

REAL ESTATE AUCTION
Sunday, February 21st ~ 1:00 PM
326 Parker Dr.
Janesville, WI

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

**Minimum
Opening
Bid
\$50,000**



TO SETTLE ESTATE

Excellent opportunity for home ownership near the court house. To settle an estate, we'll auction this 4-bedroom Craftsman style home with a minimum opening bid of \$50,000. Original woodwork - formal dining room - 1-1/2 baths - wood burning fireplace - partially finished basement with family room - covered front porch.

Visit us at www.ucelite.com



PREVIEWS ON SITE:

Saturday, February 6th ~ 12:00 pm – 1:00 pm

Sunday, February 14th ~ 12:00 pm – 1:00 pm

OR BY APPOINTMENT AT YOUR CONVENIENCE



608-756-3976

info@unitedcountryelite.com

BILL PERKINS ~ REALTOR/AUCTIONEER

RICH RANFT ~ REALTOR/AUCTIONEER

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.

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 \$50,900.
4. The successful bidder must make a \$1,000.00 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 21, 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 Elite Realty & Auction 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 Elite Realty & Auction, Inc.