

**14,020 SQ. FT.
COMMERCIAL INDUSTRIAL
BUILDINGS ON 3.3 ACRES
PLUS PRINTING EQUIPMENT
5 MINUTES FROM I-94!**

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THURSDAY, SEPTEMBER 11 – 11 AM
1928 West Fir Avenue
Fergus Falls, Minnesota

American Federal Bank, Owner

**Lender
Ordered
Auction**

REAL ESTATE AUCTION

BUILDING FULL OF PRINTING EQUIPMENT!

Call for a Complete Inventory.

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ALL OFFICE EQUIPMENT TO BE SOLD



ALL PRINTING EQUIPMENT TO BE SOLD

REAL ESTATE TERMS: Real Estate bidding not available on line. 8% Buyer Premium. 20% Certified Deposit Due on Day of Sale, Balance due at Closing within 30 days. Attorney Robert Bigwood, Pemberton, Sorlie, Rufer, Kershner (218)736-5493 represents the Seller. Selling Subject to Owner Confirmation. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. See Bidder Kit for Complete Terms. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction will take precedence over any material published about this event. In all transactions, Auctioneer is acting as an agent for the Seller. Valid Government Issued Photo ID required to obtain bidding number. Principal Auctioneer, Tyler Maas #55-060009. Diane Maas, President.

EQUIPMENT TERMS: 10% On-Site Buyer Premium, 13% Web Buyer Premium. All funds are due and payable on day of sale. 7 day removal period; items remaining are subject to forfeiture. Removal arrangements are through the Seller. No equipment can be removed from the site without full payment. Equipment is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. *Equipment is subject to prior sale.

AUCTION

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Lender Orders Immediate Auction!! • Auction will be held On-Site • Plan Now to Attend this Event!!



THURSDAY, SEPTEMBER 11 – 11:00 AM

14,020 SQ. FT. COMMERCIAL INDUSTRIAL BUILDINGS ON 3.3 ACRES



Former On-Demand Graphics
1928 West Fir Avenue, Fergus Falls, MN



#1: 11,200 Sq. Ft. Main Floor with 660 Sq. Ft. Office Mezzanine



Built in 1973 • Steel Frame • 14' Sidewalls
2 Overhead Doors • Truck Well
2- 12 Ton Bryant Rooftop Heat & Air Units
10 Professional Offices with Computer/Phone Wiring
Conference Room • Bathrooms • Kitchen • Epoxy Flooring
Building in Excellent Condition
24,000 Sq. Ft. Asphalt Parking
Multi-Purpose Use • Zoned Industrial I-2



#2: 2,160 Sq. Ft. Metal Quonset Building

Loft • Fluorescent Lighting • Cement Floor
Heated Shop in Rear • Former Owner Used as Storage



**All Printing Equipment will be Sold Piecemeal!
Call for Complete Inventory**

**Both Buildings and Land to Be Sold as One Unit
Excellent Location – 5 Minutes from I-94**



INSPECTIONS: Thursday, August 14 from 2 PM to 5 PM Wednesday, September 10 from 2 PM to 5 PM Other times by appointment.
Thursday, September 4 from 2 PM to 5 PM Thursday, September 11 from 9 AM to 11 AM

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 2% Commission will be paid to the licensed broker who 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.

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REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

**Turn Key
Buildings!**

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AUCTION DIVISION
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