

REAL ESTATE AUCTION
Sunday, August 6th ~ 1:00 PM
5957 Southdown Ln.
Roscoe, IL 61073

**Minimum
Opening
Bid
\$145,000**



This is a MUST see!!! This beautiful four bedroom, four bath home is waiting for you! Sit and relax on the deck overlooking an acre with mature trees. Store all of your toys in one of the FIVE garage spaces.

Hardwood floors and an 18 foot vaulted living room with wood burning fire place. First floor master bedroom and master bathroom. Whole house vacuum system, water softener, stove, dishwasher, refrigerator and over the range microwave. Exposed finished basement that has a bedroom and 3/4 bath could even be used for an extra apartment.

Don't let this one slip away from you!



PREVIEWS ON SITE

Sunday, July 23rd ~ 1:00 pm – 2:00pm

Sunday, July 30th ~ 1:00 pm – 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: \$145,000.00 AUC
 Address: 5957 Southdown Lane
 Village Roscoe
 County: Winnebago Mailing City: Roscoe
 Subdivision: State/Zip: IL 61073

Bedrooms: 4 EST. Fin Above Grade SqFt: 1,900
 Full Baths: 2 Assessed Value: \$168,660.00
 Half Baths: 2 Taxes: \$6,118.66
 Est. Age: 23 EST. Total Finished SqFt: 3,132
 Open House: Sun. July 23rd 1-2pm and Sun. July 30 1-2pm

Directions: South on IL-251 turn Left onto McDonald Rd turn Right onto Southdown Lane

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: M	23x26	Mstr BedRm: M	13x16	Laundry: M	08x09	Full Half 1/4
Dining Rm:		2nd BedRm: UP	11x13	Loft area UP	09x13	Upper: 1
Kitchen: M	09x11	3rd BedRm: UP	13x16			Main: 1 1
Family/Rec: LL	26x27	4th BedRm: LL	12x13			Lower: 1

School District: Call City	Elementary:	Middle:	High:
Type: 2 Story	Garage: 5 car 2 story	Water/Waste: Municipal/Septic	
Style:	Driveway: Blacktop	Roof: Composition	
Mstr Bedrm Bath: 04x08	Exterior: Vinyl/Alum	Barrier-free: Open Floor plan	
Dining: Open	Lot Size: 1.06 acres		
Kitchen Features: Bay window over sink	Lot Desc:		
Fireplace: Wood burning	Fuel: Natural Gas		
Basement: Full/Finished	Heating/Cooling: forced/Central Air		

Interior Features: Whole House Vacuum System, Water Softener, Stove, Dishwasher, garbage disposal, Refrigerator,
 Exterior Features: Large Deck, Back yard is Piped for watering system

Comments:

OPENING BID \$145,000~10% Buyers Fee Auction. Hight Bid + Buyers Fee = Final Sale Price. Offers written prior to Auction must include Buyers Fee. Property Selling "AS IS" with "NO CONTINGENCIES"! \$3,000 down in earnest money upon acceptance with 30 days to close.

AUCTION DATE: Sunday August 6th 1:00pm - ON SITE

PREVIEW DATES: Sunday July 23rd 1:00pm - 2:00pm and Sunday July 30th 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. 10% plus the high bid shall equal the total purchase price. Minimum opening bid of \$145,000.
4. The successful bidder must make a \$3,000.00 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 6, 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.