

# ABSOLUTE AUCTION

# 2014 FLOOD HOMES

Wednesday,  
April 30th | 10AM

Steffes Group Facility,  
2000 Main Avenue East,  
West Fargo, ND

## Cass County Flood Property Acquisitions

See complete Listing & Photos Online at [SteffesGroup.com](http://SteffesGroup.com)!



For information contact Rodney or Max at Steffes Group, 701.237.9173

Steffes Group, Inc.  
2000 Main Avenue East, West Fargo, ND 58078  
Scott Steffes ND81, Brad Olstad ND319,  
Auction Coordinators: Rodney Steffes & Max Steffes  
701.237.9173 | [SteffesGroup.com](http://SteffesGroup.com)



# TERMS & CONDITIONS

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus. The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge.

Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

**All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.**

## REGISTRATION OF BIDDERS

- All bidders must register their name, address, and telephone number.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- **THIS IS AN ABSOLUTE AUCTION SOLD TO THE HIGHEST BIDDER WITHOUT RESERVE!**

## PROPERTY SOLD WITHOUT WARRANTY

- All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and **photographs may not depict the current condition of the property.** Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Auctioneer, their Employees or Agents.  
**The property will be sold AS IS and without any warranties or representations, express or implied.**

## SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

## CLOSING

**The successful bidder will be required to sign a Purchase Agreement at the close of the Auction and pay in full the amount of your purchase.**

## SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Auctioneer makes no warranties or guaranties as to the Seller's performance.

## AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller and will be paid by the seller.

## ENVIRONMENTAL DISCLAIMER

The Seller and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to environmental conditions that may affect the usability or value of the property.

## REMOVAL & POSSESSION DATE

**Please note the removal dates & possession dates, as they are different for each home.**

## BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

### How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Get necessary estimates for moving and/or salvage.
5. Check the selling price of previously sold properties.
6. **This sale is not subject to financing.**

## OTHER INFORMATION

- The county is testing each home for the presence of asbestos. If asbestos is found in any home, the county will remove it.
- Any home built prior to 1978, may or may not contain lead-based paint.
- This is a standing structures only auction, all propane tanks are excluded from auction.
- Tree issues will be dealt with on a case-by-case basis. It is on the part of the purchaser to know and address tree issues before acquiring any structures.
- **Please note the removal dates & possession dates, as they are different for each home.**

**The following House Movers were contacted by Steffes Group and have given their consent to be called for moving estimates on this project.**

### Huwe House Movers

2805 13th St SE  
Minot ND 58701  
701.839.6244

### Rick Rossow House Moving

59453 Csah 3  
Litchfield, MN 55355-2163  
320.693.0043 office  
320.221.2994 Rick Rossow cell

### Thein Structural Moving

320.847.2255  
320.594.7025 Jim or  
320.894.7056 Matt  
www.theinmoving.com

### Anderson Building Movers

Neil Anderson  
320.243.8295  
www.andersonbuildingmovers.com

### Schmit House Movers

PO Box 227  
Wyndmere, ND 58081  
701.439.2353 Nick

### Marcus Building Movers

Raymond, MN  
320.967.4621 Garvin  
320.995.6338

### O'Neil Company, Inc.

coppejohn@hotmail.com  
www.oneilhousemoving.com  
800.532.3458 John Coppe

### Carrington House Moving

1495 7th St S  
Carrington, ND 58421  
701.652.2378

### Johnson's House Moving

7858 177th Ave SE  
Wahpeton, ND 58078  
701.642.2240

## NOTE TO MOVING COMPANIES

**There will be a \$3,000 damage deposit required on any house that is moved. The following will be considered damages;**

1. Concrete mixed with dirt. It works best if the material that accumulates from the moving process is segregated on the site.
2. Tree debris cut or trimmed to get access for the structure out of the property including branches, trunks, and stumps. All stumps will be required to be removed by either grinding or pulling.

