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Principal Auctioneer, Tyler Maas #55-145; Diane Maas, President



ONLINE ONLY REAL ESTATE AUCTION WILDWOOD MEADOWS 40 LOT RESIDENTIAL TOWNHOME SUBDIVISION

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Wildwood Meadows
3700 Wildwood Lane SE
Located at 37th Ave. SE & 20th St. SE
Rochester, MN 55904

**ONLINE BID DEADLINE
TUESDAY, AUGUST 26 – 4:00PM CDT**

ONLINE ONLY REAL ESTATE AUCTION



10 Improved Lots are Builder Ready!



**The 1,614 Sq. Ft., 2-Bedroom Townhomes Have Been Sold
-They are Shown for Reference Purposes Only**

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who at the time of registration, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she hold an interest, is not entitled to a commission.

REAL ESTATE TERMS: 10% Buyer Premium. Attorney Courtney Strean, Stephenson, Sanford, Pierson & Thone, PLC, is overseeing the closing; Attorney Jim Ohly, Ohly Law (507) 289-4529, is closing agent. Online Bidding Opens, Tuesday, August 19 at Noon. Online Bidding Ends, Tuesday, August 26 at 4PM CDT. Real Estate is Selling Subject to Owner Confirmation. Subject to Prior Sale. Real Estate is selling AS-IS, WHERE IS, WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made by the auction company takes precedence over printed materials.

AUCTION MANNER OF SALE: Auction is being conducted online only. **Buyer's without internet access can still bid, contact auction company for details.** You must register to bid at Proxibid.com, or by following the web link on Maas Companies website. Bidding ends Tuesday, August 26 at 4PM CDT. \$20,000 Minimum Certified Deposit due within 48 hours of auction date. If the Deposit is less than 20% of Purchase Price, an additional deposit is due bringing full deposit amount to 20% of the Total Purchase Price within 48 hours of the auction. Signed Sales Contract is due within 12 hours of the sale. Buyer acknowledges that it has had the opportunity to review all Declarations and Association documents and has completed its own due diligence with regard to the Declarations and the status of the Association. Balance due at closing within 30 days. To obtain a Bidder's Kit, please contact the auction company at (507) 285-1444.

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TUESDAY, AUGUST 26 - 4:00PM CDT

Wildwood Meadows

40 Lot Residential Townhome Subdivision

3700 Wildwood Lane SE (Located at 37th Ave. SE & 20th St. SE)
Rochester, MN 55904

**40 Lots Total, 2 are SOLD, 38 Lots Remaining-Including
10 Improved Lots in the First Phase and a Proposed Second
Phase of 28 Lots. Subdivision Sits on Approximately 20.09 Acres,
with 16.48 Acres allocated for Future Expansion.**

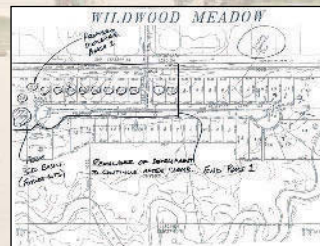
Zoned Mixed Single-Family Extra Residential

Wildwood Meadows is a 20 acre community made up of 40 Townhome lots, located along Bear Creek in southeastern Rochester. Wildwood Meadows welcomed it's first townhomes in 2005 and has a scenic layout with woods, quiet cul-de-sac streets and city utilities. There is a Townhome Association that was established in 2004, but it is currently inactive. Easy access to Highways 52, 63 and 14, just minutes from downtown Rochester and nearby schools and shops.

Completed Townhomes Not Included in Sale

SITE DESCRIPTION:

Original Site Area:	20.09 Acres
Wildwood Meadows Plat: -	3.61 Acres
Unplatted Area:	16.48 Acres
20th Street Right-of-Way: -	.82 Acres
Floodway/Floodplain Area:-	11.73 Acres
Phase 2 Developable Area:	3.93 Acres



LOCATION: Rochester is Minnesota's 3rd largest city and is home to the famed Mayo Clinic, which is the state's 2nd largest employer, outside of the government. The city has long been a fixture on Money Magazine's Best Places to Live. Rochester is known for its top rated schools and offers an array of outdoor activities as well as a unique urban downtown area.

SCHOOLS: Near Pinewood Elementary, Franklin Elementary, Willow Creek Middle School, & Mayo High School

All municipal services are installed to the existing lots and also to the future lots in phase 2.

For Complete Lot Descriptions and Photographs Visit MAASCOMPANIES.COM

INSPECTIONS: Buyers are able to inspect at their convenience or Maas staff will be on location at the following times:

Monday, August 11 from 12 - 1 PM

Monday, August 25 from 12 - 1 PM

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

**BROKERS
WELCOME!
2% Broker
Participation**

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AUCTION DIVISION
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Rochester, Minnesota