

A NOLAN SALES ONLINE ONLY AUCTION

on the Commercial Building & 22 Acres of

KURT & KATHY FRENCH

1001 South State Street, Merrill, WI 54452

BIDDING STARTS ON MONDAY, JUNE 24TH AT NOON
and ENDS ON FRIDAY, JUNE 28TH AT 4:00 PM.

LOCATED in the City of Merrill on County Hwy Q / South State St.

COMMERCIAL BUILDING ON 22.66 ACRES OF LAND in the City of Merrill. Building consists of a 50' x 85' office and a 58' x 125' shop with (4) 14'x16' overhead doors, (2) 11' x 70' 200,000 lb. scales, and an 89' x 125' hangar-type building. This property would be suitable for a variety of uses. Former chip mill factory.

OPEN HOUSE: There will be an **OPEN HOUSE** on **SATURDAY, JUNE 22nd**, from **11:00 AM to 2:00 PM** for buyers to view the property. A representative of Nolan Sales will be present at the site to answer questions. Property can be viewed at any other time by appointment.

REAL ESTATE TERMS: High bidder shall sign an Offer to Purchase and related documents and put down ten (10%) percent of the final sale price within 2 business days of auction ending. Offer will be written as a cash offer not subject to financing, and the transaction will be closed by a title company to guarantee clear title. Closing to be held within 30 days of auction ending. All property is being sold "As Is - Where Is" with no warranties either expressed or implied. Online auction will have a soft close (if someone bids in the last 3 minutes of auction it will extend another 3 minutes).

Earnest money shall be held in Nolan Sales LLC Real Estate Trust Account - cash or personal check.

SALE CONDUCTED BY:

NOLAN SALES LLC

P.O. Box 486, Marion, WI 54950 * (715) 754-5221 or toll-free 1-800-472-0290

Tim Nolan & Gerald "Sonny" Nolan, Reg. WI Auctioneers, Lic. #165 & #142

Visit our website at www.nolansales.com and click on "Online Auctions"