A full refund will be remitted to the mover upon completion of the move and the inspection by Cass County that the site is satisfactory. If the county deems that the site is not satisfactory, the county will notify the moving company by US mail or email and give the company 10 calendar days to fix the problem. If after the 10 days lapses and the problem has not been fixed, the entire \$3,000 will be forfeited to the county.

# AUCTION INFORMATION

## ABSOLUTE AUCTION CASS COUNTY FLOOD PROPERTY ACQUISITIONS

LOCATION: All homes will be sold at Steffes Group, Inc., 2000 Main Ave East, West Fargo, ND

**WEDNESDAY APRIL 30, 2014 | SALE TIME: 10:00 AM**

**OPEN HOUSE: Saturday, April 26 from 1:00 PM to 3:00 PM**

- All homes sold "TO BE REMOVED or SALVAGE" in **AS IS CONDITION!**
- All buyers will enter into a purchase agreement and pay in full on sale day.
- [Please note the removal dates & possession dates, as they are different for each home.](#)
- Copy of purchase agreement, pictures, property descriptions, maps and much more available by request or online at SteffesGroup.com
- Properties have a number reference along with the address, organized below.
- **Contact Rodney or Max at Steffes Group with all questions, 701.237.9173**

### SOUTH FARGO

### PAGE#

**#85**, 2505 100th Ave S.  
3 bdrms, 1 bath, 1,398 sq. ft. rambler, built in 1961.  
**Must be moved by May 21, 2014.**  
Possession available auction day..... 4

**#85A**, 2505 100th Ave S  
30'x24' detached garage,  
8-1/2 W x 8' H garage doors.  
**Must be moved by May 21, 2014.**  
Possession available auction day..... 4

### CHRISAN

**#98**, 7110 Chrisan Blvd.  
3 bdrms, 1 bath, 1,488 sq. ft. rambler, built in 1974.  
**Must be moved by May 21, 2014.**  
Possession available auction day..... 4

**#98A**, 7110 Chrisan Blvd.  
12' x 12' shed.  
**Must be moved by May 21, 2014.**  
Possession available auction day..... 4

**#101**, 7206 Chrisan Blvd.  
3 bdrms, 2 baths, 1,306 sq. ft. rambler, built in 1974.  
**Must be moved by May 21, 2014.**  
Possession available auction day..... 5

### BUTCHER BLOCK

### PAGE#

**#305**, Sayler-17552 Pfiffer Dr.  
3 bdrms, 2 baths, 1,491 sq. ft., built in 1998.  
**Must be moved by June 15, 2014.**  
Possession available May 15, 2014 ..... 5

**#305A**, 17564 Pfiffer Dr.  
12' x 10' shed.  
**Must be moved by June 15, 2014.**  
Possession available May 15, 2014 ..... 5

**Red Garage**, 17565 Pfiffer Dr.  
red garage, 25' x 25', 10'W x 7'H overhead door.  
**Must be moved by May 21, 2014.**  
Possession available auction day..... 6

### NORTH FARGO, ND

**#302**, 1319 64th Ave N.  
3 bdrms, 2.5 baths, 2,708 sq. ft. 2-story, built in 1997.  
**Must be moved by May 21, 2014.**  
Possession available auction day..... 6

