

**REAL ESTATE AUCTION**  
**Wednesday, March 3<sup>rd</sup> ~ 5:30 PM**  
**1950 Forest Ave.**  
**Beloit, WI 53511**

**\*\* AUCTION WILL BE HELD AT THE UNITED COUNTRY BELOIT AUCTION SHOWROOM\*\***



**You'll appreciate the potential in this Beloit property. The home features 2 full baths - large living/dining room combination with gas fireplace - 1st floor laundry - walk-in closets - skylights - basement egress windows - sun porch - ramped entrance - 2 decks. Do the necessary interior renovations & see your investment increase.**

**Visit us at [www.beloitauktion.com](http://www.beloitauktion.com)**



## **PREVIEWS ON SITE:**

**Sunday, February 21<sup>st</sup> ~ 1:00 pm – 2:00 pm**

**Sunday, February 28<sup>th</sup> ~ 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**

**GEORGE GOECKS ~ CLOSING BROKER**  
**608-558-8396**



### **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 #:** 1581325    **Active**    **Single Family**    **Price:** \$21,000    **AUC**  
**1950 Forest Ave**    **City** Beloit    P02  
**County:** Rock    **Zip:** 53511    **State:** WI  
**Subdivision:** None

**Bedrooms:** 3    **Est. Fin Above Grade SqFt:** 1664  
**Full Baths:** 2    **Est Fin Below Grd Exp SqFt:**  
**3/4 Baths:** 0    **Est. Finished Non-Exp SqFt:**  
**Half Baths:** 0    **Est. Total Finished SqFt:** 1664  
**1/4 Baths:** 0    **Estimated Age:** 10

**Directions:** Shirland Avenue to North on Townline Avenue to West on Forest Avenue

**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>			
<b>Living Rm:</b>	M	17x13	<b>Mstr BedRm:</b>	M	16x12	<b>Laundry:</b>	M	09x06				<b>Full</b>	<b>3/4</b>	<b>Half</b>	<b>1/4</b>
<b>Dining Rm:</b>	M	0x0	<b>2nd BedRm:</b>	M	12x10	<b>Sun Porch</b>	M	12x25	<b>Upper:</b>	0	0	0	0		
<b>Kitchen:</b>	M	23x12	<b>3rd BedRm:</b>	M	10x09				<b>Main:</b>	2	0	0	0		
<b>Family/Rec:</b>	N		<b>4th BedRm:</b>	N					<b>Lower:</b>	0	0	0	0		
<b>School District:</b>	Beloit		<b>Elementary:</b>	Gaston		<b>Middle:</b>	Aldrich		<b>High:</b>	Memorial					

<b>Legal:</b>	Lot 11 & 12 Blk 4 Grand Ave Park Addn		<b>Land Assess:</b>	\$ 18,900	
<b>Parcel #:</b>	13461210	<b>Zoning:</b>	Res	<b>Improvements:</b>	\$ 96,200
<b>Est. Lot Size:</b>	100x125	<b>Builder:</b>		<b>Total Assess:</b>	\$ 115,100 / 2009
<b>Est. Lot Sq. Ft:</b>				<b>Net Taxes:</b>	\$ 3046 / 2009

<b>Type</b>	1 story, Manufactured w/ Land, Fixer upper	<b>Fuel</b>	Natural gas
<b>Style</b>	Ranch, Raised Ranch	<b>Heating/Cooling</b>	Forced air
<b>Master Bedrm Bath</b>	Full	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Dining</b>	Living-dining combo, Other	<b>Roof</b>	Compstn/Fiberglass
<b>Kitchen Features</b>	N/A	<b>Barrier-free</b>	Open floor plan
<b>Fireplace</b>	Gas burning, LivingRm	<b>Miles to Capitol</b>	Over 50 miles
<b>Basement</b>	Full, Exposed, Unfinished	<b>Terms/Misc.</b>	Cash, AUCTION
<b>Garage</b>	None	<b>Waterfront</b>	N/A
<b>Driveway</b>	Concrete	<b>Lake/River</b>	
<b>Exterior</b>	Vinyl	<b>Energy Efficient/Green</b>	N/A
<b>Lot Size</b>	Under 1/2 acre	<b>Farm Features</b>	N/A
<b>Lot Description</b>	Standard, Corner		

**Interior Features** Wood or sim. wood floor, Wood trim, Cathedral/vaulted ceiling, Skylight(s), Some window coverings

**Exterior Features** Deck, Front porch

List Price is Opening Bid & is 80% less than Asses. Value!! 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"! \$1,000 down in earnest money upon acceptance w/ 30 days to close.-- AUCTION DATE: WED. MARCH 3RD---5:30 PM Beloit Auction Bldg. PREVIEW PROPERTY: Sun. Feb. 21st 1-2 & Sun. Feb. 28th 1-2 PM. 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 is \$21,000.
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 April 3, 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.