery Zoo and Owatonna Hospital. Great place for a strip mall.

Go to www.ucprorealty.com for more photos of the property and attachments of a Commercial Market Study for the City of Owatonna and Community Details.

MLS#: 4888493 2017 Property Taxes: \$8,530

Multiple PIDs: 17-509-0103, 17-509-0104

Directions: I-35 to County 9/Clinton Falls take exit 45, continue on NW 46th St. to Runway Rd.

PLACE BIDS AT
ucprorealty.com

If you have any questions about this property, need help registering for the auction, need assistance in placing bids, have concerns about the online bidding process OR any other questions you are encouraged to call United Country Pro Realty. Staff will be present for assistance at 140 Elm St. W in Annandale, MN when the auction closes at 12 p.m. SHARP on Friday, Dec. 15, 2017.



Pro Realty

Office: 320-274-1341
140 W Elm St., Annandale, MN 55302

Curtis Weiers, Broker/Owner

Cell: 763-267-2312

Carrie Newhouse, Realtor

Cell: 612-701-7965

Auctioneer # 86-120

TERMS & CONDITIONS

Bidder Registration: Although there is no obligation to bid, all prospective buyers MUST register to bid at www.ucprorealty.com. For assistance in registering or placing bids call United Country Pro Realty at (320) 274-1341. **Downpayment:** Winning bidder pays non-refundable downpayment of 1% of winning bid price. Cash, personal & company checks or certified fund will be accepted. Balance in full due at closing. Buyers to have financing arrangements made prior to bidding on the auction with no contingencies of any kind accepted in the purchase agreement. **Closing:** Must close by 12/30/17 at a title company to be determined. **Buyer's Premium:** A 8% buyer's premium will be added over and above high bid. This will equal the contract price. Example: Total bid price: \$100,000 plus 8% buyer's premium equals a purchase price of \$108,000.00. **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 & clear from any & all liens & encumbrances, but subject to any zoning, environmental, or other municipal, federal & state laws, easements, rights of way or other matters of record. Buyer to accept property in as-is condition. **Seller & 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 & decisions as to the high bidder will be at the direction & sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection & 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:** United Country Pro Realty represents the seller in this real estate transaction. **Sale is subject to seller's confirmation.**