

WINTHROP MOTEL & REAL ESTATE OFFERED FOR SALE AT PUBLIC AUCTION WEDNESDAY JULY 22, 2009 SALE TIME 3:00 PM



We will offer for sale the Winthrop Motel, Mobile Home, Garage and Real Estate located at 702 E. 4th Street (Hwy 19) Winthrop, Minnesota

LEGAL DESCRIPTION: (abbreviated) A parcel of land in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section Thirty-Two (32), Township Number One Hundred Thirteen (113), North of Range Twenty-Nine (29) Complete legal description available on request. Parcel #'s R 37 .0713.000 & R 37 .0714.000 of Sibley Co.

GENERAL DESCRIPTION: Property consists of an 11 unit motel with an attached 1-bedroom living quarter w/ office area. 6 units a single bed and 5 units are double bed units. Each room is equipped with a bathroom, bed (s), microwave, small refrigerator, and TV. Living quarters include a large living room, kitchen bathroom and 1 bedroom and office area. Behind the Motel is a 4-unit 1-bedroom apartment complex. Also located behind Motel is a large 34' X 35' garage /storage shed. Adjoining property on the east side is the second parcel that has a 12' X 60' Mobile home. There is adequate parking for all units on the property. Total Overall size of both parcels is 197' X 217.8' (.985 acres). Motel and Apartments have not been in operation since July/August of 2008 and all units and dwelling have some structural & mechanical damage.

TAXES: Current real estate taxes on both parcels due and payable in 2009 are \$3048. Taxes will be prorated to time of possession.

OPEN HOUSE: Open house for you to view and inspect the property will be Monday July 13, 2009 from 4:30 – 7:00 pm

TERMS: 10% down (non-refundable) immediately after the auction. The buyer will be required to sign a purchase agreement immediately after the auction. The balance will be due in full at closing on September 14, 2009 when a clear and marketable abstract of title and warranty deed will be delivered to new buyer. Property is sold "AS IS" with absolutely NO warranty given or implied as to the condition or use of property. All perspective buyers are encouraged to inspect the property before auction. Elbers Auction Service represents the sellers only in this transaction. Sale of property is subject to seller's confirmation. Any announcement made the day of auction will take precedence over any printed material.

AUCTIONEERS NOTE: This is an excellent opportunity to purchase a prime located parcel of real estate to be used for continued use as a motel / apartment business or for future development as property is located directly on Highway 19 on the east side of Winthrop

**LYLE SKALLAND TRUST, OWNER
DAMON T. EISMA ATTORNEY FOR TRUST**

507-283-4828

Elbers Auction Service

Keith Elbers
507-962-3433
920-6131

"Quality Auctions Since 1988"
P.O. Box 196 Hills, Minnesota 56138
www.elbersauction.com

Clark Ahders
712-475-3993