

REAL ESTATE AUCTION

Sunday, April 2nd ~ 1:00 PM

2540 Clifcorn Dr.

Beloit, WI 53511



Minimum
Opening
Bid
\$70,000

Excellent location!

3-bedroom, 2 bath brick ranch home with attached 2-car garage.
Cathedral ceilings in living room, dining room and master bedroom.
Spacious family room – patio - equipment shed –
large lot with mature trees & shrubs.
Convenient to schools, shops, & restaurants.



PREVIEWS ON SITE

Sunday, March 19th ~ 1:00 pm – 2:00pm

Sunday, March 26th ~ 1:00 pm – 2:00pm

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: Opening bid \$70,000 AUC
 Address: 2540 Clifcorn Dr.
 City: Beloit
 County: Rock Mailing City: Beloit
 Subdivision: Turtle Ridge State/Zip: WI 53511

Bedrooms: 3 EST. Fin Above Grade SqFt: 1540
 Full Baths: 2 Assessed Value: \$92,100.00
 Half Baths: Taxes: \$2,577.36
 Est. Age: 56 EST. Total Finished SqFt: 1540
 Open House: Sunday, March 19th 1-2 PM & Sunday, March 26th 1-2 PM

Directions: Milwaukee Rd. to N on Lee Lane to West on Blarney Stone Dr. to N. on Vista Dr. to W on Clifcorn

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: 1	14x27	Mstr BedRm: 1	13x13	Laundry: L	13x12	Full Half 1/4
Dining Rm:		2nd BedRm: 1	10x13	Storage L	23x13	Upper:
Kitchen: 1	19x14	3rd BedRm: 1	10x9	Foyer 1	17x5	Main: 2
Family/Rec: L	26x13	4th BedRm:				Lower:

School District: Beloit Elementary: Contact District Middle: Contact Distri High: Contact District

Type: One Story	Garage: 2 Car	Water/Waste: Municipal
Style: Ranch	Driveway: Concrete	Roof: Composition
Mstr Bedrm Bath: 3/4	Exterior: Brick	Barrier-free: Open Floor Plan
Dining: Open combined	Lot Size: 100x200	Ceramic Tile Floor
Kitchen Features: Appliances	Lot Desc: Standard	Cathedral Ceilings/LR & Mstr
Fireplace: Gas	Fuel: Natural Gas	Lots of Light
Basement: Living room & utility	Heating/Cooling: Forced Air/Central Air	Large Patio in Rear

Interior Features: Open Floor Plan, Double Closet Foyer, Cathedral Ceilings, Gas Fireplace, Large Living Room & Dining

Exterior Features: Large Lot, Extra Parking, 2 Car Garage with Opener, Large Patio, Shed

Comments:

OPENING BID \$70,000~ 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"! \$2,000 down in earnest money upon acceptance w/ 30 days to close.

AUCTION DATE: Sunday April 2nd 1:00 PM ON SITE

PREVIEW DATES: Sunday March 19th 1-2 PM & Sunday March 26th 1-2 PM

Visit us at www.beloitauction.com

****Master Bath is 3/4 Bath (listed above as full)



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 Buyer Fee Auction. 10% plus the high bid shall equal the total purchase price. Minimum opening bid of \$70,000.
4. The successful bidder must make a \$2,000.00 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 May 2, 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.