

REAL ESTATE AUCTION

Saturday, December 17th ~ 1:00 PM
1021 Whitney Blvd.
Belvidere, IL 61008

****Auction to be held On-site****

**Minimum
Opening
Bid
\$15,000**



Affordable 3-bedroom home in the heart of Belvidere. Vinyl siding - large rooms - fireplace in family room - central A/C - full basement - equipment shed. \$15,000 minimum opening bid.

BELOIT
AUCTION & REALTY
www.beloitauktion.com

PREVIEWS ON SITE:

Saturday, December 3rd ~ 1:00 pm – 2:00 pm

Saturday, December 10th ~ 1:00 pm – 2:00 pm

OR BY APPOINTMENT AT YOUR CONVENIENCE



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

**RICHARD RANFT ~ AUCTIONEER/BROKER
608-751-2184**

**JOHN FERRARO ~ CLOSING 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: Opening Bid \$15,000 AUC
 Address: 1021 Whitney Blvd.
 City: Belvidere
 County: Boone Mailing City: Belvidere
 Subdivision: State/Zip: IL 61008

Bedrooms: 3 EST. Fin Above Grade SqFt: 2079
 Full Baths: 1 Assessed Value: \$57,270.00
 Half Baths: 1 Taxes: \$2,067.88
 Est. Age: 116 EST. Total Finished SqFt: 2079
 Open House: Sat. Dec. 3rd 1-2 PM & Sat. Dec. 10th 1-2 PM

Directions: State Street to East on Logan Avenue to South on Whitney Blvd. to property, look for sign

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: M	13X29	Mstr BedRm: U	14X21	Laundry: L		Full Half 1/4
Dining Rm:		2nd BedRm: U	12X13			Upper: 1
Kitchen: M	11X13	3rd BedRm: L	11X12			Main: 1
Family/Rec: M	12X20	4th BedRm:				Lower:

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

Type:	2 Story	Garage:	None	Water/Waste:	Municipal
Style:	Victorian	Driveway:	Concrete	Roof:	Composition
Mstr Bedrm Bath:	None	Exterior:	Vinyl	Barrier-free:	Open Floor Plan
Dining:	Combo	Lot Size:	5,663 Square Foot	<u>Large home</u>	Ramped for Wheelchair
Kitchen Features:	Eat in	Lot Desc:	Standard	<u>Large Shed</u>	Stained Glass Window
Fireplace:	Wood Burning	Fuel:	Natural Gas		
Basement:	Full/ Storage Rooms	Heating/Cooling:	Forced Air/Central Air		

Interior Features: Large living room & family room, cathedral ceiling, main floor bathroom, fireplace, lots of light

Exterior Features: Vinyl sided, on street and off street parking, large sized shed for storage, wheelchair accessible

Comments:

OPENING BID \$15,000~ 10% Buyers Fee Auction. High Bid + Buyers Fee = Final Sale Price. Offers written prior to Auction must include Buyers Fee. Property Selling "AS IS" w/ "NO CONTINGENCIES"! \$1,000 down in earnest money upon acceptance w/ 30 days to close.

AUCTION DATE: Saturday December 17th 1:00 PM ON SITE.

PREVIEW DATES: Saturday December 3rd 1:00 PM-2:00 PM & Saturday December 10th 1:00 PM-2:00 PM.

Visit us at www.beloitauction.com

**Age is estimated

**Bath on main floor is 1/4 bath



Richard Ranft | Beloit Auction & Realty, Inc. | (877) 364 1965 | rich@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 minimum \$2000 or 10%, whichever is greater, Buyer Fee Auction. Minimum opening bid of \$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 January 17, 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.