

2,108 SQ. FT.
COMMERCIAL/
RESIDENTIAL
BUILDING ON
.55± ACRE!

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ONLINE ONLY AUCTION – BIDS DUE BY NOV 4 – 5:00PM

609 North Broadway Ave
Spring Valley, MN 55975

Live Online Bidding
877-505-7770

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ONLINE REAL ESTATE AUCTION



**Last Asking
Price \$92,500
Suggested Opening
Bid \$38,500***

Due to a Death in the Family the Property is Now Available For Sale at Auction • JoAnne Berg/Seller

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed MN broker who, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on the behalf of any business entity in which he/she hold an interest is not entitled to a commission. Broker Participation forms are available online on the Featured Projects page. Broker Participation Forms must be received prior to Nov 4 at 5:00PM.

REAL ESTATE TERMS: 8% Buyer Premium. 20% Certified Deposit Due at time of Offer Acceptance, Balance due at Closing within 30 days. Attorney Jim Ohly, Ohly Law Office, 507-289-4529 will be handling the closing on behalf of the seller. *Real Estate Selling Subject to Owner Confirmation. Real Estate/Property selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. Request Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an agent for seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement posted prior to the end of the auction takes precedence over any material published about this event. Bidders without Internet access should contact auction company for alternate bidding options. To bid visit maascompanies.com/featured projects.

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BID ONLINE NOW!!! BIDDING CLOSES ON FRIDAY, NOVEMBER 4TH AT 5:00PM



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609 North Broadway Avenue, Spring Valley, MN 55975

**Originally Built as a Gas Station in 1931 • Single Car
Attached Garage with Built-In Service Bay • 600
Sq. Ft. Detached Two Story Workshop/Garage with
Heat/Electrical • 3 Bedrooms (2-Main • 1-2nd Floor)
1 Full Bath • 1 Half Bath • Spacious Walk-Out
Basement • All Appliances/Fixtures Included • New
Asphalt Shingles in 2011 • New Bryant Furnace 2011
Large Deck off Dining Area • Move in Condition!
Great Curb Appeal • Conveniently Located on Hwy 63
in Spring Valley • Previously Zoned Commercial but
Switched to Residential Currently
Would Make a Great Location
For Your Business and/or Home!!**

LOCATION: Spring Valley is located in Fillmore County within the midsection
of SE Minnesota's agricultural heartland, surrounded by trails, parks, and streams.
Spring Valley is 27 miles South of Rochester and 50 miles NW of Decorah, IA.



INSPECTIONS: Thursday, October 13 12:00 – 5:00 PM
Thursday, November 3 12:00 – 5:00 PM

Thursday, October 27 12:00 – 5:00 PM
Other Times By Appointment

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

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota