Pifer's
COMMERCIAL AUCTIONS

Former Lake Park School
Lake Park, MN

COMMERCIAL DEVELOPMENT AUCTION

Thursday, September 10, 2020 – 5:00 p.m.

Auction Location: On Site: 420 Lake St. • Lake Park, MN

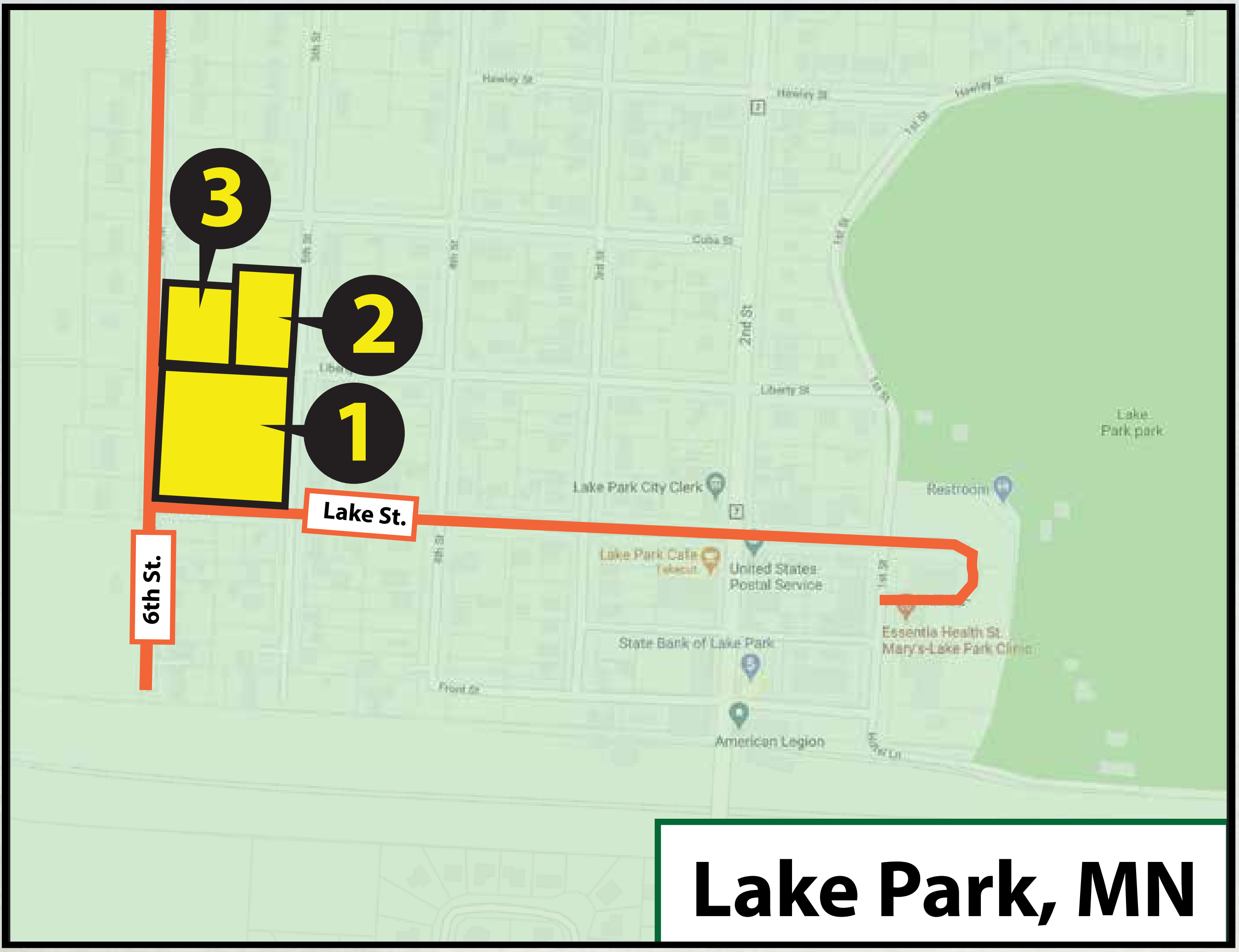
So Much Potential to Develop or Start Your Business!

OWNER: Lake Park Development, LLC

www.pifers.com 877.700.4099

General Information

AUCTION NOTE: Property has been idle since Lake Park built a new school on west side of Lake Park. Property includes 9 City lots to the north of School Building as well as 6 lots lying east of building. Classroom portion of structure consists of two levels and were utilized as classrooms, theatre, offices and shop. School/ classroom portion constructed in the early 1960's with the gym and lockers etc. being built in early 1980's. Structurally very well built with tremendous potential for re-development. Presently Zoned R-1 -Single Family Residential. Re-zoning will allow for many additional possibilities. Shop and gym could be put to use very quickly with excellent income potential with endless possibilities and business opportunities. Let your imagination and entrepreneur spirit guide you to the variety of potential uses this building and property could provide.



Terry Skjerseth
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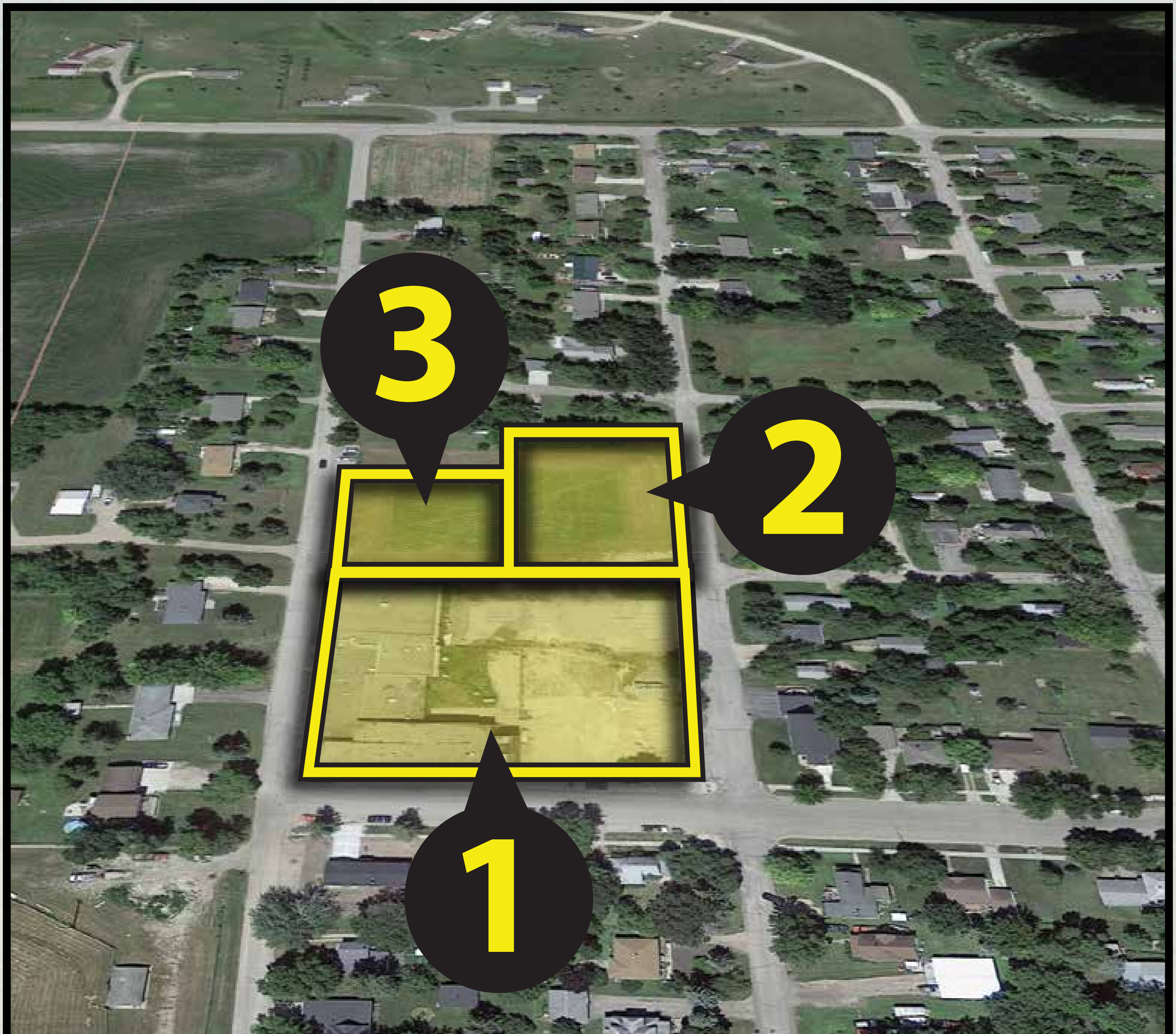
Overall Property

Previously, there was a TIF (Tax Incremental Finance) District set up for a planned Multi-family housing project. The TIF is at $600,000. The TIF dollars can be divided between the 3 parcels if purchased by separate buyers based on % of total purchase price if separate buyers. The TIF District is still set up with Becker County. Previously Planned project was for a Proposed Senior Living Center and much preliminary work was completed on this plan including Prospective Appraisal and Housing Assessment for the Lake Park, MN area. Owners have advised that these reports will be available for review by the registered bidders at Auction. PPifer's does not represent the continued availability of the TIF District and future buyer may need to visit with City of Lake Park as well as Becker County. All discussions with county and City of Lake Park indicate that continuance of TIF District will not be an issue with new owner.



