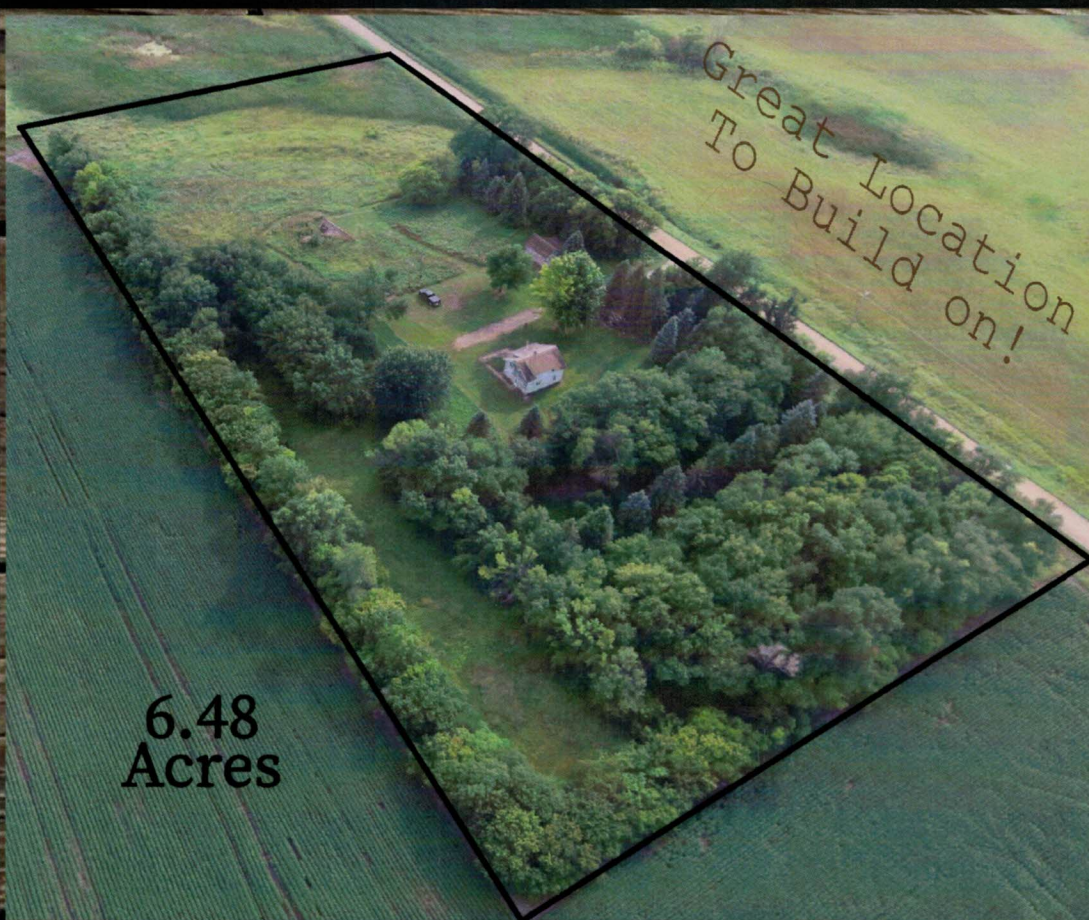


Real Estate Auction

Farm Site Located in Chippewa County



Open House:
Tuesday September
4th from 5-7 p.m.
or by appointment.

Friday September 14th, 2018: 10:00 A.M.

Property Location: 2080 70th Ave. NW Montevideo, MN
(9 Miles North of Montevideo on Hwy 29, 1 mile west)

Auctioneer Notes: After the passing of Dave Hendrickson, his wife Mary Jo has decided to sell their hobby farm. The house and outbuildings are in poor condition and are tear-down ready. The grove is in great shape. This is going to be a LIVE & ONSITE Auction. A Buyer's premium will apply. Possession of the land will take place after closing (approx. 30 days after auction). A non-refundable earnest money deposit equal to 10% of the sale price will be due on sale day. For a complete property prospectus, or if you have any questions about the property, give us a call @ 320-734-4408. Please join us at the property on Friday September 14th at 10:00 a.m. --Fragodt Auction & Real Estate.

For More Pictures and Info, Please Visit www.FragodtAuctions.com

Fragodt Auction Co.

• & REAL ESTATE •

RANDY- 320.808.8731
JACOB- 320.760.3652
NATHAN- 320.297.0578

Terms and Condition

Mary Jo Hendrickson

2080 70th Ave NW Montevideo, MN
56265. Friday, September 14th,
2018 10:00 A.M.

