

# ONLINE ONLY - REAL ESTATE AUCTION

ENDS ~ Tuesday, October 2<sup>nd</sup> ~ 7:07 PM

10426 W. State Rd. 81

Beloit, WI 53511

Minimum  
Opening  
Bid  
\$315,000



Your own WISCONSIN COUNTRY PARADISE with lots of privacy on 8 partially wooded acres between Beloit & Brodhead. Spacious 6 bedroom, energy efficient, cedar sided home.

**BELOIT**  
AUCTION & REALTY  
[www.beloitauktion.com](http://www.beloitauktion.com)

## **PREVIEWS ON SITE**

**Saturday, September 15<sup>th</sup> ~ 1:00pm – 2:00pm**

**Sunday, September 23<sup>rd</sup> ~ 1:00m – 2:00pm**

OR BY APPOINTMENT AT YOUR CONVENIENCE



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

- 6 Bedrooms
- 2-1/2 baths
- 2 family rooms
- 1st floor oak & ceramic tile flooring
- Eat-in kitchen & dining room
- 1st floor laundry
- Finished basement with partial exposure
- Interior oak doors - bay window
- Appliances stay
- Central A/C
- Energy efficient home - option of outdoor wood burner for heat & hot water
- 2-car attached garage
- Concrete driveway
- Newark Township - Parkview School District

**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: \$315,000.00 AUC  
Address: 10426 W State Rd 81  
Township Newark  
County: Rock Mailing City: Beloit  
Subdivision: State/Zip: WI 53511

Bedrooms: 6 EST. Fin Above Grade SqFt: 2,476  
Full Baths: 2 Assessed Value: \$142,400.00  
Half Baths: 1 Taxes: \$3,621.00  
Est. Age: 24 EST. Total Finished SqFt: 3,290  
Open House: Sat. Sept. 15th 1-2PM and Sat. Sept. 23rd 1-2PM

#### Directions:

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: M	12x19	Mstr BedRm: UP	14x16	Laundry: M	6x9	Full Half 1/4
Dining Rm: M	12x12	2nd BedRm: UP	12x15	5th BedRm: UP	10x12	Upper: 1
Kitchen: M	11x23	3rd BedRm: UP	12x12	6th BedRm: LL	8x14	Main: 1
Family/Rec: M	14x19	4th BedRm: UP	14x15	RecRm: LL	13x30	Lower: 1

School District: Parkview Elementary: Call District Middle: Call District High: Parkview

Type:	2 story	Garage:	2 car attached	Water/Waste:
Style:	Colonial	Driveway:	Concrete	Roof:
Mstr Bedrm Bath:		Exterior:	Cedar	Barrier-free:
Dining:	Formal	Lot Size:	8 acres	
Kitchen Features:	Eat-in	Lot Desc:		
Fireplace:		Fuel:		
Basement:	Full finished	Heating/Cooling:		

Interior Features:

Exterior Features:

Comments:



## **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. Buyer fee of 10% plus the high bid shall equal the total purchase price. Minimum opening bid is \$315,000.
4. The successful bidder must make a \$10,000.00 down payment of earnest money by 2:00pm on October 8, 2018. 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 November 8, 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.