REAL ESTATE AUCTION

Sunday, January 22nd ~ 1:00 PM

1756 Grant St.

Beloit, WI 53511



Immaculate 3 bedroom vinyl sided ranch home near Converse School. Newer windows, doors, appliances, & carpeting - updated fixtures. Simulated hardwood floors - central A/C - gas fireplace in living room. Family room in basement. Large back yard with equipment shed.

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PREVIEWS ON SITE

Sunday, January 8th ~ 1:00 pm – 2:00pm

Sunday, January 15th ~ 1:00 pm – 2:00pm

OR BY APPOINTMENT AT YOUR CONVENIENCE

- **Appliances stay**
- **Wood burning stove in family room**
- **Living/dining room combo**
- **Concrete driveway**
- **Deck**

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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: 1756 Grant Street

City Beloit

County: Rock Mailing City: Beloit

Subdivision: None State/Zip: WI 53511

Bedrooms:	3	EST. Fin Above Grade SqFt:	912
Full Baths:	1	Assessed Value:	$72,600.00
Half Baths:		Taxes:	$1,775.16
Est. Age:	60	EST. Total Finished SqFt:	912

Open House: Sunday January 8th & 15th Both 1:00 PM until 2:00 PM

Directions: McKinley to West on House Street to North on Grant Street, Look for sign

	Lvl	Dim		Lvl	Dim		Lvl	Dim	Baths
Living Rm:	M	11x20	Mstr BedRm:	M	10x13	Laundry:	L		Full Half 1/4
Dining Rm:			2nd BedRm:	M	10x11				Upper:
Kitchen:	M	12x12	3rd BedRm:	M	10x12				Main: 1
Family/Rec:			4th BedRm:						Lower:

School District: Beloit Elementary: Call Dist. Middle: McNeel High: Memorial

Type:	1 Story	Garage:	None	Water/Waste:	Municipal
Style:	Ranch	Driveway:	Concrete	Roof:	Composition
Mstr Bedrm Bath:	None	Exterior:	Vinyl	Barrier-free:	Open Floor Plan
Dining:	Living-Dining Combo	Lot Size:	.176 Acre		Sim. Hardwood Floors
Kitchen Features:	Range/Oven, Fridge	Lot Desc:	Standard		Full Basement
Fireplace:	Gas/Liv. Rm/Fam. Rm	Fuel:	Natural Gas		
Basement:	Full/Unfinished	Heating/Cooling:	Forced Air/Central Air		

Interior Features: Laminate Floors, New Carpet, Appliances, Gas Fireplace, Sliding Glass Door Leads to Rear Yard

Exterior Features: Maintenance Free Exterior, Shed, Large Rear Yard, Small Deck

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: Sunday January 22nd, 2017 1:00 PM-2:00 PM

PREVIEW DATES: Sunday January 8th 1:00 PM-2:00 PM & Sunday January 15th 1:00 PM-2:00 PM

Visit us at www.beloitauction.com

Call for showing instructions, easy to show.

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 February 22, 2017.**

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.**