

ONLINE ONLY - REAL ESTATE AUCTION

Auction Starts to Close Tuesday, May 14th at 7:07 PM

15052 White School Rd.
South Beloit, IL 61080

Minimum
Opening
Bid
\$139,000



To settle estate. Privacy! 5+ acres partially wooded property, 4 bed, 3 bath, 1st floor laundry, garage with drive-in workshop, inground pool, and equipment shed.

BELOIT
AUCTION & REALTY
www.beloitauktion.com



PREVIEWS ON SITE

Sunday, April 28th ~ 1:00pm – 2:00pm

Saturday, May 4th ~ 1:00pm – 2:00pm

Saturday, May 11th ~ 1:00pm – 2:00pm



877-364-1965

TOLL-FREE





- ❖ 4 bedrooms - 3 baths
- ❖ 2 car garage
- ❖ 1st floor laundry
- ❖ Garage with drive-in workshop
- ❖ Equipment Shed
- ❖ Inground pool
- ❖ Patio
- ❖ Large living room with wood burning stove
- ❖ Kitchen with eating nook includes appliances
- ❖ Dining area
- ❖ Master suite with large walk-in closet
- ❖ Lower level - bedroom & storage area
- ❖ Hardwood flooring
- ❖ Central vacuum system
- ❖ Central A/C

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 **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: 139,000 AUC
 Address: 15052 White School Road
 City: South Beloit
 County: Winnebago Mailing City: South Beloit
 Subdivision: State/Zip: IL 61080

Bedrooms: 4 EST. Fin Above Grade SqFt:
 Full Baths: 3 Assessed Value: \$212,319.00
 Half Baths: Taxes: \$6,124.28
 Est. Age: 16 EST. Total Finished SqFt: 1680
 Open House: April 28th 1-2pm, May 4th 1-2pm, and May 11th 1-2pm

Directions: Highway 251 to Prairie Hill Road, head east, left onto White School Road, go past Cannellwood Drive, home on left

<u>Lvl Dim</u>		<u>Lvl Dim</u>		<u>Lvl Dim</u>		<u>Baths</u>	
Living Rm:	M 15x19	Mstr BedRm:	M 14x13	Laundry:	M 7x8	Full Half	1/4
Dining Rm:	M 9x9	2nd BedRm:	M 12x10			Upper:	
Kitchen:	M 15x13	3rd BedRm:	M 10x9			Main:	2
Family/Rec:		4th BedRm:	LL 18x12			Lower:	1

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

Type:	Ranch	Garage:	2 car with 22x26 shop	Water/Waste:	Well/Septic
Style:	One Story	Driveway:	Gravel	Roof:	Composition
Mstr Bedrm Bath:	Bedrm walk-in closet	Exterior:	Wood & Siding	Barrier-free:	
Dining:	Hardwood floor	Lot Size:		Shed	13x16
Kitchen Features:	Eat-in kitchen	Lot Desc:	5+acres/part wooded		
Fireplace:	Wood burning stove	Fuel:	Natural gas		
Basement:	Bedroom and 3/4 bath	Heating/Cooling:	Forced Air-Central AC		

Interior Features: Shop has air filter system, air compressor, and Modine heater. Lower level includes Liberty gun safe.

Exterior Features: 5+ Acres, in-ground pool, and storage shed.

Comments:

Privacy! 5+ acres partially wooded property includes the following:

- * 4 bedrooms - 3 baths
- * 2 car garage
- * 1st floor laundry
- * Garage with drive-in workshop
- * Equipment Shed
- * Inground pool
- * Patio
- * Large living room with woodburning stove
- * Kitchen with eating nook includes appliances
- * Dining area
- * Master suite with large walk-in closet
- * Lower level - bedroom & storage area
- * Hardwood flooring
- * Central vacuum system
- * Central A/C



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 \$139,000. The high bid is subject to owner confirmation.
3. The successful bidder must make a \$3,000.00 down payment of earnest money (non-refundable) by 2:00pm on Wednesday, May 15, 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 15, 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.