

ONLINE ONLY - REAL ESTATE AUCTION

ENDS ~ Tuesday, May 7th ~ 7:07 PM

1725 N. Lodge Dr.
Beloit, WI 53511

Minimum
Opening
Bid
\$149,000



Great location for this appealing, updated 4-bedroom, 4-bath brick ranch home with attached 2-1/2 car garage.

BELOIT
AUCTION & REALTY
www.beloitauktion.com

PREVIEWS ON SITE

Sunday, April 7th ~ 1:00pm – 2:00pm

Saturday, April 20th ~ 1:00m – 2:00pm

Sunday, April 28th ~ 1:00pm – 2:00pm



877-364-1965

TOLL-FREE

- ❖ 4 bedrooms - 4 baths
- ❖ 2-1/2 car garage
- ❖ Brick exterior
- ❖ Spacious rooms
- ❖ Large living room & family room with fireplace
- ❖ Kitchen with eating area includes Sub-Zero refrigerator, Viking range, JennAir oven, & granite countertops
- ❖ 4-season grill room with cathedral ceiling & skylights
- ❖ Dining room
- ❖ Master suite
- ❖ Dual closets in bedrooms
- ❖ Lower level 23x16 ft. media room, gaming area, bedroom, home office/study/exercise room, bath, laundry, & storage area
- ❖ Hardwood & marble flooring
- ❖ Central vacuum system
- ❖ Central A/C
- ❖ Landscaped 120x200 ft. corner property with circular driveway
- ❖ Equipment shed

RICHARD RANFT ~ AUCTIONEER & BROKER

608-751-2184



Real Estate Auction Service

Our real estate division offers you a fast and effective method by which to sell your home on auction. Our experience will work for you. We are licensed in both Wisconsin and Illinois. Please contact us for more information about the auction method of real estate.







1725 Lodge Drive - Beloit, WI

IMPROVEMENTS

2000:

ALL DOORS AND TRIM

FRONT DOOR

2001:

NEW FURNACE AND AIR CONDITIONER

GAS GRILL IN GRILL ROOM

2005:

KITCHEN REMODEL

SUB ZERO REFRIGERATOR

NEW ROOF

2006:

BOSE SYSTEM

CENTRAL VAC

2008:

VIKING RANGE

GRANITE COUNTERTOPS

2010:

SOME WINDOW REPLACEMENTS (ANDERSON)

½ BATH REMODELED

MASTER BATH REMODELED WITH HEATED FLOOR



Price: Owner Confirmation AUC
 Address: 1725 N. Lodge Drive
 City: Beloit
 County: Rock Mailing City: Beloit
 Subdivision: State/Zip: WI 53511

Bedrooms: 4 EST. Fin Above Grade SqFt: 3158
 Full Baths: 2 Assessed Value: \$194,200.00
 Half Baths: 1 Taxes: \$5,358.76
 Est. Age: 57 EST. Total Finished SqFt: 6158
 Open House: April 7th 1-2pm, April 20th 1-2pm, and April 28th 1-2pm

Directions: Turn onto Morgan Terrace, Right onto Blarney Stone Drive, and Left onto N. Lodge Drive

Lvl	Dim	Lvl	Dim	Lvl	Dim	Baths
Living Rm:	M 31x17	Mstr BedRm:	M 20X15	Laundry:	LL 18X63	Full Half 1/4
Dining Rm:	M 14x16	2nd BedRm:	M 13X15			Upper:
Kitchen:	M 21x14	3rd BedRm:	M 14X16			Main: 2 1
Family/Rec:	M 25x15	4th BedRm:	LL 15X13			Lower: 1

School District: Beloit Elementary: Call District Middle: Call District High: Call District

Type:	Single Story	Garage:	Attached	Water/Waste:	Private/Municipal
Style:	Ranch	Driveway:	Asphalt	Roof:	Composition
Mstr Bedrm Bath:	Yes	Exterior:	Brick	Barrier-free:	
Dining:	Formal	Lot Size:	120x200	4 Season	357 sq ft
Kitchen Features:	Granite Countertops	Lot Desc:	Double		
Fireplace:	2 - Gas	Fuel:	Gas		
Basement:	Finished	Heating/Cooling:	Forced/Central Air		

Interior Features: Granite, Marble, and Hardwood Flooring. Granite counter-tops. Two fireplaces with gas logs.

