

PRE-auction offers
will be considered

Real Estate Auction

October 3, 2006 - 6:00 p.m.

Private
showings
by appointment
and Open viewing
Thursdays
5p.m-8p.m.- barns
only.



Oasis Equestrian Center 13356 347th St., Lindstrom, MN

Directions: Hwy 8 East to County Rd. 20, N. 3 1/2 miles, Left on County Rd 9, 1 1/2 miles on right

FROM HORSES TO HOUSES

Cathie Lunzer REALTOR® , Broker • Cell: (612) 205-2256
Office: (651) 674-0074 • Owner/Agent

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Located just 45 miles NE of the Twin Cities, this full service Equestrian & Event Center is being offered for sale as a "turn-key" operation to include panels, rings, round pens and stalls, feeders, PA systems and office trailer...as they are seen at the property, with exception of machinery. All buildings and current rental house sits on 12 acres and includes an additional building site already approved. Additional 10 acres available (2- 5 acre lots) each with an approved building site.



2001 - 5 bdrm/4bath
house w/rental
income of \$2200
per month

Indoor Arena: 100x250 Winkler Canvas building constructed in 2003. This arena is attached to the main stables by an additional 50x60 Winkler Canvas building used for overflow & storage. 8 ft. sides are constructed of steel to tie in with stable barn and sides roll up on both North & South sides of building for air flow. Great footing conducive to a variety of disciplines. Plywood surrounds entire interior of arena and large windows cover most of east side of arena overlooking 140x240 outdoor arena. Large 13x14 ft. overhead door & 2 dutch wood doors cover most of West end of arena.

Stables: 60x144 heated pole barn with 29-10x12 box stalls, handicap accessible bathroom (with shower), lounge, office, 2 large tack rooms & 2 wash bays.



Outside Paddocks are all constructed of steel pipe. 6 20x50 w/lein 2 shelter & automatic Richie waterers, 2 40x 50 w/lein 2 and 10 daily letout areas.

Additional Buildings:
60x60 Winkler w/ 4 10x15 stalls and 38x54 pole barn



ALL 2006 scheduled events WILL still take place and all 2006 memberships WILL be honored.

Oasis Equestrian Center



Auctioneer license # 86-65

Rick Berens: broker/auctioneer and 763-295-8150

www.the REALestateAUCTIONEERS.com

Broker participation-3% to buyer brokers only if registered 72 hrs. prior to auction-call for details

Terms: The successful bidder will be required to deposit \$10,000 down day of auction w/ balance due at closing, closing: within 30-60 days Broker participation: Call Alliance Real Estate for details Buyers Premium: 8% buyers premium will be added over and above the high bid to equal the contract price* *Offers prior to auction will have reduced buyers premium of 4%. Auction will be cancelled if sold prior to auction-ALL OFFERS CONSIDERED (CONTINGENT & NON)-call for details