REAL ESTATE AUCTION

Saturday, November 19th ~ 1:00 PM

1984 Dewey Ave.

Beloit, WI 53511



TO SETTLE ESTATE

Town of Beloit 3 bedroom ranch home + garage & extra lot. Large kitchen, living room with fireplace, basement family room, central A/C, & lots of storage. Fenced property & equipment shed.

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PREVIEWS ON SITE

Saturday, November 5th ~ 1:00 pm – 2:00pm

Saturday, November 12th ~ 1:00 pm – 2:00pm

OR BY APPOINTMENT AT YOUR CONVENIENCE

- **Kitchen appliances stay**
- **Hardwood floors in bedrooms & hallway**
- **Garden area**

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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 $39,000 AUC
Address: 1984 Dewey Avenue
Township Beloit
County: Rock Mailing City: Beloit
Subdivision: State/Zip: WI 53511

Bedrooms:	3	EST. Fin Above Grade SqFt:	1140
Full Baths:	1	Assessed Value:	$67,900.00
Half Baths:		Taxes:	$2,472.90
Est. Age:	54	EST. Total Finished SqFt:	1140

Open House: Saturday Nov. 5th 1-2 PM & Saturday Nov. 12th 1-2 PM

Directions: East from Riverside Drive on Bayliss Avenue to North on Dewey Avenue to property, look for sign

	Lvl	Dim		Lvl	Dim		Lvl	Dim	Baths		
Living Rm:	M	15x16	Mstr BedRm:	M	11x15	Laundry:	L		Full	Half	1/4
Dining Rm:			2nd BedRm:	M	09x11				Upper:		
Kitchen:	M	13x16	3rd BedRm:	M	10x13				Main:	1	
Family/Rec:	L	14x23	4th BedRm:						Lower:		

School District: Turner Elementary: Turner Middle: Turner High: Turner

Type:	1 Story	Garage:	1 1/2 Car Detached	Water/Waste:	Municipal
Style:	Ranch	Driveway:	Concrete	Roof:	Composition
Mstr Bedrm Bath:	None	Exterior:	Wood	Barrier-free:	Open Floor Plan
Dining:	None	Lot Size:	2 Lots		Water Softener
Kitchen Features:	Eat in Kitchen/Appli.	Lot Desc:	Standard		Hardwood Floors
Fireplace:	Gas Insert/Wood Bur.	Fuel:	Natural Gas		Shared Approach
Basement:	Full/Partial Finsihed	Heating/Cooling:	Forced Air/Central Air		

Interior Features: Hardwood Floors, Large Eat in Kitchen, Fireplace, Family Room in Lower Level, Tons of Storage/Shelv.

Exterior Features: Two Parcels, Fenced in Yard, Shed, Garden Area, Detached Garage

Comments:

OPENING BID $39,000~ 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: Saturday November 19th 1 PM ON SITE

PREVIEW DATES: Satruday November 5th 1-2 PM & Saturday November 12th 1-2 PM

Visit us at www.beloitauction.com

***Parcel Numbers: 004200128 Taxes: $1491.49 and 004201017 $981.41
***Both lots 47x126 each

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 $39,000.**

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 December 19, 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.