

# ONLINE ONLY - REAL ESTATE AUCTION

**Bidding Starts to Close  
Thursday, June 20<sup>th</sup> ~ 7:07 PM**

**4514 Pawnee Pass  
Madison, WI 53711**



**To settle estate. One owner/builder designed  
4-bedroom 2-bath bi-level on quiet street in Fitchburg.**

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



**PREVIEWS ON SITE – NO PRIVATE SHOWINGS**

**Tuesday, June 4<sup>th</sup> ~ 5:00pm – 6:00pm**

**Sunday, June 9<sup>th</sup> ~ 2:00pm – 3:00pm**

**Saturday, June 15<sup>th</sup> ~ 2:00pm – 3:00pm**



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





- ❖ 4 bedrooms - 2 baths
- ❖ 2 car garage
- ❖ Large living room
- ❖ Dining area
- ❖ Eat-in kitchen
- ❖ Screened in porch
- ❖ Central A/C

- ❖ Large family room with Franklin wood burning stove
- ❖ Lower level bedroom, laundry, bath, and furnace/utility room
- ❖ New furnace installed in December 2017
- ❖ Verona School District

**DAVID ALLEN ~ AUCTIONEER**  
**608-333-4586**

**RICHARD RANFT ~ 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.



Price: \$179,000.00 AUC  
 Address: 4514 Pawnee Pass  
 City: Fitchburg  
 County: Dane Mailing City: Fitchburg  
 Subdivision: South Hill State/Zip: WI 53711

Bedrooms: 4 EST. Fin Above Grade SqFt:  
 Full Baths: 1 Assessed Value: \$205,400.00  
 Half Baths: 1 Taxes: \$4,277.24  
 Est. Age: 48 EST. Total Finished SqFt:  
 Open House: June 4th 5-6PM, June 9th 2-3PM, and June 15th 2-3PM

Directions: Take Seminole Highway south, go west on Sentinel Pass, go south on Red Arrow Trail, and go east on Pawnee Pass

Lvl	Dim	Lvl	Dim	Lvl	Dim	Baths
Living Rm:	U 14x16	Mstr BedRm:	U 13x12	Laundry:	L 8x7	Full Half 1/4
Dining Rm:	U 9x9	2nd BedRm:	U 11x10	Screen porch	U 11x10	Upper: 1
Kitchen:	U 9x18	3rd BedRm:	U 10x10			Main:
Family/Rec:	L 14x23	4th BedRm:	L 10x11			Lower: 1

School District: Verona Elementary: Call District Middle: Call District High: Call District

Type:	Raised ranch	Garage:	Two car	Water/Waste:	Municipal/Municipal
Style:	Bi-level	Driveway:	Blacktop	Roof:	Composition
Mstr Bedrm Bath:	N/A	Exterior:	Brick and Wood	Barrier-free:	
Dining:	Yes	Lot Size:	.215 acres		
Kitchen Features:	Galley style kitchen	Lot Desc:			
Fireplace:	Franklin Woodburner	Fuel:	Natural Gas		
Basement:	N/A	Heating/Cooling:	Forced Air-Central AC		

Interior Features:

Exterior Features: Beautiful natural garden backyard

Comments:

- \*One owner bi-level on quiet street
- \*4 bedrooms
- \*2 baths
- \*100 amp service
- \*Central air
- \*Large living room
- \*Eat-in kitchen
- \*Screened in porch
- \*Lower level family room with Franklin woodburner, bedroom, laundry, bath, & furnace room
- \*Forced air heat
- \*2 Car garage
- \*Newer furnace
- \*Verona School District

\*\$179,000 minimum opening bid



**ADDENDUM A - TERMS & CONDITIONS AGREEMENT FOR REAL ESTATE AUCTION**

1. All bidders are required to register online prior to the beginning of the online auction if they intend to bid. Each bidder is assigned a unique bidder number.
2. 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 any brochure or marketing 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.
3. This is a Buyer's Fee Auction. A buyer's fee of 10% plus the high bid shall equal the total purchase price. This Auction has a minimum opening bid of \$179,000.
4. The successful bidder must make a \$5,000 down payment of earnest money (non-refundable) by 2:00 p.m. on Friday, June 21, 2019. Payment may be made with cash or certified funds. Successful bidder will be required to sign a standard offer to purchase agreement.
5. Earnest money deposit is non-refundable if the offer is accepted by the seller and will be applied to the purchase price at time of closing. Buyer agrees to close with the balance of the purchase price due and payable at closing on or before Tuesday, July 23, 2019.

PLEASE CHECK APPLICABLE BOX:

- Cash Purchase  
 Lender Purchase

6. Changes, corrections, and new additions: please check our website and the auction you are interested in prior to the scheduled auction time to inspect any changes, corrections, or additions to the property photos and information.
7. Seller to provide title insurance. Buyer acknowledges that buyer is responsible for any and all closing costs pertaining to the buyer's side of the HUD Settlement Statement (Closing Statement), these costs may include, but are not limited to, the recording of closing documents, mortgage closing costs, and the balance of the sale between buyer and seller.
8. Agency: Beloit Auction & Realty Inc. represents the Seller(s) 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.
9. Buyer's Agency Agreement: All buyers are responsible to notify auctioneers of any potential buyer's agency agreement(s) in place before registration and bidding on the auction and no later than 24 hours prior to auction.
10. All brokers/agents must fill out the Beloit Auction & Realty "Broker/Agent Co-Broke Acknowledgement Form" prior to any showing and prior to the auction in order to earn a cooperating firm commission.
11. 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.
12. Bidder agrees to the above terms and conditions of the auction prior to bidding on the auction. These terms and conditions are made part of the offer to purchase.

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

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name Here: \_\_\_\_\_

Beloit Auction & Realty, Inc. Representative's Signature: \_\_\_\_\_ Date: \_\_\_\_\_