

SEALED BID INVENTORY REDUCTION AUCTION

www.maascompanies.com

SEALED BID DEADLINE MONDAY, NOVEMBER 21 AT 5:00 PM

*River Park Subdivision
Residential Home Lots from $\frac{3}{4}$ to 2 Acres!*

Buy One Lot or the Entire Subdivision!

**BROKERS
WELCOME!**
2% Broker
Participation



Zumbro River Walk-Out Lots!

118 Acres To Call Home!

ORONOCO, MINNESOTA USA

MAAS
companies inc



AUCTION DIVISION
507.285.1444
Rochester, Minnesota

SEALED BID INVENTORY REDUCTION AUCTION

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Buy One Lot or the Entire Subdivision!

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MONDAY, NOVEMBER 21 – 5 PM**

RIVER PARK SUBDIVISION

250 5th STREET S.E., ORONOCO, MINNESOTA 55960

River Park is a 118 acre community made up of 85 residential lots, located along the Zumbro River in southeastern Oronoco. River Park welcomed its first families in 2006 and has a scenic layout with woods, winding streets, city water, community septic and family friendly amenities. Oronoco is located north of Rochester on Highway 52, the main north south route between Southern Minnesota and the Twin Cities.

AUCTION MANNER OF SALE:

Journey Developing is Offering the Following:

- Choice of 10 Unsold Developed Lots to be Sold Individually
- 15 Acre Tract with Residence Known as Tract 6/5
- Entirety Purchase of River Park Subdivision

Journey Realizes the best marketing people are the residents that live there. The auction is a perfect opportunity for new or existing residents to get a great deal and help spread the word on what a great neighborhood River Park is!

CHOICE OF 10 BUILDER READY LOTS TO BE SOLD INDIVIDUALLY!

Over 61 Improved Lots Available • Lots range in size from $\frac{3}{4}$ to 2 Acres
Original Selling Prices \$65,000 – \$130,000 • All Builders Welcome
Covenant Restrictions • Winding Paved Roads • Walk Out, Wooded or Open Lots • New Homes are Currently Under Construction

15 ACRE UNDEVELOPED TRACT:

715 Timberline Dr. S.E. • 15 Acre Wooded Tract with Residence, Well and Shared Septic, Known as Tract 6/5 • Was to be subdivided into 14 additional lots • Tract 6 lots 1-5 • Tract 5 lots 25-32

ENTIRETY PURCHASE OF RIVER PARK SUBDIVISION:

Includes All Unsold Lots and Development Land that makes up River Park.

LOCATION: River Park Subdivision is ideally located in Oronoco at 5th Street and 2nd Avenue S.E., a mere three minutes from Highway 52 offering an 8 minute commute to downtown Rochester, 50 minutes to the Mall of America or the Minneapolis-St. Paul Airport. The new 200 Acre Elk Run BioBusiness Park is within 5 minutes of the development. Oronoco is home to the famous Gold Rush antique show every August. Gold Rush welcomes over 400 vendors and 1,200 antique and collectable booths for this well known event. Oronoco residents enjoy the nearby benefits of Rochester while still living in an idyllic Midwest community.

River Park Subdivision also boasts a fantastic family park with 1300' of Zumbro River Frontage. The park highlights include: full playground, regulation size basketball/tennis court, BBQ grills, horseshoe pits, swings, picnic tables and river access for canoeing or tubing.

SCHOOLS: Gibbs Elementary, Kellogg Middle School, Century High School or Pine Island Open Enrollment.

INSPECTIONS: Bidders are welcome to inspect the lots at their convenience, an auction representative will be on location at the following times:

Thursday, November 3

12:00 – 5:00 pm

Sunday, November 20

12:00 – 5:00 pm

Thursday, November 17

12:00 – 5:00 pm

Other times by Appointment.

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

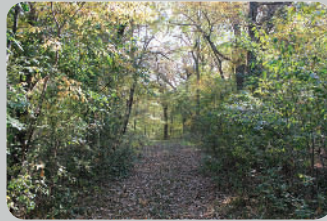
ORONOCO, MINNESOTA

SEALED BID DEADLINE MONDAY, NOVEMBER 21

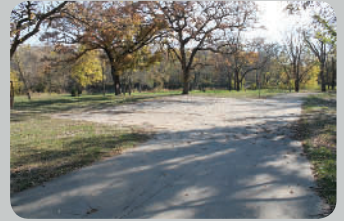
118 ACRES TO CALL HOME!



