

REAL ESTATE AUCTION

Sunday, May 7th ~ 1:00 PM

517 Bounty Drive

Poplar Grove, IL 61065

**Minimum
Opening
Bid
\$70,000**



4 Bedroom, 2.5 bath bi-level in gated Candlewick Lake community. Features include large living room, vaulted ceilings, open floor plan, master suite, eat in kitchen, 2 car attached garage, tall ceilings in the lower level, central air, laundry room, and vinyl siding.

Candlewick Lake amenities include golf course, fishing, swimming, community pool, beach, recreation center, tennis courts, dog park, walking trails, and more.

Be the high bidder and make this home YOURS!



PREVIEWS ON SITE

Sunday, April 23rd ~ 1:00 pm – 2:00pm

Sunday, April 30th ~ 1:00 pm – 2:00pm

OR BY APPOINTMENT AT YOUR CONVENIENCE



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

**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: Opening Bid \$70,000 AUC
 Address: 517 Bounty Drive NE
 City: Poplar Grove
 County: Boone Mailing City: PoplarGrove
 Subdivision: Candlewick State/Zip: IL 61065

Bedrooms: 4 EST. Fin Above Grade SqFt: 1303
 Full Baths: 2 Assessed Value: \$119,068.00
 Half Baths: 1 Taxes: \$3,148.28
 Est. Age: 18 EST. Total Finished SqFt: 1303
 Open House: Sunday April 23rd 1-2 PM & Sunday April 30th 1-2 PM

Directions: Entrance gate off of 76, turn right on Lamplighter Loop to right on Galleon Run to Right on Atlantic to R on Bounty

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: M	15x20	Mstr BedRm: M	12x16	Laundry: L	11x12	Full Half 1/4
Dining Rm:		2nd BedRm: M	10x12			Upper:
Kitchen: M	12x19	3rd BedRm: M	10x10			Main: 1 1
Family/Rec: L	14x37	4th BedRm: L	14x21			Lower: 1

School District: Call Dist. Elementary: Call Dist. Middle: Call Dist. High: Call Dist.

Type:	Split Level	Garage:	2 Car Attahed	Water/Waste:	Municipal
Style:		Driveway:	Concrete	Roof:	Composition
Mstr Bedrm Bath:	Full Bath/Tub/Shower	Exterior:	Vinyl	Barrier-free:	Open Floor Plan
Dining:	Kitchen/Din. Combo	Lot Size:	70 x 150		
Kitchen Features:	Eat in Kitchen/Appl.	Lot Desc:	Standard		
Fireplace:	None	Fuel:	Natural Gas		
Basement:	Lower LevFull/Finished	Heating/Cooling:	Forced Air/Central Air		

Interior Features: Vaulted Ceilings, Open Floor Plan, Master Suite, Eat in Kitchen, Family Room, Tall Ceilings in LL

Exterior Features: Candlewick Lake Amenities, Parks and Activites, Small Deck/Expansion Possible, Vinyl Siding

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 due date of Auction, balance due within 30 days at closing.

AUCTION DATE: Sunday May 7th 1:00 PM ON SITE.

PREVIEW DATES: Sunday April 23rd 1:00 PM-2:00 PM & Sunday April 30th 1:00 PM -2:00 PM

Call for more information: 888/364-1965

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 \$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 June 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.