

Selling at Auction Saturday, May 19, 2007 12:00 Noon



(Registration & inspection starting at 10:00 a.m.)



Inspection Dates:

April 22 2 - 5 p.m.

May 13 2 - 5 p.m.

The M.W. Comfort House (1934) 701 Ninth Avenue SW, Rochester, MN.

Historic home designed by Minnesota architect Edwin Lundie, featuring:

- formal living room w/ fireplace
- formal dining room w/ Austrian crystal chandelier & French doors opening to patio & garden
- library w/ built-in shelving
- 4 bedrooms, 3½ baths, including master bedroom suite w/ fireplace, full bath & 3 closets
- custom-designed pantry for storage of silver, linens, china & glass
- hardwood floors throughout
- unique detailed lighting inside & out
- full basement w/ one finished room w/ fireplace, a wine cellar, laundry, storage & furnace rooms
- attached 2-car garage
- easy walking distance to Mayo Medical Facilities & downtown
- close to schools, parks & shopping centers
- visit www.pillhillhomes.com for many more details!

Owner: Dr. Vernon R. Mattox; Bridget Dahle, Conservator; John Kruesel, Auctioneer, Minnesota License #55-83, member CAI, MN State Auctioneers Association; Rick Gentling, Gimbert Realty. Contact: 507-289-8049. **The information contained in the advertisement as to the property description and terms and conditions have been prepared by Dunlap & Seeger, P.A., Attorneys for the Conservator.**

Terms and Conditions

- \$40,000.00 down payment on May 19, 2007 (auction date), as earnest money, payable to *Dunlap & Seeger PA Trust Account* by cashier's check or personal check with a bank's letter of commitment.
- Closing on or before July 10, 2007. Buyer's earnest money is nonrefundable if they fail to perform at Closing. Balance of purchase price due at Closing.
- 2007 real estate taxes prorated between Seller and Buyer as of Closing.
- Property offered "As-Is." A qualified third party inspection report available. No survey will be completed.
- Terms of purchase agreement take precedence. A Copy of purchase agreement available upon request.
- Seller reserves right to take a recess during the bidding.
- Any announcements made on Auction Day take precedence over printed material.
- Seller pays 2% of purchase price upon successful Closing to a Licensed Real Estate Broker representing the successful bidder. Licensed agents representing potential buyers need to sign a registration form at least 24 hours before the auction to be eligible for the 2% payment.
- Seller will have the right of confirmation.
- Final purchase agreement subject to court approval.



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