

ONLINE ONLY - REAL ESTATE AUCTION

ENDS ~ Tuesday, August 28th ~ 7:07 PM

**120 Bunn Drive
Rockton, IL 61072**

**Minimum
Opening
Bid
\$89,000**



**MOVE-IN-READY Rockton 3 bedroom ranch home. \$89,000
minimum opening bid.**



PREVIEWS ON SITE

Sunday, August 19th ~ 1:00pm – 2:00pm

Sunday, August 25th ~ 1:00pm – 2:00pm

OR BY APPOINTMENT AT YOUR CONVENIENCE



877-364-1965
TOLL-FREE

- 3 bedroom ranch style home
- 2 baths
- Attached 2-car garage
- Brick & vinyl siding exterior
- Move-in-ready condition
- Central A/C
- Family room fireplace
- Eat-in kitchen with stainless steel appliances
- Ceiling fans
- Basement
- Gutter helmets
- Deck & fenced back yard
- Utility shed

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: \$89,000.00 AUC
 Address: 120 Bunn Drive
 Village: Rockton
 County: Winnebago Mailing City: Rockton
 Subdivision: State/Zip: IL 61072

Bedrooms: 3 EST. Fin Above Grade SqFt: 1358
 Full Baths: 1 Assessed Value: \$113,835.00
 Half Baths: 1 Taxes: \$3,261.00
 Est. Age: 32 EST. Total Finished SqFt: 1358
 Open House: Sun. Aug. 19th 1-2 PM & Sat. Aug. 25th 1-2PM

Directions: IL Hwy 2 to E on E Union St. to S on Bunn Dr.

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: M	13x16	Mstr BedRm: M	10x15	Laundry:		Full Half 1/4
Dining Rm:		2nd BedRm: M	10x10			Upper:
Kitchen: M	7x19	3rd BedRm: M	9x10			Main: 1 1
Family/Rec: M	11x19	4th BedRm:				Lower:

School District: Rockton Elementary: Call District Middle: Call District High: Hononegah

Type:	Single story	Garage:	2 car attached	Water/Waste:	Municipal
Style:	Ranch	Driveway:	Black Top	Roof:	Composition
Mstr Bedrm Bath:	3/4	Exterior:	Vinyl/Brick	Barrier-free:	
Dining:		Lot Size:	0.26 acres		
Kitchen Features:	Eat-in	Lot Desc:			
Fireplace:	Wood burning	Fuel:	Gas		
Basement:		Heating/Cooling:	Forced C/A		

Interior Features: All appliances stay - Stainless steel Refrigerator, Microwave and Gas Stove. Dishwasher & Garbage dis.

Exterior Features: 12x16 Deck, Fenced back yard and Utility shed.

Comments:

OPENING BID \$89,000 ~ This is an ONLINE ONLY REAL ESTATE AUCTION. 10% buyer's fee. \$2,500 non-refundable earnest money (certified funds or cash) required by 2:00pm Wednesday August 29th at Beloit Auction & Realty, Inc. offices - 534 W. Grand Ave., Beloit, WI. Successful bidder will be required to sign a standard offer to purchase at that time. Balance due at closing within 30 days. Property offered as is with no contingencies. Minimum opening bid \$89,000.

In the event the successful bidder does not meet the earnest money deadline, he/she will forfeit bidding rights to the property and his/her credit card required to register will be charged the stated earnest money amount as forfeiture fee.

AUCTION DATE: ONLINE ONLY AUCTION - Ending Tuesday August 28th at 7:07 PM

PREVIEW DATES: Sunday August 19th 1:00pm - 2:00pm and Saturday August 25th 1:00pm - 2:00pm

Visit us at www.beloitauction.com



ADDENDUM A - TERMS & CONDITIONS AGREEMENT FOR REAL ESTATE AUCTION

1. All bidders are required to register and give full identification prior to the beginning of the auction. Number system to be used.
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 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.
3. This is a Buyer Fee Auction. Buyer fee of 10% plus the high bid shall equal the total purchase price. Minimum opening bid is \$89,000.
4. The successful bidder must make a \$2,500.00 down payment of earnest money by 2:00pm on August 29th. Payment may be made with cash or certified funds. Successful bidder will be required to sign a standard offer to purchase.
5. 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 September 29, 2018.
6. **NEW DATA, CORRECTIONS, AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.
7. Seller to provide title insurance.
8. **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.
9. **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
10. 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.
11. 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.