

ONLINE ONLY - REAL ESTATE AUCTION

ENDS ~ Tuesday, June 19th ~ 7:07 PM

12482 Greensview Circle

Roscoe, IL 61073

**Minimum
Opening
Bid
\$142,000**



**4 bedroom, 3 bathroom home with 2 car attached garage.
Exposed basement, 2 fireplaces and a beautiful view of the
17th green on the Ledges Golf Course.**

BELOIT
AUCTION & REALTY
www.beloitauction.com

PREVIEWS ON SITE

Saturday, June 2nd ~ 1:000m – 2:00pm

Sunday, June 10th ~ 1:00m – 2:00pm

OR BY APPOINTMENT AT YOUR CONVENIENCE



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

- **Superb location overlooking the Ledges Golf Course -17th green**
- **4 bedrooms**
- **3 baths**
- **2 car garage**
- **Deck**
- **Exposed finished basement with hot tub room**
- **2 fireplaces**
- **Eat-in kitchen**
- **1st floor laundry**
- **Vinyl siding**
- **Central A/C**
- **Workshop**

**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: \$142,000.00 AUC
 Address: 12482 Greensview Circle
 Village Roscoe
 County: Winnebago Mailing City: Roscoe
 Subdivision: State/Zip: IL 61073

Bedrooms: 4 EST. Fin Above Grade SqFt: 2180
 Full Baths: 3 Assessed Value: \$235,134.00
 Half Baths: Taxes: \$5,272.00
 Est. Age: 50 EST. Total Finished SqFt: 4,343
 Open House: Sat. June 2nd 1-2PM & Sun. June 10th 1-2PM

Directions: McCurry Rd to Northgate Dr to Greensview Dr to Greensview Circle

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: M	14X20	Mstr BedRm: M	12X15	Laundry: M	6X7	Full Half 1/4
Dining Rm: M	13X14	2nd BedRm: M	11X12	Eating area M	10X14	Upper:
Kitchen: M	13X13	3rd BedRm: M	12X13	Rec-room LL	16X27	Main: 2
Family/Rec: M	14X18	4th BedRm: LL	13X13	Hot tub room LL	9X16	Lower: 1

School District: Elementary: Kinnikinnick Middle: High: Hononegah

Type:	Single story	Garage:	2 car attached	Water/Waste:	
Style:	Ranch	Driveway:	Asphalt	Roof:	Composition
Mstr Bedrm Bath:	Full	Exterior:	Vinyl	Barrier-free:	
Dining:	Formal	Lot Size:	0.56 acres		
Kitchen Features:	All Appliance	Lot Desc:			
Fireplace:	2 Fireplaces	Fuel:	Gas		
Basement:	Full walkout	Heating/Cooling:	Forced C/A		

Interior Features: Exposed walk out basement with hot tub room, bedroom, full bath, workshop with double doors

Exterior Features: Deck overlooks the 17th green of the golf course

Comments:

OPENING BID \$142,000 ~ This is an ONLINE ONLY REAL ESTATE AUCTION. 10% buyer's fee. \$3000 non-refundable earnest money (certified funds or cash) required by 2:00pm Wednesday June 20th at Beloit Auction & Realty, Inc. offices - 534 W. Grand Ave., Beloit, WI. Successful bidder will be required to sign a standard offer to purchase at that time. Balance due at closing within 30 days. Property offered as is with no contingencies. Minimum opening bid \$142,000.

In the event the successful bidder does not meet the earnest money deadline, he/she will forfeit bidding rights to the property and his/her credit card required to register will be charged the stated earnest money amount as forfeiture fee.

AUCTION DATE: ONLINE ONLY AUCTION - Ending Tuesday June 19th at 7:07 PM

PREVIEW DATES: Saturday June 2nd 1:00pm - 2:00pm and Sunday June 10th 1:00pm - 2:00pm

Visit us at www.beloitauktion.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. Buyer fee of 10% plus the high bid shall equal the total purchase price. Minimum opening bid is \$142,000.
4. The successful bidder must make a \$3,000.00 down payment of earnest money by 2:00pm on June 20th. 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 July 20, 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.