

REAL ESTATE AUCTION
Sunday, February 14th ~ 1:00 PM
515 Kocher St.
Rockton, IL 61072

**Minimum
Opening
Bid
\$119,000**

****Auction to be held On-site****



This exceptional home features a living room as well as 2 family rooms, 1 with wood-burning fireplace. There's a large kitchen/dining combo - 1-¾ baths - spacious bedrooms including a master suite - central A/C - brick/stone/vinyl exterior. Superior maintenance ~ Family downsizing.



Visit us at www.beloitauktion.com

PREVIEWS ON SITE:

Sunday, January 31st ~ 1:00 pm – 2:00 pm

Sunday, February 7th ~ 1:00 pm – 2:00 pm

OR BY APPOINTMENT AT YOUR CONVENIENCE

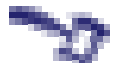


**877-364-1965
TOLL-FREE**

**RICHARD RANFT ~ AUCTIONEER/BROKER
608-751-2184**

**BILL PERKINS ~ AUCTIONEER
608-289-6919**

**JOHN FERRARO ~ CLOSING 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.

George Goecks * John Ferraro

Tonya Frye * Julie Ferraro

Tracy Ferraro * Trudy Trochta



MLS #: 1579074 **Active** **Single Family** **Price:** \$119,000 **AUC**
515 Kocher St **City** Rockton **Y02**
County: Winnebago **Zip:** 61072 **State:** IL
Subdivision: Liddles 2nd Addition

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1595
Full Baths: 1 **Est Fin Below Grd Exp SqFt:**
3/4 Baths: 1 **Est. Finished Non-Exp SqFt:**
Half Baths: 0 **Est. Total Finished SqFt:** 1595
1/4 Baths: 0 **Estimated Age:** 37

Directions: South on Hwy 2 to West on Rockton Road to North on Kocher Street, House located on East side of st

Click M for Map:

Click D for Documents (if any):

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>					
Living Rm:	M	18x15	Mstr BedRm:	M	12x12	Laundry:	L	23x09						
Dining Rm:	M	10x11	2nd BedRm:	M	08x11	Family Rm	M	21x11	Upper:	0	0	0	0	
Kitchen:	M	15x09	3rd BedRm:	M	10x12				Main:	1	1	0	0	
Family/Rec:	L	43x13	4th BedRm:	N					Lower:	0	0	0	0	
School District:	Unknown		Elementary:	Optional		Middle:	Unknown		High:	Unknown				

Legal:	Too Long On File	Land Assess:	\$ 0
Parcel #:	03-13-480-005	Zoning:	Res
Est. Lot Size:	138x275	Builder:	
Est. Lot Sq. Ft:		Improvements:	\$ 0
		Total Assess:	\$ 165,306 / 2009
		Net Taxes:	\$ 3799 / 2008

Type	1 story	Fuel	Natural gas
Style	Ranch	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	3/4	Water/Waste	Municipal water, Municipal sewer
Dining	Formal, Eat-in kitchen	Roof	Compstrn/Fiberglass
Kitchen Features	Pantry, Range/Oven, Refrigerator	Barrier-free	Open floor plan, First floor bedroom, First floor full bath, Level drive, Level lot
Fireplace	Wood burning, Family/Rec	Miles to Capitol	Over 50 miles
Basement	Full, Partially finished, Sump pump	Terms/Misc.	Cash, AUCTION
Garage	2 car, Attached, Extra Storage Area, Opener	Waterfront	N/A
Driveway	Concrete	Lake/River	N/A
Exterior	Vinyl, Brick/Stone	Energy Efficient/Green	N/A
Lot Size	1/2 to 1 acre	Farm Features	N/A
Lot Description	Standard, Other		

Interior Features Tile Floors, Wood trim, Cable available, All window coverings, High Speed Internet

Exterior Features Patio, Front porch, Fenced Yard, Pool - in ground

List Price is Opening Bid!! 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: Sun. Feb. 14th 1 PM ON SITE--- Preview Property: Sun. Jan. 31st 1-2 & Sun. Feb. 7th 1-2. Lots of updates! Be the successful bidder!

Sold Price: **PtsPd/SlrCr:** **Closing Date:**

This information provided courtesy of: United Country-Beloit Auction & Rea

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.



Richard Ranft
United Country-Beloit Auction & Rea
(608) 364-1965
info@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. All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
3. This is a 10% Buyer Fee Auction. The high bid plus a 10% Buyer Fee shall equal the total purchase price. Minimum opening bid of \$119,000.
4. The successful bidder must make a \$2,000.00 down payment of earnest money on auction day. Payment may be made in cash or personal check.
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 March 14, 2010.
6. If seller does not accept offer, all earnest money paid hereunder shall be returned to buyer.
7. All announcements made on auction day may supersede any published or previously announced terms and conditions.
8. Seller to provide title insurance.
9. United Country 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. Buyers must rely solely upon their own investigation and not any information provided by the Seller or Auctioneer. Failure of a Buyer to be fully informed on the condition of a property will not constitute grounds for any claim adjustment or right to cancel sale.
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.

I have read, understand and agree to the above listed terms and conditions of auction.

Earnest money will be paid: ___ Cash ___ Check ___ Other: _____

Signed: _____ Date: _____

Print Name: _____

Witness: _____

United Country Beloit Auction and Realty, Inc.