Overall Property Information

Includes Parcels 1-3 (City of Lake Park) Property Data

Land & Building: 3.56 +/- Acres

Building: 32,670 sq. ft

Taxes (2020): $588.00 **

Tax Parcel: 51.0171.000

** New tax parcel numbers will be set up after auction if sale is to separate buyers.

Minimum Acceptable Bids

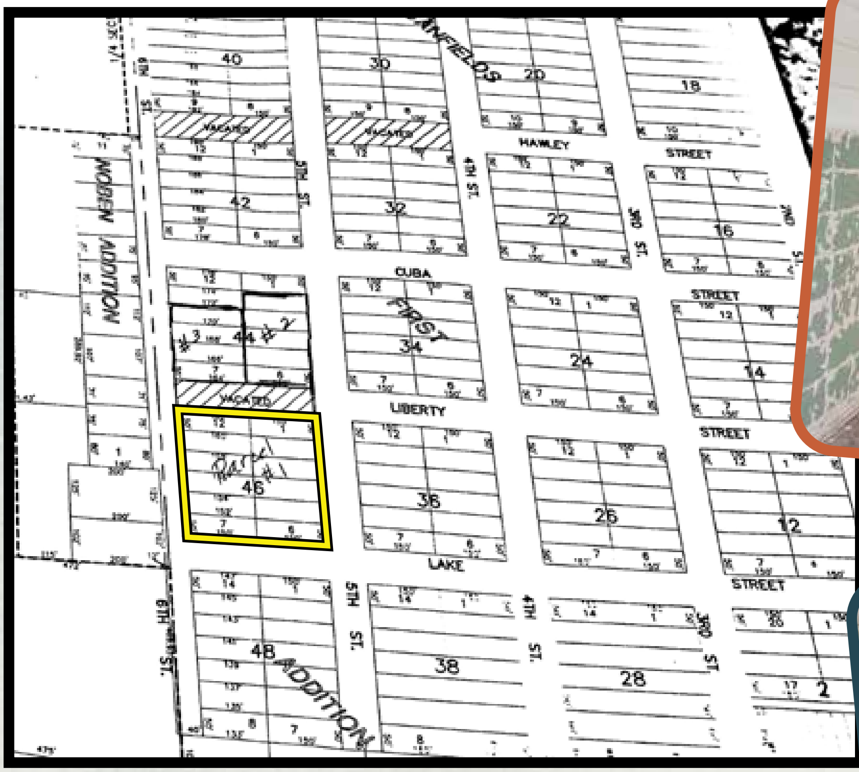
Parcel 1: $25,000

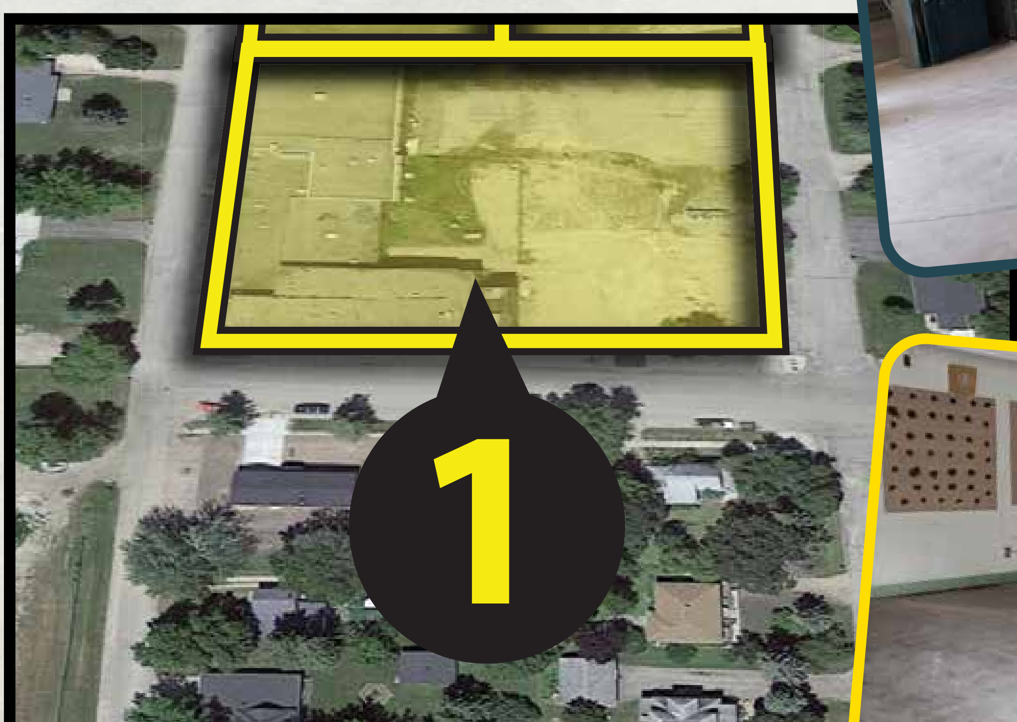
Parcel 2: $21,000

Parcel 3: $18,000

Parcel 1

Old Lake Park school, gym and lots to the east of school as described herein. School is described and located on Lots 1-12 of Blk. 46 of Canfields First Addition. Also included on north side of school is vacated portion of Liberty St. that will be included with Parcel One. See Plat of Canfield's First Addition. Lot size is approx. 150' x 50'.

