

MULTI-PROPERTY REAL ESTATE AUCTION

Saturday, August 7th ~ 11:00 AM

616 Cranston Rd.

Beloit, WI 53511

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



Opening Bid \$20,000

**Town of Beloit property • 3-bedroom bungalow • traditional dining room
3-season porch • full basement • vinyl siding • patio
extra storage beneath 2-car garage • well & municipal sewer
2nd house, garage, & separate well at back of deep lot • 2 driveways**

Visit us at www.beloitauction.com



PREVIEW ON SITE:

Saturday, July 31st ~ 1:30 pm – 2:30 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 #: 1597562 **Active** **Single Family** **Price:** \$20,000 **AUC**
616 Cranston Rd **Town** **Beloit** P03
County: Rock **Zip:** 53511 **State:** WI
Subdivision: 62x642

Bedrooms: 2 **Est. Fin Above Grade SqFt:** 572
Full Baths: 1 **Est Fin Below Grd Exp SqFt:**
Half Baths: 0 **Est. Finished Non-Exp SqFt:**
Est. Age: 70 **Est. Total Finished SqFt:** 572

Open House:

Directions: Near Corner of Cranston Road and Riverside Drive (Hwy 51)

Click M for Map:

Documents (if D)

| | <u>Lvl</u> | <u>Dim</u> | | <u>Lvl</u> | <u>Dim</u> | | <u>Lvl</u> | <u>Dim</u> | | <u>Baths</u> | | |
|-------------------------|---------------|------------|--------------------|------------|------------|-----------------|------------|------------|---------------|--------------|-------------|------------|
| Living Rm: | M | 10x12 | Mstr BedRm: | M | 09x09 | Laundry: | L | | | Full | Half | 1/4 |
| Dining Rm: | M | 10x12 | 2nd BedRm: | U | 12x18 | Porch | M | 07x15 | Upper: | 0 | 0 | 0 |
| Kitchen: | M | 09x09 | 3rd BedRm: | N | | | | | Main: | 1 | 0 | 0 |
| Family/Rec: | N | | 4th BedRm: | N | | | | | Lower: | 0 | 0 | 0 |
| School District: | Beloit Turner | | Elementary: | Powers | | Middle: | Turner | | High: | Turner | | |

| | | | | |
|-------------------------|--------------------------------------|-----------------|---------------------|---------------------------------------|
| Legal: | Northern Heights Addition PT SE 14 8 | | Land Assess: | \$ 10,300 |
| Parcel #: | 6-2-1618 | Zoning: | Res | Improvements: \$ 54,400 |
| Est. Lot Size: | | Builder: | | Total Assess: \$ 64,700 / 2009 |
| Est. Lot Sq. Ft: | 39,809 | | | Net Taxes: \$ 1533 / 2009 |

| | | | |
|--------------------------|-------------------------------------|-------------------------------|-----------------------|
| Type | 1 1/2 story | Fuel | Natural gas |
| Style | Bungalow | Heating/Cooling | Forced air |
| Master Bedrm Bath | None | Water/Waste | Municipal sewer, Well |
| Dining | Formal | Roof | Compstn/Fiberglass |
| Kitchen Features | N/A | Barrier-free | N/A |
| Fireplace | None | Miles to Capitol | 31-50 miles |
| Basement | Full | Terms/Misc. | Cash, AUCTION |
| Garage | 1 car, Detached, Extra Storage Area | Waterfront | N/A |
| Driveway | Concrete | Lake/River | |
| Exterior | Vinyl | Energy Efficient/Green | N/A |
| Lot Size | 1/2 to 1 acre | Farm Features | N/A |
| Lot Description | Wooded | | |

Interior Features Wood or sim. wood floor, Cable available, At Least 1 tub
Exterior Features 3-season porch, Front porch

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"! \$1,000 down in earnest money upon acceptance w/ 30 days to close.-- AUCTION DATE: Sat. August 7th, 2010---11:00 AM Beloit Auction Bldg. PREVIEW PROPERTY: Sat. July 31st 1:30-2:30 PM. Come 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
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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 is \$20,000.
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 September 7, 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.