Online Auction Date:
Thursday, September 13, 2018
10:00 am - 2:00 pm ET (9am-1pm CDT)

Inspections: No set days or times
Water access only  (Transportation not provided)

3-Step Registration:
1. Create an account with CWS and validate with credit card information (only required once).
2. Visit auctions.cwsmarketing.com and click on “Register to bid.” Required for each property bid on.
3. Mail Bid Deposit Form (found online) with the deposit check to arrive no later than last business day before the auction.

Deposit:
$5,000 cashier’s check per property made payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

For more details visit the Treasury website at:
www.treasury.gov/auctions/treasury/rp and click on upcoming auctions. If all your questions are not answered on the website, or you do not have internet access, please call the Public Auction Line at (703) 273-7373.

17 Acre Island on Lake Mink, Maple Lake, Minnesota 55302

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. 17.07 ± acre island located on Lake Mink in Wright County. The island is mostly treed with a small clearing for docking (unsure of the condition of the pavilion on the island). Lake Mink is approximately 280 acres and popular for fishing and boating. Maple Lake is located approx. 25 miles from St. Cloud and 45 miles from Minneapolis. To Visit Island: There is a public access boat ramp located at 6810 80th Street NW in Maple Lake that has the shortest boat ride to the island. Transportation is not provided.

Property Details:
Site Area: 17.07 ± acres
Parcel No: R-206-000-243100
County: Wright
Utilities: Unknown
2018 Taxes: $1,324.00 ±
Zoning: Unknown
ELIGIBILITY OF BIDDERS: The bidder warrants that he/she is not: (a) under 18 years of age; (b) an employee of any department or agency of the Federal Government; (c) a member of a household of the employee in (b), above; (d) the Contractor, subcontractor or vendor, or their agent who has access to information concerning the property to be sold at U.S. Department of the Treasury auctions that is not generally available to the public; (e) presently debentured or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 104.6; or (f) the party, or agent of the party, from whom the property was seized.

The Contractor's subcontractor may not act as a third party in purchasing U.S. Department of the Treasury real property that is or has been in their custody or control. For breach of this warranty, the Government shall have the right to cancel the contract without liability.

REGISTRATION: If you are a new bidder, please create an account. Go to "Login" and click on either "Sign up now" (desktop) or "Create Account" (mobile device). Fill out the proper information (must have an approved credit card) and click on "Register." Credit cards are required during registration to verify your identity. Only U.S. Treasury auctions do not accept credit cards as a form of payment for deposits. The credit card will be charged $1.00 for this process. This is an authorization only and the amount is released after verification. Bidders will need to accept the Terms & Conditions in order to establish an account.

DEPOSIT: A $5,000.00 bid deposit is required to bid. U.S. funds only. Persons wishing to participate in the bidding process of the sale are required to register online for each specific auction you are interested. To complete the registration process, download the Bid Deposit Form and mail with the cashier's check deposit. Once the deposit is received, the bidder will be sent an email notification confirming they are approved to bid. If you have downloaded the CWS Auctions App, you will also receive an approval text alert on your mobile device.

Deposits must be in the form of a cashier's check and made payable to CWS Marketing Group, Inc. The completed Bid Deposit Form and deposit should be mailed to: CWS, 1061 Balls Ford Road, Suite 140, Manassas VA, 20110, attn: E. Connolly. The deposit is due no later than 5:00 p.m. EST on September 12, 2018.

The successful bidder's deposit will be retained as the initial payment for the property. Cashier's checks payable to the bidder's name CANNOT be accepted. Unsuccessful deposit checks will be returned within 5 business days.

The registrant agrees that, should the registrant be the successful bidder of a property, the following information regarding the transaction shall be published on the U.S. Department of the Treasury auction website: (i) the registered bidder's name; (ii) the property's address; and (iii) the purchase price of the property. Electronic Freedom of Information Act Amendments of 1996 (5 U.S.C. 552a (2000))

BACK-UP BIDDER: The back-up bidder's deposit will be mailed within three (3) business days after receiving the total deposit from the high bidder. In the event the money is not received from the high bidder within the time period specified, the back-up bidder will become the high bidder at the Purchase Price stated in the back-up contract. The back-up bidder is obligated to transmit money as stated above within three (3) business days of notification. The foregoing liquidated damages provision shall apply to the back-up bidder.

