

# **ONLINE ONLY - REAL ESTATE AUCTION**

**ENDS ~ Monday, May 13<sup>th</sup> ~ 7:07 PM**

**236 S. Harrison Ave.  
South Beloit, IL 61080**

**Minimum  
Opening  
Bid  
\$15,000**



**TO SETTLE ESTATE. Well maintained 3 bedroom single family home with garage & good sized back yard. Solid starter home or investment property.**

**BELOIT**  
**AUCTION & REALTY**  
[www.beloitauction.com](http://www.beloitauction.com)

**PREVIEWS ON SITE**

**Saturday, May 4<sup>th</sup> ~ 11:00am – 12:00pm**

**Saturday, May 11<sup>th</sup> ~ 11:00am – 12:00pm**



**877-364-1965  
TOLL-FREE**

- ❖ 3 bedrooms - 1 bath
- ❖ 1 car garage
- ❖ 3 Season Room
- ❖ Eat-in kitchen

- ❖ Living room & family room
- ❖ Basement
- ❖ Nice sized backyard

**RICHARD RANFT ~ AUCTIONEER  
608-751-2184**

**JOHN FERRARO ~ BROKER  
847-977-0748**



**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.



Price: \$15,000.00 AUC  
 Address: 236 S. Harrison Avenue  
 City: South Beloit  
 County: Winnebago Mailing City: South Beloit  
 Subdivision: State/Zip: WI 61080

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Bedrooms: 3 EST. Fin Above Grade SqFt:  
 Full Baths: 1 Assessed Value: \$24,606.00  
 Half Baths: Taxes: \$795.66  
 Est. Age: 79 EST. Total Finished SqFt: 864  
 Open House: May 4th from 11am-12pm & May 11th from 11am-12pm

#### Directions:

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm:	M 11x10	Mstr BedRm:	M 14x9	Laundry:	LL	Full Half 1/4
Dining Rm:		2nd BedRm:	M 9x9	3 Season Rm	M 11x15	Upper:
Kitchen:	M 13x8	3rd BedRm:	M 10x8			Main: 1
Family/Rec:	M 9x12	4th BedRm:				Lower:

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

Type:	Single story	Garage:	Single car	Water/Waste:	Municipal/Municipal
Style:	Ranch	Driveway:	Concrete	Roof:	Composition
Mstr Bedrm Bath:		Exterior:	Wood & siding	Barrier-free:	
Dining:		Lot Size:	0.15 acres		
Kitchen Features:		Lot Desc:	6596 square feet		
Fireplace:	None	Fuel:	Natural gas		
Basement:	Lower level	Heating/Cooling:	Forced Air		

Interior Features: 3 season room 11 x 15

Exterior Features: Good-sized backyard

#### Comments:

Well-maintained 3 bedroom single family home with garage and good-sized backyard. Solid starter home or investment property.



## **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 \$15,000. The high bid is subject to owner confirmation.
3. The successful bidder must make a \$2,000.00 down payment of earnest money (non-refundable) by 2:00pm on Tuesday, May 14, 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 14, 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.