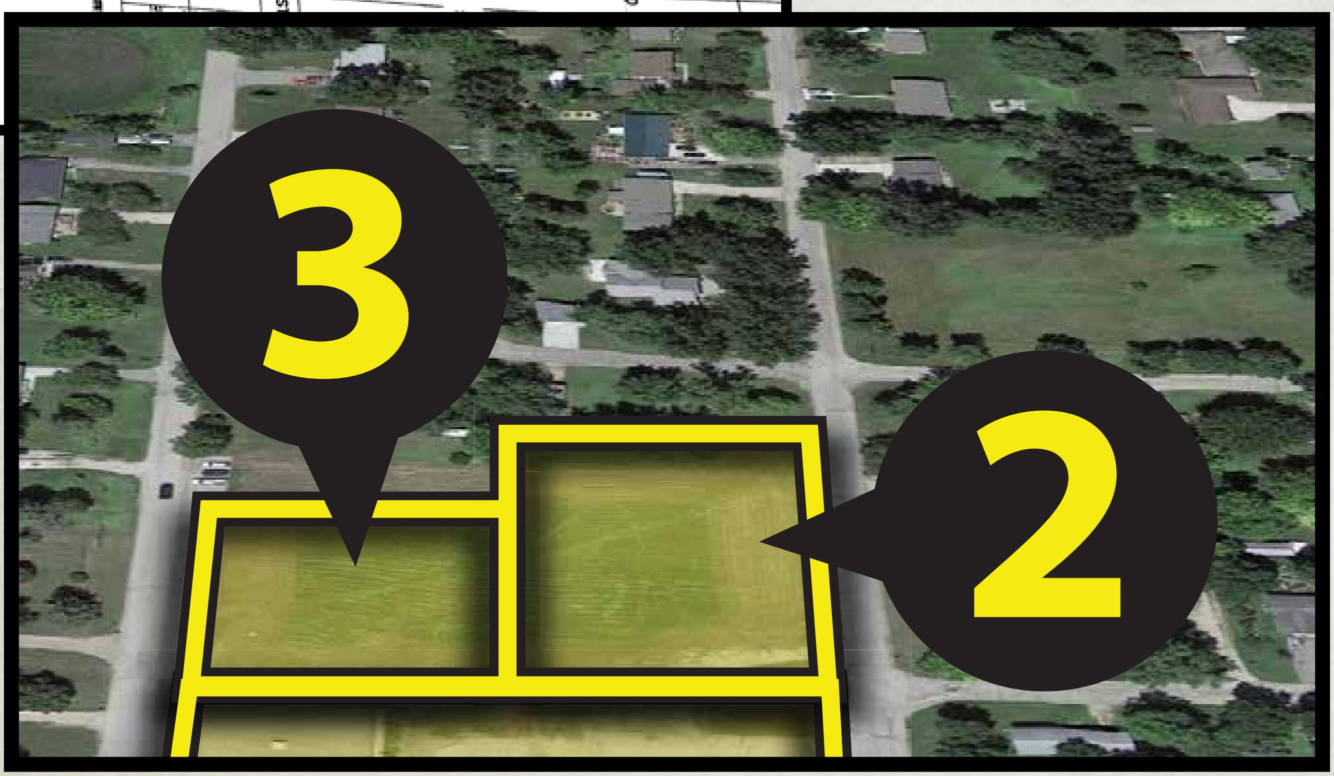




Parcels 2 & 3

Parcel 2: Lying NE of school building and adjacent to 5th St. which runs N & S . Parcel includes Lots 2-6 (5 City lots) described as Lots 2-6 of Blk. 46, Canfield's First Addition. Lots are 50' x 150'.

Parcel Three 3: Lying directly north of school gym and adjacent to 6th St. which runs N & S. Parcel includes 4 lots described as Lots 7-10 of Canfield's First Addition. Lot size is approx. 50' x 168'.



Terms & Conditions

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money 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 8/31/20. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. 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 his 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 time the auction is complete, the successful high bidder must sign a standard 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 August 31, 2020, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction Company and the Seller assumes 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 Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

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 Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by 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 Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO 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.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction Company, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

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, Pifer's Auction Company.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction Company, Kevin Pifer, MN #14-106.

Pifer's