

ONLINE ONLY - REAL ESTATE AUCTION

ENDS ~ Thursday, November 2nd ~ 7:07 PM

933 Eighth St.
Beloit, WI 53511

Minimum
Opening
Bid
\$15,000



Affordable single family home with 4 bedrooms (a 5th bedroom is possible),
2 baths, 2 car garage with a large yard.
The garage has both alley and street access.

ONLINE ONLY REAL ESTATE AUCTION!!! \$15,000 minimum opening bid.



PREVIEWS ON SITE

Saturday, October 21st ~ 11:00am – 12:00pm

Saturday, October 28th ~ 11:00am – 12:00pm

OR BY APPOINTMENT AT YOUR CONVENIENCE



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

**RICHARD RANFT ~ AUCTIONEER/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: \$15,000.00 AUC
 Address: 933 Eighth Street
 City: Beloit
 County: Rock Mailing City: Beloit
 Subdivision: State/Zip: WI 53511

Bedrooms: 4/5 EST. Fin Above Grade SqFt:
 Full Baths: 2 Assessed Value: \$37,700.00
 Half Baths: Taxes: \$831.58
 Est. Age: 108 EST. Total Finished SqFt: 1552
 Open House: Sat. Oct. 21st 11-12noon & Sat. Oct. 28th 11-12noon

Directions:

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: M	12x13	Mstr BedRm: M	11x14	Laundry:		Full Half 1/4
Dining Rm:		2nd BedRm: M	13x13	possible bed5 UP	10x12	Upper: 1
Kitchen: M	10x20	3rd BedRm: UP	10x12			Main: 1
Family/Rec:		4th BedRm: UP	10x13			Lower:

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

Type: 2 Story	Garage: 2 car carriage style	Water/Waste: Municipal
Style:	Driveway: Concrete	Roof: Compostion
Mstr Bedrm Bath:	Exterior: Wood	Barrier-free:
Dining:	Lot Size: 66x125	
Kitchen Features: Eat-in	Lot Desc:	
Fireplace:	Fuel: Gas	
Basement: Full	Heating/Cooling: Forced air	

Interior Features: 4 bedrooms with possible 5th, 2 full bathrooms

Exterior Features: 2 car detached garage with driveway from the street and alley

Comments:

OPENING BID \$15,000 ~ This is an ONLINE ONLY REAL ESTATE AUCTION. 10% buyer's fee. \$1000 earnest money required within 24 hours of sale at Beloit Auction & Realty, Inc. offices - 534 W. Grand Ave., Beloit, WI. Balance due at closing within 30 days. Property offered as is with no contingencies. Successful bidder will be required to sign a standard offer to purchase. Minimum opening bid \$15,000.

AUCTION DATE: ONLINE ONLY AUCTION - Ending Thursday November 2nd at 7:07 PM

PREVIEW DATES: Saturday October 21st 11:00am - 12:00pm and Saturday October 28th 11:00am - 12:00pm

Visit us at www.beloitauktion.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. A minimum buyer fee of \$2000 or 10% plus the high bid shall equal the total purchase price. Minimum opening bid is \$15,000.
4. The successful bidder must make a \$1,000.00 down payment of earnest money on auction day. Payment may be made with cash or certified funds.
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 December 7, 2017.
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.