# 2505 100th Ave S, S. Fargo

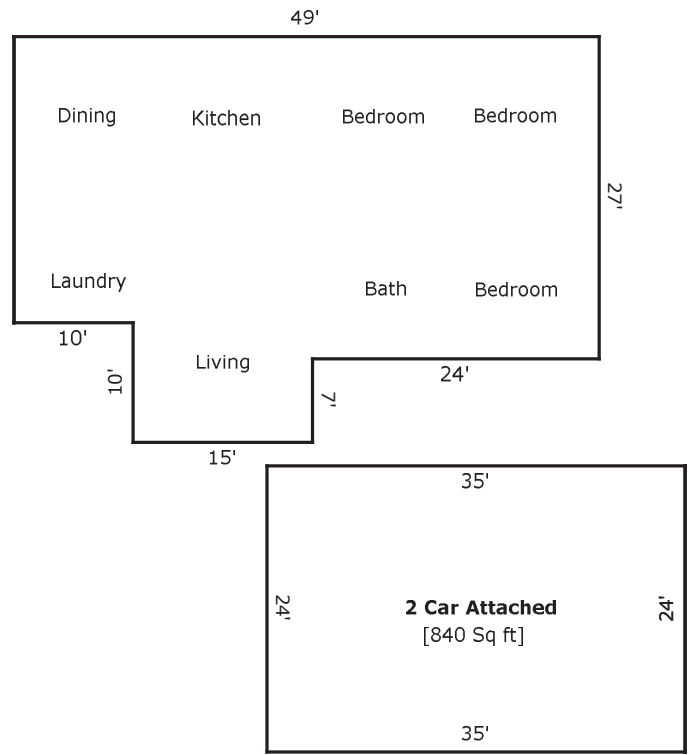


**#85A**

30'x24'

## Co. Ref. #85

**First Floor**  
[1398 Sq ft]



# 7110 Chrisan Blvd., Fargo



**#98A**

12'x12'

