

# ONLINE ONLY - REAL ESTATE AUCTION

**Bidding Starts to Close**  
**Thursday, August 15<sup>th</sup> ~ 7:07 PM**  
**6591 Sheffield Drive**  
**Rockford, IL 61109**

**Minimum  
Opening  
Bid  
\$179,000**



**Spacious 3 bedroom single family home with heated 3.5 car attached garage, 6 car detached garage & private fenced yard. Don't miss the opportunity with this custom home!**

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

## **PREVIEWS ON SITE**

**Tuesday, July 30<sup>th</sup> ~ 5:00pm-6:00pm**

**Sunday, August 4<sup>th</sup> ~ 1:00pm – 2:00pm**

**Saturday, August 10<sup>th</sup> ~ 1:00pm – 2:00pm**

- 3 bedrooms
- 3.5 baths
- 200 amp service
- Central A/C
- Large eat-in kitchen with appliances
- Nice-sized deck off the kitchen
- Living room with fireplace
- Surround sound in living room, kitchen, dining room, & master suite
- Dining room/study
- First floor laundry
- Master Suite with vaulted ceilings (with master bath & walk-in closet)
- Family room with fireplace
- Walk-out lower level onto cement patio
- Office
- Recreation Room
- Heated 3.5 car attached garage
- 6 car detached garage with 3 overhead doors
- Fenced yard for privacy, pets, or children
- In-ground sprinkler system
- Large Private Lot - almost 5 acres
- Ceiling fans, double closets, and 6 panel doors throughout the home

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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: \$179,000.00 AUC  
 Address: 6591 Sheffield Drive  
 City: Rockford  
 County: Winnebago Mailing City: Rockford  
 Subdivision: State/Zip: IL 61109

Bedrooms: 3 EST. Fin Above Grade SqFt:  
 Full Baths: 3 Assessed Value: \$318,927.00  
 Half Baths: 1 Taxes: \$11,597.78  
 Est. Age: 26 EST. Total Finished SqFt: 2576  
 Open House: July 30th 5-6pm, August 4th 1-2pm, and August 10th 1-2pm

Directions: From Blackhawk Road, go south on Abraham Drive, go west on Sheffield Drive to address (watch for auction signs).

Lvl	Dim	Lvl	Dim	Lvl	Dim	Baths
Living Rm:	M 19x15	Mstr BedRm:	U 18x14	Laundry:	M 10x5	Full Half 1/4
Dining Rm:	M 25x17	2nd BedRm:	U 15x13	Office	L 13x11	Upper: 2
Kitchen:	M 26x12	3rd BedRm:	U 12x11	Recreation Rm	L 13x12	Main: 1
Family/Rec:	L 42x15	4th BedRm:				Lower: 1

School District: Rockford Elementary: Call District Middle: Call District High: Call District

Type:	Single Family	Garage:	3.5 car attached	Water/Waste:	Well/Septic
Style:	Two Story	Driveway:	Concrete	Roof:	Composition
Mstr Bedrm Bath:	Yes	Exterior:	Vinyl siding/Brick	Barrier-free:	N/A
Dining:	Formal	Lot Size:	4.82 acres	Outbuilding	6 car detached garage
Kitchen Features:	Oak and Granite	Lot Desc:	Fenced/Private		
Fireplace:	Gas	Fuel:	Natural Gas		
Basement:	Finished	Heating/Cooling:	Forced/Central Air		

Interior Features: 2 fireplaces, walk-out lower level, 6 panel doors, vaulted ceilings, and lots of closet space throughout

Exterior Features: Fenced-in yard with patio on private lot, sprinkler system, and 6 car detached garage

**Comments:**

\*3 bedrooms \*3.5 baths \*200 amp service \*Central A/C \*Large eat-in kitchen with appliances \*Nice-sized deck off the kitchen \*Living room with fireplace \*Surround sound in living room, kitchen, dining room, & master suite \*Dining room/study \*First floor laundry \*Master Suite with vaulted ceilings (with master bath & walk-in closet) \*Family room with fireplace \*Walk-out lower level onto cement patio \*Office \*Recreation Room \*Heated 3.5 car attached garage \*6 car detached garage with 3 overhead doors \*Fenced yard for privacy, pets, or children \*In-ground sprinkler system \*Large Private Lot - almost 5 acres \*Ceiling fans, double closets, and 6 panel doors throughout the home

Online Auction to settle an estate with an opening bid of \$179,000 plus a 10% Buyer's Fee. 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 due the following day by 2:00PM by the winning bidder with 30 days to close.

Auction Date: The Online Auction will be Thursday, August 15th, 2019 with the Online Auction starting to close at 7:07pm.

**Auction Previews:**

Tuesday, July 30 - 5:00PM - 6:00PM  
 Sunday, August 4 - 1:00PM - 2:00PM  
 Saturday, August 10 - 1:00PM - 2:00PM



877) 364 1965 | rich@beloitauction.com



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

1. **This is an ONLINE public auction and is being conducted to settle an estate. Title to the property is guaranteed to be clear and free from all liens and encumbrances.** 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. **In consideration of being allowed to participate in this auction, bidder agrees that all bids he or she submits are irrevocable and binding.**
2. Disclaimer & Absence of Warranties: All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. No warranty or representation either expressed or implied, concerning the property is made by the Seller or the Auction Company. All information contained in this information packet and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. 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.
3. 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 the Auction Company/Auctioneer 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 the beginning of the auction.
4. **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.
5. **The successful bidder must make a \$5,000 down payment of earnest money (non-refundable) by 2:00 p.m. on Friday, August 16, 2019. Payment may be made with cash or certified funds. Successful bidder will be required to sign a standard offer to purchase agreement.**
6. 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, September 17, 2019.**
7. 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.
8. 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.
9. Agency: Beloit Auction & Realty Inc. represents the Seller(s) only and does not inspect properties on bidder's behalf. Potential 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.
10. Buyer's Agency Agreement: All bidders are responsible to notify auctioneers of any potential buyer's agency agreement(s) in place before registration and bidding on the auction at least 48 hours prior to the start time of the auction.
11. **If a bidder chooses to use a real estate broker/agent, a cooperating firm commission is contingent upon, and will ONLY be paid to the broker/agent if the broker/agent attended the first property showing their bidder/buyer attended and registered their name alongside of their bidder/buyer on the sign-in sheet, the online "Broker/Agent Co-Broke Acknowledgment Form" is received by the auction company at least 48 hours prior to the start time of the auction, and if the real estate broker/agent's bidder/buyer has placed at least one bid 48 hours prior to the start time of the auction, no exceptions.**
12. If a bidder is the winning Buyer 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.
13. 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: \_\_\_\_\_