

MULTI-PARCEL REAL ESTATE AUCTION

Saturday, June 5th ~ 1:00 PM

8050 Old River Rd.

Rockford, IL 61103

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



Impeccably maintained premium property located in wooded area with large creek-fed pond. Two parcels - one with newer ranch home, horse barn, & other out buildings - Second lot is buildable and has easement rights to air strip.

Visit us at www.beloitauktion.com



PREVIEWS ON SITE:

Saturday, May 15th ~ 1:00 pm – 2:00 pm

Saturday, May 22nd ~ 1:00 pm – 2:00 pm

Saturday, May 29th ~ 1:00 pm – 2:00 pm

OR BY APPOINTMENT AT YOUR CONVENIENCE

Buy either lots or both at this multi-parcel real estate auction.

3-bedroom, 3400+ sq. ft. ranch home with attached 3+car garage

***aluminum-sided exterior with brick/stone accents**

***2-1/2 baths**

***eat-in kitchen & traditional dining room**

***family room**

***vaulted living room ceiling**

***home office with high-speed internet**

***1st floor laundry**

***walk-in closets**

***central vacuum**

***security system**

***full, exposed basement - walk out to patio**

***central A/C**

***additional 1-1/2 car detached garage**

***8.3 acres, wooded with large creek-fed pond**

***45x72 ft. horse barn - 4 oak stalls with rubber mats & tack room**

***20x30 ft. lofting shed**

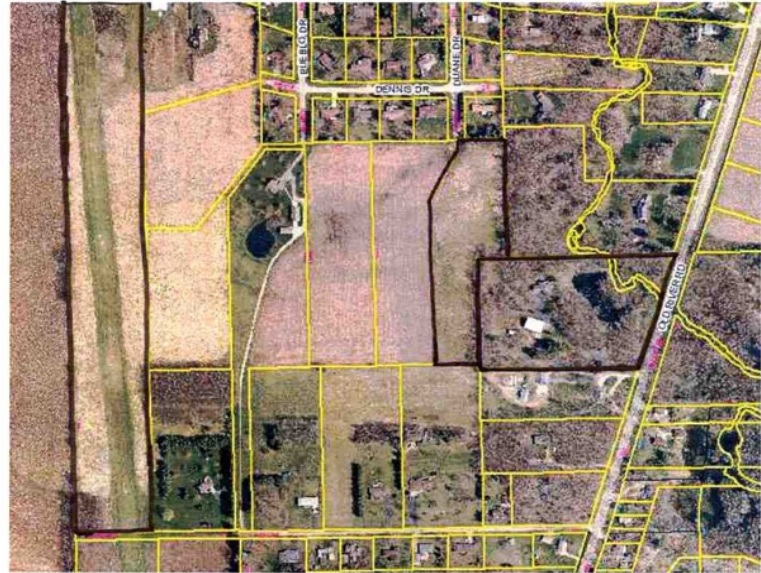
***machine shed - feed storage unit**

***fenced pasture**

5-acre adjacent parcel (see picture)

on Duane Dr.

buildable lot with easement rights to air strip



**Be the successful bidder on either of these desirable
parcels or the two combined.
Owners moving out of state.**

Call for information on the multi-parcel process.



**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 #: 1586308 **Active** **Single Family** **Price:** \$275,000 **AUC**
8050 Old River Rd **City** Rockford **Y02**
County: Winnebago **Zip:** 61103 **State:** IL
Subdivision: None

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 2089
Full Baths: 2 **Est Fin Below Grd Exp SqFt:** 1400
Half Baths: 1 **Est. Finished Non-Exp SqFt:**
Est. Age: 19 **Est. Total Finished SqFt:** 3489

Directions: West on Latham Road from 251 to North on Old River Road to property

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	15x23	Mstr BedRm:	M	15x17	Laundry:	M	06x09		Full	Half	1/4
Dining Rm:	M	13x15	2nd BedRm:	L	11x12	Breakfast	M	11x15	Upper:	0	0	0
Kitchen:	M	12x14	3rd BedRm:	L	13x13	Office	L	15x20	Main:	1	1	0
Family/Rec:	L	14x19	4th BedRm:						Lower:	1	0	0
School District: Rockford			Elementary: Call School District			Middle: Call School District			High: Call School District			

Legal: Too Long On File	Land Assess: \$ 0
Parcel #: 07-13-278-001	Improvements: \$ 0
Est. Lot Size: 8.3 Acres	Total Assess: \$ 327,615 / 2008
Est. Lot Sq. Ft:	Net Taxes: \$ 7987 / 2008

Type	1 story	Fuel	Natural gas
Style	Ranch	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	Full, Walk-in Shower	Water/Waste	Well, Non-Municipal/Prvt dispos
Dining	Formal, Eat-in kitchen	Roof	Compstn/Fiberglass
Kitchen Features	Breakfast bar, Breakfast nook, Pantry, Range/Oven, Refrigerator, Dishwasher	Barrier-free	Open floor plan
Fireplace	None	Miles to Capitol	Over 50 miles
Basement	Full, Exposed, Walkout to yard, Finished	Terms/Misc.	Cash, AUCTION
Garage	3+ car, Attached, Detached, Extra Storage Area	Waterfront	On other type of water
Driveway	Blacktop/Asphalt, Extra paving	Lake/River	Creek Fed Pond
Exterior	Aluminum, Brick/Stone	Energy Efficient/Green	N/A
Lot Size	Over 5 to 10 acres	Farm Features	Barn(s), Outbuilding(s), Machine Shed, Feed Storage Unit(s), Horse Farm
Lot Description	Wooded, Pasture		

Interior Features Tile Floors, Walk-in closet(s), Cathedral/vaulted ceiling, Security system, Central vac, Jetted bathtub, Cable available, Some window coverings, High Speed Internet, Office w/ ext entry

Exterior Features Deck, Patio, Fenced Yard, Storage building

Price is Min. Opening Bid. 8+ Acres on beautiful setting. Huge creek fed pond, 45x72 Horse Barn w/4 Oak Stalls w/ Rubber Mats & Tack Room. 20x30 Lofting Shed, Fence Pasture. Detached 1 1/2 Car, Long Blacktop Driveway. Ranch style house, 3 bedroom 2 1/2 Baths, 3 Car Attached Garage, 1st Floor Laundry, Fully Exposed Walkout Lower Level w/ Family Room, Office & 2 Bedrooms, Walkout to Upper Deck and Lower Patio. See Assoc. Docs for Auction information. Multi Par Auction w/lot on Duane. See Map for details.

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.



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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 for both properties \$315,000. (\$275,000 for 8050 Old River Rd. and \$40,000 for Duane Dr. lot)
4. The successful bidder must make a \$5,000.00 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 July 5, 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.