- Any verbal announcements made day of sale takes precedence over any and all advertising.
- Auctioneer is representing the seller.
- A 6% buyer's premium will be added to the final bid.
- The 6% fee outlined previously shall be in addition to the final bid price to equal the full purchase price.
- Real Estate will be sold "As Is, Where Is" with no contingency.
- Seller and auctioneer give no warranties or guarantees; expressed or implied.
- Financing is not a contingency for this auction.
- 2018 Real Estate taxes will be paid by the Seller.
- Buyers should rely on their own information, judgment and inspection.
- Successful bidder will be required to pay 10% down (non-refundable) and sign a purchase agreement immediately following the auction.
- The balance will be due at closing, which will be approximately 30 days after the auction, or when paperwork is completed.
- A Real Estate Attorney will be handling all earnest monies.
- Closing takes place at an Attorney's office.
- A clean and marketable title will be available day of closing.
- Buyer and Seller are responsible for their own closing costs.
- PROPERTY WILL BE SOLD SUBJECT TO OWNER CONFIRMATION.

Disclaimer; the information above and in the prospectus has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

Chippewa County Roads



Map Features

- Roads
 - U.S. Hwys
 - State Hwys
 - County Hwys
 - City Streets
 - County Roads
 - Township Roads
 - Misc. Roadways
- Cities



1 0 1 2 3 4 Miles

1:276969

Apr 24 2002

Warning
Drawing for reference only.
Drawing prepared by Chippewa County for tax purposes only.
Chippewa County does not assume any liability for errors,
omissions or inaccuracies herein contained.
Not to be used for boundary location!

Property Search Report

General Information

Tax Information

History

Parcel Number:
Taxpayer Information:

UTA #/NAME:
School District:
Property Address:
Section/Township/Range:
Acres:
Plat Name:
Description:

12-006-2201
HENDRICKSON, MARY JO
102 S 19TH ST
MONTEVIDEO MN 56265
12 / ROSEWOOD TWP
SD #129
2080 70TH AVE NW
6 / 118 / 40
6.48

W 370 FT OF S 764 FT OF NW 1-4 NW 1-4

New Search

Print Data

[PAY PROPERTY TAXES ONLINE](#)

Property Search Report

General Information	Tax Information	History
Parcel Number:		12-006-2201
Payable Year:		2018
Property Class(es):		201
		0
Total Estimated Market Value:		\$35,900.00
Taxable Land Value:		\$32,600.00
Taxable Building Value:		\$3,300.00
Total Taxable Value:		\$35,900.00
Local Tax Rate:		70.919%
Referendum Tax Rate:		0.20107%
Tax Before Special Assessment:		\$326.00
Special Assessments:		\$0.00
Tax & Special Assessments:		\$326.00
Less Payments to Date:		\$163.00
Balance Tax & Specials Due:		\$163.00
Penalty Due:		\$0.00
Total Amount Due:		\$163.00

New Search

Print Data

PAY PROPERTY TAXES ONLINE

☐ Pay Full Amount (\$326.00)

☒ Pay Remainder (\$163.00)

☐ Pay Other Amount: \$

0.00

Note: Penalties, if applicable, are figured into payment amounts

Start Payment Process

Credit Card Payments by Telephone: 1-877-690-3729

You will need the Chippewa County Jurisdiction Code of 3320 and your parcel number

IMPORTANT: For the transaction to be completed you must wait to receive a confirmation number.

Property Tax Due Dates

Real Estate 1st half May 15th

Personal Property 1st half May 15th

Mobile Home 1st half August 31st

Real Estate-2nd half

(Non Ag) October 15th

(Ag) November 15th

Personal Property 2nd half October 15th

Mobile Home 2nd half November 15th

Taxes that are \$100 or less must be paid in full on the first half due date.

Property Search Report

General Information		Tax Information		History			
Tax Year	Estimated Market Value	New Improvements	Taxable Value	Net Tax Capacity	Net Tax	Special Assessments	Total Tax
2018	\$35,900.00	\$0.00	\$35,900.00	\$359.00	\$326.00	\$0.00	\$326.00
2017	\$35,900.00	\$0.00	\$35,900.00	\$359.00	\$324.00	\$0.00	\$324.00
2016	\$35,600.00	\$0.00	\$35,600.00	\$356.00	\$316.00	\$0.00	\$316.00
2015	\$35,600.00	\$0.00	\$35,600.00	\$356.00	\$300.00	\$0.00	\$300.00
2014	\$35,600.00	\$0.00	\$35,600.00	\$356.00	\$326.00	\$0.00	\$326.00
2013	\$35,600.00	\$0.00	\$35,600.00	\$356.00	\$382.00	\$0.00	\$382.00
2012	\$36,000.00	\$0.00	\$36,000.00	\$360.00	\$417.00	\$5.00	\$422.00
2011	\$36,000.00	\$0.00	\$36,000.00	\$360.00	\$363.00	\$5.00	\$368.00
2010	\$35,000.00	\$0.00	\$35,000.00	\$350.00	\$343.00	\$5.00	\$348.00
2009	\$31,000.00	\$0.00	\$31,000.00	\$310.00	\$341.00	\$5.00	\$346.00
2008	\$31,000.00	\$0.00	\$31,000.00	\$310.00	\$331.00	\$5.00	\$336.00

[New Search](#)
[Print Data](#)
[PAY PROPERTY TAXES ONLINE](#)