

# LIVE ESTATE AUCTION

**.74 +/- ACRES**  
403 MAIN ST W, LEROY, MN 55951  
**MOWER COUNTY, MN**



Arnet Moe Estate

**AUGUST**

**15**

**6:00 PM**



## PROPERTY DESCRIPTION

This 1940 well-kept home in LeRoy, MN, offers a comfortable living space with 3 bedrooms and 1-3/4 baths. Upgrades like a new steel roof in 2019 and a furnace and air conditioner unit installed in 2018 add to the property's appeal. The large backyard with mature trees provides a serene outdoor space, while the detached 2-car 24x30 garage/shop offers ample storage and workspace. Located along Hwy. 56, this property combines classic charm with modern conveniences such as fiber internet, making it a desirable home for potential buyers.

Auction Location: On property

OPEN HOUSE

**AUGUST**

**6**

**5:00 PM**

## PROPERTY FEATURES

- 1940 3 bed 1-3/4 bath well kept home
- 1568 sq. ft. above ground
- Clean basement /concrete foundation
- New steel roof in 2019
- New furnace & air conditioner unit in 2018
- Large backyard w/ mature trees
- Along Hwy. 56 in LeRoy, MN
- Detached 2-car 24x30 garage / shop
- Nearby convenience store
- Nearby LeRoy - Ostrander School

**Directions:** First House West of BP Gas Station in LeRoy, MN or Across the Street from the LeRoy-Ostrander Public School

See Website for More Info-  
[daviscornersauctionservice.com/realestate](http://daviscornersauctionservice.com/realestate)



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Broker Amy Willet- MN & IA



# TERMS & CONDITIONS

## **SELLER**

Arnet Moe Estate

## **METHOD OF SALE**

Bidding will be started at \$20,000 and will be sold as 1 lot. We will exhaust all bids before the auction is finalized. Seller reserves the right to accept or reject all bids. The auctioneer and seller reserve the right to exclude any person from bidding if there is any concern as to a person's history or fitness to bid or enter into a contract.

## **AGENCY**

Midwest Property Connections LLC and its Agents represent the seller.

## **TAXES**

Taxes will be prorated to the day of closing. Estimated Tax: \$1710

## **CONDITIONS**

All property is sold AS IS - WHERE IS with no guarantees. All bidders are responsible for conducting their own inquiries & due diligence at their risk concerning the property.

## **CONTRACTS & TITLE**

Immediately upon the conclusion of the auction, the winning bidder(s) will enter into a real estate contract/ purchase agreement & provide funds for earnest money to be deposited with the real estate & auction company. Seller will provide a clear title or deed at their expense. Sale is not dependent upon buyer(s) financing.

## **TERMS & POSSESSION**

\$5,000 (non-refundable) earnest money due on auction day. Balance is due at closing. No Buyers Premium. Announcements by auctioneer take precedence over printed matter. Buyer agrees, upon registration to bid, to the terms and conditions of the sale. All information herein contained is from sources deemed reliable but cannot be guaranteed by auction company or seller.

## **CLOSING DATE**

On or Before September 19, 2024