

ONLINE ONLY - REAL ESTATE AUCTION

Starts to Close Thursday, May 23rd at 7:07 PM

**2826 Orth Road
Belvidere, IL 61008**

**Minimum
Opening
Bid
\$299,000**



Victorian farmhouse with historic barn sitting on 6 acres - 4 bedrooms and 3 bathrooms with plenty of room for a variety of uses. \$299,000 minimum opening bid. NO PRIVATE SHOWINGS.

BELOIT
AUCTION & REALTY
www.beloitauktion.com



PREVIEWS ON SITE

Sunday, May 5th ~ 1:00pm – 2:00pm

Thursday, May 16th ~ 5:00pm – 6:00pm

Sunday, May 19th ~ 1:00pm – 2:00pm



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





- ❖ Amazing Victorian farmhouse
- ❖ 4 bedrooms
- ❖ 3 bathrooms
- ❖ 3,000 square feet
- ❖ 6 acre lot

- ❖ Beautiful barn - amazing loft (home of the former Orth Pole)
- ❖ Gazebo
- ❖ Lots of parking/room to run
- ❖ Owner is a licensed real estate broker

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: \$299,000.00 AUC
 Address: 2826 Orth Road
 City: Belvidere
 County: Rock Mailing City: Belvidere
 Subdivision: State/Zip: IL 61008

Bedrooms: 4 EST. Fin Above Grade SqFt:
 Full Baths: 3 Assessed Value: \$268,587.00
 Half Baths: Taxes: \$7,985.02
 Est. Age: 94 EST. Total Finished SqFt: 3,000
 Open House: May 5th 1-2pm, May 16th 5-6pm, and May 19th 1-2pm

Directions: I-90, exit and head east on IL-173, south on Belvidere Road/Beloit Road, turn east onto Orth Road

Lvl	Dim	Lvl	Dim	Lvl	Dim	Baths
Living Rm: M	19x15	Mstr BedRm: U	16x15	Laundry: M	7x8	Full Half 1/4
Dining Rm: M	16x16	2nd BedRm: U	12x14	Sun Room	M 15x17	Upper:
Kitchen: M	18x22	3rd BedRm: U	15x13	Study	M 10x13	Main: 2
Family/Rec: M	12x16	4th BedRm: U	14x11			Lower: 1

School District: Belvidere Elementary: Call District Middle: Call District High: Call District

Type:	Two Story	Garage:	None	Water/Waste:	Well/Septic
Style:	Victorian	Driveway:	Gravel	Roof:	Composition
Mstr Bedrm Bath:	17x10	Exterior:	Wood & Siding	Barrier-free:	
Dining:	Hardwood floor	Lot Size:	6 acres		
Kitchen Features:	Eat-in kitchen	Lot Desc:			
Fireplace:	None	Fuel:	Natural gas		
Basement:	Yes	Heating/Cooling:	Forced Air		

Interior Features: Lots of space, yellow pine in dining room, and hardwood floors

Exterior Features: 6 Acres, historic barn, newer well, and gazebo

Comments:

This Victorian style farmhouse with historic barn sitting on 6 acres, not far from major metropolitan areas, makes the perfect Bed & Breakfast along with the perfect outdoor wedding spot. The house has been updated and the loft of the barn makes for the perfect wedding party spot. Plenty of parking for guests.

*4 bedrooms

*3 bathrooms

*3,000 square feet home

*6 acre lot

*Beautiful barn - amazing loft (home of the former Orth Pole)

*Newer well

*Gazebo

*Lots of parking/room to run

*Owner is a licensed real estate broker

Previews:

Sunday, May 5 from 1-2 P.M.

Thursday, May 16 from 5-6 P.M.

Sunday, May 19 from 1-2 P.M.



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 \$299,000.
3. The successful bidder must make a \$5,000.00 down payment of earnest money (non-refundable) by 2:00pm on Wednesday, May 24, 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 24, 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.