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Diane Maas, President, Maas Companies Inc.

Principal Auctioneer Tyler Maas #55-145.



LENDER OWNED AUCTION

30.06± ACRES RESIDENTIAL PARCEL

13.43± ACRES COMMERCIAL PARCEL

1.34± ACRES COMMERCIAL PAD SITE

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THURSDAY, JULY 27 – 10 AM

Auction will be held at:

Quality Inn & Suites

1200 1st Street NE

New Prague, MN 56071

60%
Increase in
Population
Since 2000!

4,350 cars per day travel on Hwy 19!



LENDER OWNED AUCTION



13.43± ACRE COMMERCIAL PARCEL ADJACENT TO RAVEN STREAM ELEMENTARY SCHOOL



1.34± ACRE COMMERCIAL PAD SITE ADJACENT TO TWO PONDS AT THE ENTRANCE TO RAVEN STREAM VILLAGE SUBDIVISION



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 holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 10% Buyer's Premium. Persons must show \$5,000 Certified Deposit at time of registration to obtain a bidding number. \$5,000 Minimum Certified Deposit due on day of Sale (per tract), with a deposit equal to 20% due within 2 business days, and balance due at closing within 30 days. The Deposit money shall become Earnest Money and is non-refundable. Attorney Mark Merchlewitz, Merchlewitz Law is overseeing the closing. Selling Subject to Owner Confirmation and Subject to Prior Sale. 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 the Auction Company. Any announcement made at the auction takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Valid Government Issued Photo ID required to obtain bidding number.

LENDER OWNED AUCTION

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THURSDAY, JULY 27 – 10 AM 44.83± ACRES OF DEVELOPMENT LAND! Zoned Single Family Residential & Commercial Selling as Three Tracts or Entirety!

Located Adjacent to Raven Stream Village Subdivision, New Prague, Minnesota

PROPERTY #1: 30.06 ± Acres of Residential Development • Known as Outlot E within Raven Stream Village Subdivision • Naylor Avenue & 1st Street Frontage • Zoned R190: Single Family Residential District • Parcel ID: 24-1120-920 • Property Taxes \$ 2,048.00

PROPERTY #2: 13.43± Acres Commercial Land • Municipal Water, Sewer, Natural Gas & Electricity Water & Sewer Utilities located on Adjacent Streets • Highway 19, 11 Avenue & 1st Street NW Frontage • Parcel ID: 24-1090-090 • Property Taxes \$ 8,940.00

PROPERTY #3: 1.34± Acre Commercial Pad Site located within Raven Stream Village Subdivision Great Location and Visibility • Zoned B-2 Community Business • 1st Street NW & 11th Avenue NW Frontage • Parcel ID: 24-1130-030 • Property Taxes \$ 1,620.00

Located in a Booming Community • Excellent Visibility off Highway 19/280th Street West • 4,350 Cars/Day Traffic Count • New Single Family & Townhomes Currently Under Construction In Neighborhood Near New School – Raven Stream Elementary School • Excellent Opportunities for New Owner(s)

Auction will be held at:

Quality Inn & Suites, 1200 1st Street NE, New Prague MN 56071

ABOUT NEW PRAGUE

New Prague's motto is "A Tradition of Progress" and it shows. New Prague has a unique identity as a bridge between rural and suburban/metropolitan areas.

According to statistics from the U.S. Census Bureau, New Prague's population grew just over 60 percent in recent years and will continue to grow into the future.

Located just 45 miles southwest of Minneapolis/St. Paul and in close proximity to Interstate 35 and U.S. Highway 169, residents and businesses enjoy New Prague's small town feel, outstanding amenities and quick access to the Twin Cities.

The City of New Prague is located in two counties, Scott and Le Sueur. North of Main Street (Highway 13/19) is Scott County and on the south side is Le Sueur County. Minnesota State Highways 13, 19, and 21 are three of the main routes in New Prague.



INSPECTIONS: Bidders are encouraged to view the property at their convenience.

Staff will be on-site during the following times:

Thursday, July 6, 10 am – 2 pm

Wednesday, July 26, 1 pm – 5 pm

Live Online Bidding
877-505-7770

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MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

BROKERS WELCOME!
2% Broker Participation

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