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www.maascompanies.com

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Diane Maas, President, Maas Companies Inc.

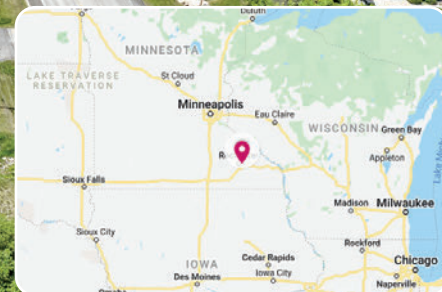
Principal Auctioneer Tyler Maas #55-12003



SEALED BID REAL ESTATE AUCTION

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THURSDAY, JULY 21
SEALED BID DEADLINE 4:00PM
BOB'S TRAILER COURT
**24 PAD MANUFACTURED HOME &
RV PARK ON 2.975± ACRES**
1915 Marion Road S.E.
Rochester, MN 55904



SEALED BID REAL ESTATE AUCTION



PERFECT REDEVELOPMENT OPPORTUNITY FOR A NEW MULTI-FAMILY PROPERTY!



1,734 SQ. FT. 1.25 STORY SINGLE FAMILY HOME, PERFECT FOR ON-SITE OWNER/MANAGE



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.

MANNER OF SALE: 10% Buyer Premium. Sealed bids will be accepted by Maas Companies until Thursday, July 21 at 4 PM CT. Sealed Bid Offers must be received by the deadline and be accompanied by a \$20,000 earnest money deposit (certified check or wire) along with a fully completed Sealed Bid Form. A deposit equal to 20% due within 2 business days and balance due at Closing on or before 30 days. Bids must be delivered by traceable courier to Maas Companies Inc at 6923 10th Ave S.W. Rochester, MN 55902. The deposit money shall become Earnest Money and is non-refundable. Deposit Monies payable to Ohly Law, Jim Ohly is attorney overseeing the closing. All bids are subject to Seller's acceptance on or before Friday, July 22 at 4 PM CT. Bidders will be notified of the Seller's decision in writing via email and/or phone. Buyers are strongly encouraged to submit their highest and best bids by July 21. The Sealed Bid Auction process is binding and offers are non-revocable; buyers should request and thoroughly review all documents prior to submitting a sealed bid offer. Deposits of non-winning bidders will be returned immediately following the auction. To obtain a Sealed Bid Form, please contact the Auction Company at 507-285-1444. Real Estate and Equipment is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. Buyers are urged to inspect the property prior to sale. All information received from reliable sources believed to be correct but not guaranteed by the Auction Company or Seller. Any announcement made during the auction will take precedence over any material published about this event. Auctioneer is Agent for Seller.

SEALED BID REAL ESTATE AUCTION

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THURSDAY, JULY 21 SEALED BID DEADLINE 4:00PM BOB'S TRAILER COURT 24 PAD MANUFACTURED HOME & RV PARK ON 2.975± ACRES

1915 Marion Road S.E. Rochester, MN 55904

PERFECT OPPORTUNITY FOR A NEW OWNER TO REDEVELOP THE SITE TO MULTI-FAMILY HOUSING OR CONTINUE TO OPERATE AS A MANUFACTURED HOME COMMUNITY

Bob's Trailer Court & RV Park is Located just East of the Brand New Longfellow Elementary School and is a Perfect Opportunity for a New Owner to Buy an Open Operating Mobile Home & RV Park in Rochester, Minnesota

Rochester Has Been Voted the #1 Place to Live in America by Several National Publications. Rochester is Home to the Mayo Clinic and Destination Medical Center (DMC). DMC is a 20 Year Economic Development Initiative Worth \$5.6 Billion in Public Infrastructure and Other Projects

Selling As A Package with Land, Single Family Dwelling and 13 Park Owned Homes. POH Include: 1, 3, 4, 10, 14, 19, 20, 21, 22, 26, 27, 28, 29, 2-Tenant Owned Homes: Lot 8, 23 Lot Rent is \$550/month for Tenant-Owned Homes and \$900-\$1,100/month for POH Water, Sewer, Trash is Included, Tenants are Responsible for Electric/Gas

Most Recent Sale: June 2021 for \$1,300,000

Out of State Owner Selling Due to Buying Another Property

Out of State with a 1031 Exchange

County: Olmsted 2022 Taxes are \$11,032 Parcel: 63.07.43.079461 Land Size: 2.975± Acres

Year Built: Single Family Home 1950, Mobile Home Park 1980's

Zoning: R-2 Low Density District, City Would have to

Approve Change to R-3 Medium Density District

19 Manufactured Home Pads

5 Recreational Vehicle (RV) Short Term Pads with Bath House

On-Site Mini-Storage Units Available

1.25 Story 1,734 Sq.Ft. Single Family Dwelling Built in 1950, 1-Bed/1-Bath, Basement/Storm Shelter, 3-Season Porch with 20'x24' Detached Garage City Water, Sewer, Natural Gas, Electricity/Telephone/Cable

REQUEST BIDDER'S KIT FOR COMPLETE DETAILS

AUCTION WILL BE SEALED BID ONLY, NO LIVE AUCTION WILL TAKE PLACE AT THE PROPERTY ON THURSDAY, JULY 21. PLEASE DO NOT DISRUPT RESIDENTS IN THE PARK



INSPECTIONS: Staff will be On-Site During the Following Times:

Tuesday, July 12 9:00-1:00pm

July 19 9:00-1:00pm

Other Times By Appointment

Please Do Not Disrupt Residents in the Park. Occupied Homes/Lots will Not be Available for Inspection.

BROKERS WELCOME!
2% Broker Participation

MAAS
companies inc

Maas Companies Inc
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Rochester, Minnesota

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