

# REAL ESTATE AUCTION

**JUNE 28, 2008 @ 2PM**



## COMMERCIAL BUILDING 805 E Park Ave; ANACONDA, MT

◆ 3500 SF (approx. 25' x 140') - Built approx. 1930

- ◆ High Traffic Area - Ideal Use: Retail or Office
- ◆ Property will be available for inspections by perspective bidders or their agents
- ◆ “Open House” on SAT, JUNE 21, 2008 from 10am to 4pm or by special appointment
- ◆ Sells by Warranty Deed with Title Insurance
- ◆ Documents available for preview: Title Commitment, newly created warranty deed for transfer, & buy/sell agreement to be signed by successful bidder
- ◆ Seller is offering property “as is” with no warranties of any kind



SELLER'S TERMS OF SALE: Seller requires a NON-REFUNDABLE 20% down payment at close of auction with above mentioned buy/sell agreement to be signed by both Buyer & Seller at that time to be filed in escrow. Down payment shall be in the form of 2 cashiers checks or personal checks w/ irrevocable letter of credit from bank they are drawn on. One check shall be made payable to MT Abstract & Title of Butte for 17% of the purchase price & the 2nd shall be made payable to Hagedorn Auction Co. for 3% of the purchase price. The full 20% down shall be applied toward the purchase price at closing which shall take place no later than 30 days after the auction w/ the 80% balance due at closing or down payment shall be forfeited & immediately released to Seller. Montana Abstract & Title shall be both the closing & escrow agent for this transaction. Seller shall provide a Warranty Deed & Standard Title Insurance for the purchase price, Buyer shall pay for recording of all documents, Seller & Buyer shall equally split closing agent fees & taxes shall be prorated to closing. Seller reserves the right to refuse any & all bids received on real or personal property in this auction.

AUCTIONEER'S NOTES & TERMS: Hagedorn Auction Co. is not a licensed Real Estate Broker or Agent. The Auction Co. & its owners shall in no way be acting in that capacity for either Seller or Buyer. Hagedorn Auction Co. & its owners are acting solely as an independent facilitator providing professional auctioneering services & auction marketing services to the Seller. The Auction Co. will IN NO WAY represent, instruct, or advise either the Seller or Buyer in any transaction that may occur. All parties are strongly encouraged to independently verify to their satisfaction any & all information received & to seek independent legal counsel for review of all documents &/or information (prior to auction day signing) & to conduct independent property inspections if desired. In any case the Auction Co.'s duties shall conclude at the close of auction & depositing of Buyer's 17% down payment with the escrow agent. All further correspondences between the Buyer, Seller & Escrow Agent shall be made directly. If for any reason Seller does not close transaction the Auction Co. shall not be liable to Buyer for any portion of the down payment. Seller is solely responsible to close this transaction &/or refund Seller's 20% down in full. All information on this flyer & for review prior to auction has been provided by the Seller &/or county assessor. The Auction Company makes no warranties as to its accuracy or completeness.

## ALSO SELLING:



2005 XL 1200 RS  
Harley Davidson Sportster

2006 'TNT' 12 Foot  
Enclosed Utility Trailer  
Tandem Axels & Elec Brakes



All statements made on sale day take precedence over all printed material. All merchandise and livestock always sold “as is”. Any warranties made are strictly between the buyer and seller. **You must present a valid drivers license or state ID to obtain a buyer's number, NO EXCEPTIONS.**

We accept cash or personal checks (be prepared to show your check for approval when obtaining a buyer's number).

Attend at your own risk. Hagedorn Auction Co., its owners & employees, are not responsible for any injury or accident.

DOORS OPEN AT 11 am DATE OF SALE for previewing. REAL PROPERTY OPEN HOUSE 10 am to 4 pm SAT, JUNE 21 or by appointment.

# HAGEDORN AUCTION CO.

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