

# TERMS & CONDITIONS

## I. Terms and Conditions of Auction

The property will be offered for sale as one parcel. The open outcry auction will be held **ONSITE** at 11:00am, Wednesday, September 24, 2014. All bids will be taken without regard to a prospective bidder's sex, race, color, religion or national origin.

A. If you are the successful bidder on this property, you will be required to provide a **10 PERCENT** of the purchase price earnest money deposit. You are also required to complete and sign a standard North Dakota Real Estate Purchase Agreement provided by the Auctioneer.

B. If you are the successful bidder on this property, your 10% earnest money deposit will be held in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before **November 6, 2014**. During the days following the auction, you will be contacted by the closing agent to schedule your closing date and time.

## II. Bidding Procedures

Bids will be taken only by those who show their bidder number. Retain your bidder number for the duration of the auction as you are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or her designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

## III. Purchase Agreement, Marketability, Signing Area

At the auction completion, the successful high bidder must sign a standard North Dakota Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before **November 6, 2014** or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Auctioneer and the Seller assume that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is—where is" condition.

The buyer agrees to hold the Auctioneer and their client(s) harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local and federal codes. The Auctioneer and the seller obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of the property and related information by the buyer is strongly recommended.



## IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of the Purchaser's earnest money deposit.

## V. Closing

At closing, the Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Title insurance will not be furnished and any fees and closing costs regarding determination of title or title insurance purchase will be paid by the Purchaser. An updated Abstract of Record Title will be furnished to the Purchaser prior to close for the Purchaser's attorney to prepare a preliminary title opinion, if desired by the Purchaser or the Purchaser's lender.

## VI. Showing of Property

The subject property is accessible by highway, county and township roads for inspection. **WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS-WHERE IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO THE MARKETABILITY OR THE CONDITION THEREOF.** It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer. Announcements made on sale day by the Auctioneer, Amy Nikolaisen of Can-Do Auction & Real Estate, will take precedence over said printed matter.

We encourage you to inspect any property you wish to bid on. This property is subject to prior sale and bids will be taken until the last and final bid has been taken and accepted. The seller reserves the right to reject or accept any and all bids. **The 2014 Real Estate Taxes will be prorated to the date of close. The buyer will be responsible for the 2015 Real Estate Taxes and subsequent years. Any surveying of the property will be the responsibility of the buyer including the cost thereof.**



7884 68th Ave NE

Cando, North Dakota

# AUCTION

Wednesday, September 24, 11:00am (CT)

Auction Location: Onsite



7884 68th Ave NE

Cando, ND

# AUCTION

Wednesday, September 24, 11:00am (CT)



Towner County Medical Center, Owner



# GENERAL PROPERTY INFORMATION

**Welcome prospective bidders!**

It's with great pleasure that I welcome you to Towner County Medical Center's Commercial Real Estate Auction! The seller and our auction company are offering for sale an outstanding commercial facility located 1/2 mile northeast of Cando, ND. The property features 14 acres of land, the enormous modernized facility including office areas, meeting rooms, commercial-grade kitchen, numerous sleeping rooms with individual baths, recreational areas, a picturesque, manicured yard with surrounding shelterbelt, blacktopped parking lot, individual septic and close proximity to the aggressive ag community of Cando, ND. Feel free to contact me for a showing. The seller and I wish you the best at the auction! See you at the sale!

Best to you,

**Amy Nikolaisen**  
Auctioneer



**Contact: Amy Nikolaisen**  
Auctioneer

**Can-Do Auction & Real Estate**  
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ND Auctioneer's #951 ND Clerk's #644



**Dining room**

**Kitchen**

**Meeting room**

**Bedroom**

**Bathroom**

**Driving Directions:** From Cando, ND, travel east on 1st St (Golf Course Road) for one mile. You'll arrive at the property from the west. Or from Cando, ND, travel east on Hwy 17, turn north on 68th Ave NE & travel 1/2 mile. The property is on the east side of the road.



**Street Address:** 7884 68th Ave NE, Cando, North Dakota  
**Legal:** A tract of land located in the NW 1/4 of Sec 21-158N-66W, described as follows: beginning at the SW corner of the NW 1/4 of Sec 21-158N-66W, said point known as the point of beginning, thence due East along the quarter line a distance of 412 feet; thence North 90 degrees a distance of 466 feet; thence West 90 degrees a distance of 412 feet; thence South 90 degrees a distance of 466 feet to the known point of beginning. Said tract of land containing 4.4 acres, more or less and A tract of land located in the SW 1/4 of Sec 21-158N-66W, described as follows: beginning at the Northwest corner of the SW 1/4 of Sec 21-158N-66W, said point known as the point of beginning, thence due East along the quarter line a distance of 412 feet; thence South 90 degrees a distance of 1,050 feet; thence West 90 degrees a distance of 412 feet; thence North 90 degrees a distance of 1,050 feet of the known point of beginning. Said tract of land containing 9.93 acres, more or less, all in Towner County, North Dakota  
**Deeded Acres:** 14.33 +/- **2013 Real Estate Taxes:** currently exempt (new assessment required)  
**Year Built:** Original split-level portion was in the 1970s, the balance in 2005



**Square feet:** First floor 10,528; Second floor 2,556; Basement 698  
**Water:** Rural **Sewer:** Septic drain-field  
**Electric:** Northern Plains **A/C:** Central Air  
**Heat:** Forced Air (propane) - tanks & contents included  
**Security:** All entry doors have alarms  
**Fire Safety:** All sleeping areas are sprinkled  
**Driveway:** Blacktop  
**Property Layout:**  
**Northernmost Building:** 11 offices, 1 work room  
**Central Building:** 2 meeting rooms, commercial-grade kitchen with large pantry for freezers, refrigerators, etc., large dining area with access to lovely paved patio to the rear, 3 mechanical rooms, storage room, exam room, file room, handicapped-accessible men's & women's lavatories, library area, lounge area & front entrance of-fice  
**Southern Building (2 Stories):** Upper Level: 7 bedrooms with 5 baths, large laundry room, Main Level: 4 bedrooms with 6 baths  
**Southern Building (Split-Level Portion):** Main Level: Family room with fireplace, large recreation room, Upper Level: 2 large living rooms, Lower Level: 2 bedrooms with egress, large bathroom, utility room  
**Basement:** All on crawl space except for the Southern Building with split-level  
All schematic drawings are available for viewing...contact realty company



Cando Auction & Real Estate 877-812-4305

candoauctions.com

