

**REAL ESTATE AUCTION**  
**Sunday, August 7<sup>th</sup> ~ 1:00 PM**  
**2044 Eastwood Ave.**  
**Janesville, WI 53545**

**Minimum  
Opening  
Bid  
\$149,000**



**The home you've waited for - 3 bedroom, 2 bath brick ranch  
with attached 2-1/2 car garage on corner lot near Ruger Park.  
Many amenities in this choice property.**



## **PREVIEWS ON SITE**

**Sunday, July 17<sup>th</sup> ~ 1:00 pm – 2:00pm**

**Sunday, July 24<sup>th</sup> ~ 1:00 pm – 2:00pm**

**Sunday, July 31<sup>st</sup> ~ 1:00 pm – 2:00pm**

OR BY APPOINTMENT AT YOUR CONVENIENCE



- ❖ Spacious combined living/dining room combination
- ❖ Sunken family room with wood burning fireplace & panelled oak walls
- ❖ Newly remodeled kitchen features cherry cupboards, Corian countertops, ceramic tile, 2 pantries, & serving table
- ❖ Newer furnace & water heater
- ❖ Air conditioned
- ❖ Updated bath with skylight
- ❖ Full basement
- ❖ Large stamped patio
- ❖ Mature landscaping

**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 \$149,000 AUC  
 Address: 2044 Eastwood Avenue  
 City: Janesville  
 County: Rock Mailing City: Janesville  
 Subdivision: FairlanePark State/Zip: WI 53545

Bedrooms: 3 EST. Fin Above Grade SqFt: 1942  
 Full Baths: 2 Assessed Value: \$175,000.00  
 Half Baths: Taxes: \$4,207.74  
 Est. Age: 41 EST. Total Finished SqFt: 1942  
 Open House: July 17th & July 24th & July 31st - ALL 1:00-2:00 PM

Directions: Rugar Avenue to North on S. Harmony Drive, West on Eastwood 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	12x20	Mstr BedRm:	M	12x15	Laundry:	L		Full Half 1/4
Dining Rm:	M	10x10	2nd BedRm:	M	10x12	Foyer	M	10x12	Upper:
Kitchen:	M	10x21	3rd BedRm:	M	13x13	Patio	M	15x25	Main: 2
Family/Rec:	M	15x22	4th BedRm:						Lower:

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

Type:	1 Story	Garage:	2 1/2 Car Attached	Water/Waste:	Municipal
Style:	Ranch	Driveway:	Concrete	Roof:	Composition
Mstr Bedrm Bath:	3/4	Exterior:	Brick	Barrier-free:	Open Floor Plan
Dining:	Formal Open to LR	Lot Size:	104 x 118		Large Patio Room
Kitchen Features:	Pantries, Appliances	Lot Desc:	Standard/Corner		Full Bsmt w/Storage Rooms
Fireplace:	Wood Burning	Fuel:	Natural Gas		Skylights
Basement:	Full/Storage Rooms	Heating/Cooling:	Forced Air/Central Air		Pantry

Interior Features: Beautiful updated kitchen, Formal Living Room/Dining Room, Sunken Family Rm Wood Burning FP

Exterior Features: All Brick, Mature Landscaping, Concrete Drive, Large Stamped Patio Room in Rear, Corner Lot

Comments:

OPENING BID \$149,000~ 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"! \$5,000 down in earnest money upon acceptance w/ 30 days to close.

AUCTION DATE: Sunday August 7th 1:00 PM ON SITE

PREVIEW DATES: Sunday July 17th 1:00-2:00 PM & Sunday July 24th 1:00-2:00 PM & Sunday July 31st 1:00-2:00 PM

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

For more information call 608/751-2184



## **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 \$149,000.
4. The successful bidder must make a \$5,000.00 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 September 7, 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.