

REAL ESTATE AUCTIONS

Faster Results

No Negotiations

No Contingencies

Upward Pricing

True Market Value

Maximum Exposure

More Buyers

Higher Net Return

**WANT MORE INFORMATION, CONTACT
*McLaughlin Auctioneers***

Real Estate Auction Marketing Group
Brokerage by Kvamme Real Estate
Dave McLaughlin, Auctioneer & Realtor
Jim McLaughlin, Auctioneer
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Hill City, Grand Rapids & Dilworth, MN

**Conducting all types of
Auctions since 1985**

Call us for all of your auction needs

Note: This is not an attempt to solicit Real Estate that is currently listed with a Licensed Real Estate agent or Broker

MCLAUGHLIN AUCTIONEERS
P.O. BOX 185 • Dilworth, MN 56529

SELLING REAL ESTATE?

Want to get top dollar and true market value for your property?

Do you want to be in control of when your property will sell?

Would you like to sell your real estate fast?

Then you should consider a
Real Estate Auction



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REAL ESTATE
AUCTION
Marketing Group



WHY A REAL ESTATE AUCTION SHOULD BE YOUR FIRST CHOICE!

FASTER RESULTS!

Auctions set a specific date for the sale and closing. We can market, sell, and close your property in most cases as little 60-75 days. No waiting 3, 6, 12 months or years for your property to sell.

NO NEGOTIATIONS!

You, as a seller, set the terms and conditions of auction in advance. You are in control.

UPWARD PRICING!

Price is negotiated up by competitive bidding, not down by offers and counter offers

TRUE MARKET VALUE!

Auctions find the true value of property. You may find that your property is worth more than you imagined.

MAXIMUM EXPOSURE

High intensity, specific advertising highlights your property obtaining maximum exposure and price!

MORE BUYERS!

Auctions allow all qualified buyers a chance to own the property not just one. The terms of the auction qualify the buyer. Auctions are done without contingencies! Remember, it doesn't matter if you are selling at auction or by a traditional listing, the "Buyer"... not the seller... will ultimately determine the purchase price. It only makes sense to

have all the qualified buyers bid competitively to obtain the highest and true market value for the property, (it could be higher than you think).

Did you know "Real Estate Auctions" can sell all types of property?

- RESIDENTIAL
- COMMERCIAL
- LAKESHORE
- HOBBY FARMS
- RECREATIONAL
- INDUSTRIAL
- ESTATE PROPERTIES
- BANKRUPTCY
- FORECLOSURE
- DISTRESSED PROPERTY
- FARM & HUNTING LAND



Facts:

- According to the National Auctioneers Association, in 2006 more than 56.3 billion dollars worth of Real Estate was sold at auction nationwide.
- "McLaughlin Auctioneers" and "Real Estate Auction Marketing Group" has conducted over 50 Real Estate auctions in the last 24 months and has sold over 90% of the properties that were offered. Our results speak for themselves.
- It is projected that by 2010 over 30% of all Real Estate sold nationwide will be sold through the auction method of marketing.
- Real Estate Auctions produce results in all markets. Auctions motivate buyers to take action whether it is a buyer's or seller's market.
- When you compare what it cost to hold, and maintain a property (i.e., mortgage payments and interest, taxes,

maintenance, etc.) Real Estate Auctions usually net the seller more funds at closing than other marketing techniques.

REAL ESTATE AUCTIONS WORK!

HERE'S THE BOTTOM LINE.

There are very few properties that can not be sold through the auction method of marketing if a seller is truly motivated and has realistic expectations of what their property is worth.

Why over price your property just to have to do several price reductions to finally get to the "true" market value?

Remember it is ultimately a "buyer" who will determine the selling price.

The auction method of marketing is the only way that you have **ALL** of the qualified buyers compete for your property... You may get more for your property than you expected.

Auctions provide faster results, upward pricing, find true market value, and higher net returns.

That's the bottom line!
Call us today for a no-obligation analysis of your real estate.
