

AUCTION

SUNDAY, SEPTEMBER 26, 2021 • 11:00 A.M.

Auction Location: 921 4th Ave NE • Austin, MN 55912 • **Auctioneers Note:** Bid your price on this property and a variety of Collectibles, Tools, Outdoor Items & More. *Watch for signs!*



Real Estate Sells at 2:00 p.m. unless sold prior to Auction date

Description: 1898 - 3 bedroom, 1.5 bath, newer double detached garage, updated furnace & close to downtown. 1800 sq. ft.

Legal Description: PIN # 34.600.2040, RAILROAD ADDITION 34600 018 LOT 18 & W1/2 LOT 19

Open House: Monday – September 20, 6:00 - 8:00 p.m.
& Saturday September 25, 11:00 a.m. - 2:00 p.m.

Real Estate Terms: 10% buyer's fee - All bidders must provide Thompson Auctions with Bank Approval Letter prior to Auction. Earnest Money to be in form of Certified Check, or bankable check with proof of funds. Earnest Money \$15,000 NON-REFUNDABLE down payment due day of Auction. Absolutely NO contingencies whatsoever. This property sells with owner confirmation. Buyers are responsible for conducting their own research and personally inspecting this property. Broker Participation available- Agents must register qualified bidder/buyers by Thursday, September 3 – 8:00 p.m. Thompson Auction & Real Estate Services LLC makes no representations or guarantees to the buyers and are working solely on the behalf of the Sellers. Property is being sold strictly AS-IS WHERE-IS no guarantees or warranties expressed written or implied. Closing to be held within 30 days from day of Auction. Sellers to provide clear marketable title.

Collectibles: Breweriana (Grain Belt & Others), Toys & Tractors (many repainted), Erector Sets, Radios, Typewriters, Fans, Milk Cans, Galvanized Tubs, More!

Household, Furniture, Tools & Outdoor & Misc: Rocking Chair, Dresser, Cabinet, Wood Hi-chair, Camp Stove, Coolers, 10" Duracraft Table Saw, Mowers, Weed Whips, Snow Blower, Tool Boxes, Yard & Hand Tools, Bikes, Various pieces of Wood/Lumber, Copper Scrap & More!

James Muhlbauer Estate

921 4TH AVENUE NE • AUSTIN, MN 55912

www.ThompsonAuctionService.com



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