

REAL ESTATE AUCTION

Thursday, June 9 @ 6:00 PM

James Walton Estate, Guardian & Protective Services, Administrator

6012 Horseshoe Bend, Mandan, ND



1020 Square Foot Ranch Style Home: built in 1970s, 3 bedrooms & 1 bathroom up, 2 non-conforming bedrooms down, wooden basement, electric baseboard heat + wood stove. Single attached garage. Large lot.



1962 FORD THUNDERBIRD, V-8, automatic, power windows, leather seats. 70,000 miles. Nice clean interior. Original condition. Has not been run for a while so sold as is but I don't think it will take much to get it running again. Car sold separately from the real estate.

TERMS & CONDITIONS

- Property sold to the highest bidder subject to seller confirmation.
- Property sold "as is". No warranties or guarantees are offered. House needs work and is sold strictly "as is". There are structural issues with this house. All utilities have been turned off.
- The remaining contents of the house including remaining appliances are included in the purchase price.
- Car will be sold separately from the house. Car is also sold "as-is."
- \$5000 down payment made the day of the sale. Down payment is non-refundable unless seller is unable to deliver clear title.
- Final closing within 45 days. Taxes prorated to day of closing.
- To preview either property, please call Rich Fadness at 701-391-5272 (day or evening) or Dean Moos @ 701-527-5353 (after 5:00 pm)
- Property will also be available for viewing 1 hour before sale.

North Star Auction & Appraisal Company

Auctioneers: Dean Moos, Lic. #622, Clerk Lic. #450 (701)667-2935

Rich Fadness, Lic. #563 (701)391-5272

Go to www.northstarauction.com for detailed listing and photos