INSPECTION OF PROPERTY: The bidder is invited, urged, and cautioned to inspect the property prior to submitting a bid. Failure to inspect property shall not constitute cause for cancellation of sale. Property will be available for inspection at the times specified by the Contractor. Absolutely no access to the property is allowed once bid deposit has been authorized. At their own expense, potential bidders may have property inspectors examine the property during regularly scheduled open houses.

LEGAL-DUTY TO BE NOTIFIED: Failure to make required deposit or final payments and/or comply with the time frames specified on the website shall be deemed default of the high bidder and may result in cancellation of the contract and forfeiture of any or all bids, and to waive any technical defects in bids. Property is sold subject to the terms and conditions of the sale contract, with a minimum reserve price unless the property is, in explicit terms, offered for sale "without reserve." In the event technical problems interfere with or prevent a bid, it may be necessary to withdraw items from bidding due to technical errors or uncontrollable circumstances. Further, in the event of the occurrence of a technical problem during any bid in any auction, CWSAMS in its sole discretion reserves the right to declare an item sold, postpone or cancel the auction, extend the bidding time for this auction and/or re-list the property for auction with a minimum reserve price. In this case, CWSAMS will provide the high bid to their client for consideration. If the Government accepts the high bid, the high bidder will be notified.

CONSIDERATION OF BIDS: The Government reserves the right to reject any or all bids, and to waive any technical defects in bids. Property is sold subject to the terms and conditions of the sale contract, with a minimum reserve price unless the property is, in explicit terms, offered for sale "without reserve." In the event technical problems interfere with or prevent a bid, it may be necessary to withdraw items from bidding due to technical errors or uncontrollable circumstances. Further, in the event of the occurrence of a technical problem during any bid in any auction, CWSAMS in its sole discretion reserves the right to declare an item sold, postpone or cancel the auction, extend the bidding time for this auction and/or re-list the property for auction with a minimum reserve price. In this case, CWSAMS will provide the high bid to their client for consideration. If the Government accepts the high bid, the high bidder will be notified.

CLOSING: Closing will be held within 30 calendar days of the date the Government signs the sales contract accepting the Buyer's offer. Closing may be held sooner, with mutual agreement of Buyer and Seller. Should the Seller fail to close, the transaction will be canceled, and all deposits will be returned to the Buyer. The Government reserves the right to declare an item sold, postpone or cancel the auction, extend the bidding time for this auction and/or re-list the property for auction with a minimum reserve price. In this case, CWSAMS will provide the high bid to their client for consideration. If the Government accepts the high bid, the high bidder will be notified.

FINANCING: The buyer is responsible for obtaining his or her own financing arrangements as required. The Government does not provide financing for the purchase of any property offered under these Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to bidding on a public offering.

GOMVERNMENT DEED: Clear Title will be transferred via a Government Deed. Liens and other encumbrances will be paid by the Government. Title Insurance is available at Buyer's expense.

DEFUALTS: Failure to make required deposit or final payments and/or comply with the time frames specified on the website shall be deemed default of the high bidder and may result in cancellation of the contract and forfeiture of any or all bids, and to waive any technical defects in bids. Property is sold subject to the terms and conditions of the sale contract, with a minimum reserve price unless the property is, in explicit terms, offered for sale "without reserve." In the event technical problems interfere with or prevent a bid, it may be necessary to withdraw items from bidding due to technical errors or uncontrollable circumstances. Further, in the event of the occurrence of a technical problem during any bid in any auction, CWSAMS in its sole discretion reserves the right to declare an item sold, postpone or cancel the auction, extend the bidding time for this auction and/or re-list the property for auction with a minimum reserve price. In this case, CWSAMS will provide the high bid to their client for consideration. If the Government accepts the high bid, the high bidder will be notified.

PROPERTY OFFERED FOR SALE BY ICE, SECRET SERVICE, OR IRS-CI: In accordance with 18 USC Section 1963(f) and 21 USC Section 848(h) of the Comprehensive Crime Control Act of 1984 and Department of the Treasury Policy, forfeited (real) property will not be sold to the defendant or person(s) acting as his/her agent. A real property sales contract may be cancelled by the Government in compliance with the above statutes or policy.

ADDITIONAL INFORMATION: For additional information, please visit our website at www.treasury.gov/auctions/treasury/rp. If you do not have Internet access, or have further questions, you may call our Public Auction Line at (703) 227-8723 or fax inquiries to (703) 227-8725.