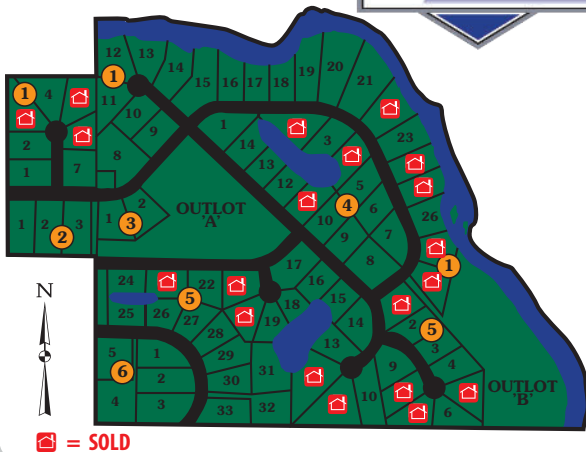
15.9± ACRE DEVELOPMENT TRACT WITH EXISTING RESIDENCE



CITY PARK WITH 1300' OF ZUMBRO RIVER FRONTAGE!!



View the River Park
Subdivision website at:
www.riverparkmn.com



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



FALL DEVELOPER INVENTORY REDUCTION AUCTION IMPROVED & UNIMPROVED RESIDENTIAL LOTS

www.maascompanies.com

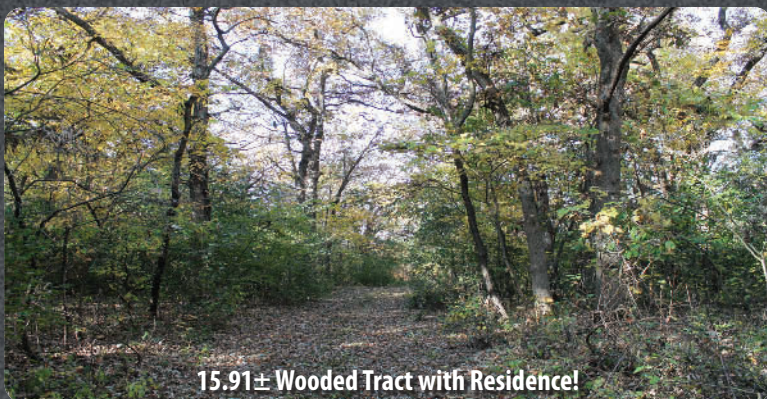
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MONDAY, NOVEMBER 21 – 5 PM

River Park Subdivision
250 5th Street S.E.
Oronoco, Minnesota 55960



Buy One Lot or the Entire Subdivision!

SEALED BID INVENTORY REDUCTION AUCTION



15.91± Wooded Tract with Residence!



City Park with 1300' of Zumbro River Frontage, Tennis/Basketball Court!

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, prior to the sealed bid deadline, 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 Dave Pederson with Wendland Utz, 507-288-5440, is overseeing the closings. Holt Title is the escrow agent handling the closings. Funds are payable to Holt Title Trust Account. Sealed Bid Deadline is Monday, November 21 at 5 PM. Real Estate is Selling Subject to Owner Confirmation. 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: Sealed bids will be accepted by Maas Companies until Monday, November 21 at 5 pm. Sealed Bid offers must be received by the deadline and be accompanied by a first non-refundable deposit of \$5,000 along with a fully completed and notarized bidder kit. Bids must be delivered via traceable courier to Maas Companies Inc. at 6923 10th Avenue SW, Rochester, MN 55902. (507) 285-1444. Deposit monies are payable to Holt Title Trust Account. All bids are subject to Seller's acceptance. At no time may Bidders revoke their Sealed Bid Offers; deposit monies will be returned to non-winning bidders within 7 days. The Sealed Bid Auction process is binding and offers are non-revocable. Buyers should request a Bidders Kit and thoroughly review all documents prior to submitting a sealed bid offer. If you are the successful bidder you will be required to place a 20% NON-REFUNDABLE deposit and sign a sales contract within 24 hours of the bid acceptance. To obtain a Bidder's Kit, please contact the auction company at (507) 285-1444