## Co. Ref. #98

**First Floor**  
[1548 Sq ft]

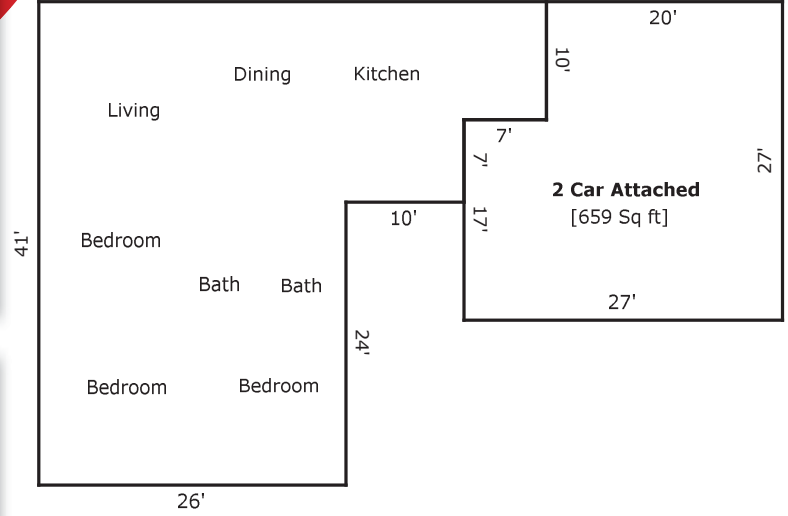


# 7206 Chrisan Blvd., Fargo

Co. Ref. #101



**First Floor**  
[1306 Sq ft]  
43'



# Sayler - 17552 Pfiffer Dr., Fargo

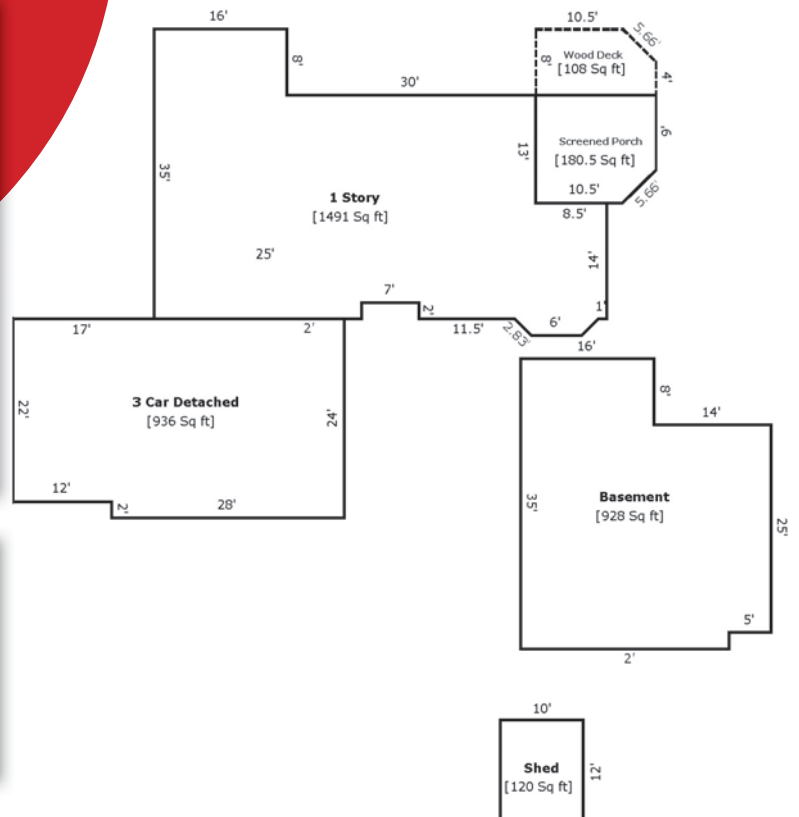
Co. Ref. #305



#305A

12'x10'

Large Elevated Paver Patio Along Rear and Around Sides of Home



# 17576 Pfiffer Dr., Fargo

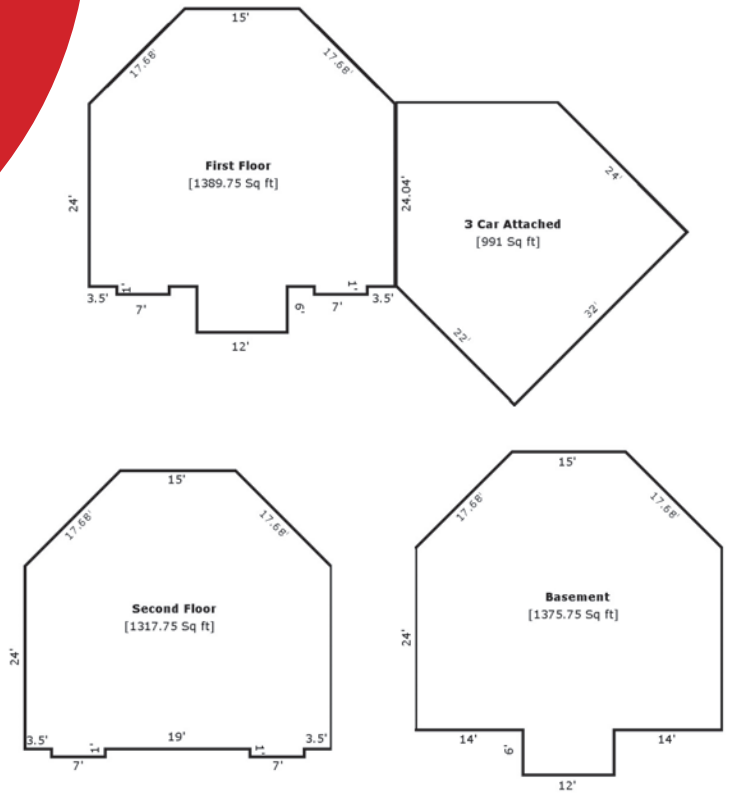
# Red Garage



25'x25'

# 319 64th Ave N., N. Fargo

# Co. Ref. #302



#302

20 2

Oakport

Reile's Acres

Fargo

Dilworth

Center Ave E

Gly

Main Ave E

Main Ave

336

94B

11

8th St S

Frontier

#98

#101

Sabin

#85

29

75

Red Garage

#305

# ABSOLUTE AUCTION

# 2014 FLOOD HOMES

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