

# REAL ESTATE AUCTION

**Saturday, November 12<sup>th</sup> ~ 1:00 PM**  
**2223 Colorado Ave.**  
**Rockford, IL 61108**

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

**Minimum  
Opening  
Bid  
\$29,000**



**Easy home ownership - 3 bedroom ranch home with heated garage in convenient location with schools nearby. Vinyl & brick exterior - lower level family room has fireplace - central A/C- fenced back yard.**

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

## **PREVIEWS ON SITE:**

**Saturday, October 29<sup>th</sup> ~ 1:00 pm – 2:00 pm**

**Saturday, November 5<sup>th</sup> ~ 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 \$29,000 AUC  
 Address: 2223 Colorado Avenue  
 City: Rockford  
 County: Winnebago Mailing City: Rockford  
 Subdivision: None State/Zip: IL 61108

Bedrooms: 3 EST. Fin Above Grade SqFt: 1024  
 Full Baths: 1 Assessed Value: \$62,110.00  
 Half Baths: Taxes: \$2,248.86  
 Est. Age: 60 EST. Total Finished SqFt: 1024  
 Open House: Sat. Oct. 29th 1-2 PM & Sat. Nov. 5th 1-2 PM

Directions: Harrison Avenue to North on Colorado Avenue, located just north of Wesleyan Avenue

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: M	12x22	Mstr BedRm: M	11x12	Laundry: L		Full Half 1/4
Dining Rm:		2nd BedRm: M	08x12			Upper:
Kitchen: M	11x15	3rd BedRm: M	09x13			Main: 1
Family/Rec: L		4th BedRm:				Lower: 1

School District: District 205 Elementary: District 205 Middle: District 205 High: District 205

Type: 1 Story	Garage: 1 + Detached/Heated	Water/Waste: Municipal
Style: Ranch	Driveway: Concrete	Roof: Composition
Mstr Bedrm Bath: None	Exterior: Vinyl/Brick	Barrier-free: Open Floor Plan
Dining:	Lot Size: 6909 Sq. Ft.	Hardwood Floors
Kitchen Features: Eat in Kitchen	Lot Desc: Standard	
Fireplace: Lower Level	Fuel: Natural Gas	
Basement: Partial Finished	Heating/Cooling: Forced Air/Central Air	

Interior Features: Hardwood Floors, Eat in Kitchen, Family Room in Basement with Fireplace, Shower in Laundry Room

Exterior Features: Maintenance Free Exterior, Fenced Yard, Large Rear Yard

Comments:

OPENING BID \$29,000~ 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"! \$3,000 down in earnest money upon acceptance w/ 30 days to close.

AUCTION DATE: SATURDAY NOVEMBER 12th 1:00 PM ON-SITE. Registration will begin at Noon.

PREVIEW DATES: Saturday October 29th 1:00 PM-2:00 PM & Saturday November 5th 1:00 PM-2:00 PM

Visit us at [www.beloitauktion.com](http://www.beloitauktion.com)

For more information call 877-364-1965



## **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. 10% plus the high bid shall equal the total purchase price. Minimum opening bid of \$29,000.
4. The successful bidder must make a \$3,000.00 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 12, 2016.
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.