

# MULTI-PROPERTY REAL ESTATE AUCTION

Saturday, August 7<sup>th</sup> ~ 11:00 AM

111 S. Eighth St.

South Beloit, IL

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



**Minimum  
Opening  
Bid  
\$10,000**

**Opening Bid \$10,000**

**2-bedroom 1st floor unit with back porch  
1-bedroom 2nd floor apartment  
full basement • 2-car garage with storage area**

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



## **PREVIEW ON SITE:**

**Saturday, July 31<sup>st</sup> ~ 12:00 pm – 1:00 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 #:** 1597852    **Active**    **Multi Family**    **Price:** \$10,000 AUC  
**111 S 8th St**    **City** South Beloit    Y02  
**County:** Winnebago    **Zip:** 61080    **State:** IL  
**Subdivision:**

**Efficiency Units:** 0    **Total Units:** 2  
**1 Bedroom Units:** 1  
**2 Bedroom Units:** 1    **Est Age:** 999  
**3 Bedroom Units:** 0

**School District:** Unknown    **Open House:**  
**Elementary:** Call School District  
**Middle School:** Call School District  
**High School:** Call School District

**Directions:** Shirland Avenue to South on South Eighth Street

Click M for Map:  

Unit	Baths				Lease Expires	Mo Rent	SqFt	Parking	Landlord Pays			Documents (if
	Full	Half	1/4						Elec	Heat	W/S	
Lower	2	1	0	0	0	\$ 0	0	2 Car Garage	No	No	No	# Furnaces: 1
Upper	1	1	0	0	0	\$ 0	0	1 Space	No	No	No	# Wtr Htrs: 1
						\$						# Wtr Soft: 0
						\$						HeatType: Forced air
												Heat Fuel: Natural Gas
												WaterHtr: Natural Gas
# Stoves: 0	# DishWash: 0	# Washers: 0	Unit w/Fireplace: No									
# Refrig: 0	# Units w/AC: 0	# Dryers: 0	Unit w/Garage: Yes									

**Legal:** Too Long On File    **Zoning:** Res    **Land Assess:** \$ 1035  
**Parcel #:** 04-06-254-010    **Total Income:** \$ 0    **Improvements:** \$ 12,227  
**Lot Size:** 66x66    **Total Expenses:** \$ 0    **Total Assess:** \$ 13,262/ 2009  
**Est. Lot Sq. Ft.:**    **Net Op Income:** \$ 0    **Year** 0    **Net Taxes:** \$ 1092/ 2009

**Type** Duplex, 2 story    **Legal Documents** N/A  
**Basement** Full    **Barrier-Free** Level drive, Level lot, N/A  
**Park/Unit** 2 Car garage, Detached, Extra Storage    **Miscellaneous** N/A  
**Exterior** Wood    **Terms** Cash, AUCTION  
**Water/Waste** Municipal water, Municipal sewer  
**Utilities** Other  
**Roof** Composition/Fiberglass

**Unit 1** Other  
**Unit 2** Other  
**Unit 3** N/A  
**Unit 4** N/A

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 11 AM Beloit Auction Bldg. 534 W. Grand Ave. Beloit WI. PREVIEW: Sat. July 31st 12 Noon-1 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**  
**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 \$10,000.
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.