Exterior Features: 4 season porch/grill room has built in gas grill. Circle driveway and attached 2.5 car garage.

Comments:

Beautiful well-built sprawling brick executive ranch home. Landscaped lot and a great location. There is plenty of space for the whole family with room to entertain. Entry way has marble tiles. Large 4 season/grill room with gas grill. Downstairs has game room, large media room, bedroom (perfect for guests), full bathroom, and study/home office with built-in bookshelves. Two gas fireplaces. Formal dining room.

Online Auction with opening bid of \$149,000 plus a 10% Buyer's Fee. High bid is subject to owner confirmation. Accepted high bid + Buyer's Fee = Final Sale Price. Offers written prior to the Online Auction must include Buyer's Fee. Property selling "AS IS" with no contingencies. \$5,000 down in earnest money upon acceptance of High Bid with 30 days to close.

Auction Date: The Online Auction will be May 7, 2019 with the Online Auction starting to close at 7:07pm.

Auction Previews: Sunday, April 7th 1-2pm, Saturday, April 20th 1-2pm, and Sunday, April 28th 1-2pm

ADDENDUM A - TERMS & CONDITIONS AGREEMENT FOR REAL ESTATE AUCTION

- 1. Disclaimer & Absence of Warranties:** All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. All information contained in this information packet and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. All decisions of the Auction Company are final. Any dispute between auctioneers and buyers will be dealt with through arbitration in Rock County, Wisconsin. By bidding on the property at auction, buyer agrees to all terms and conditions set forth as well as those set at beginning of the auction.
- 2. This is a Buyer Fee Auction.** Buyer fee of 10% plus the high bid shall equal the total purchase price. Minimum opening bid is \$149,000. The high bid is subject to owner confirmation.
- 3. The successful bidder must make a \$5,000.00 down payment of earnest money (non-refundable) by 2:00pm on Wednesday, May 8, 2019.** Payment may be made with cash or certified funds. Successful bidder will be required to sign a standard offer to purchase.
- 4. Earnest money deposit is non-refundable if offer is accepted by seller and will be applied to the purchase price at time of closing.** Buyer agrees to close and the balance of the purchase price shall be due and payable at closing on or before June 8, 2019.
- 5. NEW DATA, CORRECTIONS, AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.
- 6. Seller to provide title insurance.**
- 7. AGENCY:** Beloit Auction & Realty Inc. represents the Sellers only and does not inspect properties on bidder's behalf. Buyers must conduct their own due diligence and investigation of each property and must also investigate the suitability of each parcel prior to making a bid and purchase at the auction.
- 8. Buyers Agency:** All buyers are responsible to notify auctioneers of any potential buyers agency contracts in place before registration and bidding on the auction and no later than 24 hours prior to auction
- 9. If Buyer is a winning bidder and refuses or fails to complete the transaction for ANY reason (including, but not limited to, remitting the total purchase amount), Buyer shall relinquish ANY right to complete the transaction and shall have no rights or interest in the property, as well as forfeit all deposit monies as liquidated damages to Seller. PLEASE BE ADVISED:** Various state statutes give Seller the right to pursue legal action against bidders who refuse to complete transactions. This may include (but is not limited to) suit to compel completion of the sale, and/or criminal charges of fraud or other intentional act.
- 10. Bidder agrees to the above terms and conditions of the auction prior to receiving a bid card.** These terms and conditions are made part of the offer to purchase.

PLEASE CHECK APPLICABLE BOX:

- Cash Purchase
 Lender Purchase

I have read, understand and agree to the above listed terms and conditions of auction.

Signed: _____ Date: _____

Print Name: _____

Witness: _____ Beloit Auction & Realty, Inc.