

ONLINE ONLY - REAL ESTATE AUCTION

ENDS ~ Thursday, December 14th ~ 7:07 PM

**1820 Court St.
Rockford, IL 61103**

**Minimum
Opening
Bid
\$35,000**



TO SETTLE ESTATE

Well maintained 2 bedroom vinyl sided bungalow with garage. Possible 3rd bedroom - Remodeled Kitchen/SS appliances stay - rec room - dining room - central A/C - fenced back yard & deck.

ONLINE ONLY REAL ESTATE AUCTION!!! \$35,000 minimum opening bid.



PREVIEWS ON SITE

Sunday, December 3rd ~ 1:00pm – 2:00pm

Sunday, December 10th ~ 1:00pm – 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: \$35,000.00 AUC
 Address: 1820 Court Street
 Township Rockford
 County: Winnebago Mailing City: Rockford
 Subdivision: State/Zip: IL 61103

Bedrooms: 2 EST. Fin Above Grade SqFt:
 Full Baths: 1 Assessed Value: \$40,701.00
 Half Baths: Taxes: \$2,049.42
 Est. Age: 87 EST. Total Finished SqFt: 1048
 Open House: Sunday Dec. 3rd 1-2pm & Sunday Dec. 10th 1-2pm

Directions: N Main St. to W on Burton St. to S on Court St.

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: M	13x15	Mstr BedRm: M	10x11	Laundry:		Full Half 1/4
Dining Rm: M	11x15	2nd BedRm: M	10x10			Upper:
Kitchen: M	10x16	3rd BedRm: LL	10x15			Main: 1
Family/Rec: LL	14x19	4th BedRm:				Lower:

School District: Rockford Elementary: Call District Middle: Call District High: Call District

Type: Bungalow	Garage: 1 Car Detached	Water/Waste: Municipal
Style: 1 story	Driveway: Concrete	Roof: Asphalt
Mstr Bedrm Bath:	Exterior: Alum/Vinyl	Barrier-free:
Dining: Formal Dining	Lot Size: 0.12 acres	
Kitchen Features: All Appliances	Lot Desc:	
Fireplace: Wood Burning	Fuel: Gas	
Basement:	Heating/Cooling: Forced Air/ C/A	

Interior Features: Wood burning fireplace, All stainless steel appliances, kitchen nook with built-in wine cooler

Exterior Features: 1 car detached garage with 12x20 deck off the side, fenced in back yard and concrete drive

Comments:

OPENING BID \$35,000 ~ This is an ONLINE ONLY REAL ESTATE AUCTION. 10% buyer's fee or \$2000.00 whichever is greater auction. \$1000 earnest money required by 2 P.M. day after the auction at Beloit Auction & Realty, Inc. offices - 534 W. Grand Ave., Beloit, WI. Balance due at closing within 30 days. Property offered as is with no contingencies. Successful bidder will be required to sign a standard offer to purchase. Minimum opening bid \$35,000.00 + 10% BF or \$2000.00 whichever is greater.

AUCTION DATE: ONLINE ONLY AUCTION - Ending Thursday December 14th at 7:07 PM

PREVIEW DATES: Sunday December 3rd 1:00pm - 2:00pm and Sunday December 10th 1:00pm - 2:00pm

Visit us at www.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. A minimum buyer fee of \$2000 or 10% plus the high bid shall equal the total purchase price. Minimum opening bid is \$35,000.
4. The successful bidder must make a \$1,000.00 down payment of earnest money by 2:00pm on December 15th. Payment may be made with cash or certified funds. Successful bidder will be required to sign a standard offer to purchase.
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 January 14, 2018.
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.