

# REAL ESTATE AUCTION

Wednesday, September 1<sup>st</sup> ~ 5:30 PM  
1749 Grand Ave.  
Beloit, WI 53511

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



**It's just a short walk to Gaston Elementary School from this very affordable 3-bedroom ranch style home. This home has a traditional dining room - full basement - 1-1/4 baths - & a detached garage.**

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



## **PREVIEW ON SITE:**

**Saturday, August 21<sup>st</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 #:** 1601575    **Active**    **Single Family**    **Price:** \$25,000    **AUC**  
**1749 W Grand Ave**    **City** Beloit    P02  
**County:** Rock    **Zip:** 53511    **State:** WI  
**Subdivision:** None

**Bedrooms:** 3    **Est. Fin Above Grade SqFt:** 1140  
**Full Baths:** 1    **Est Fin Below Grd Exp SqFt:**  
**Half Baths:** 0    **Est. Finished Non-Exp SqFt:**  
**Est. Age:** 63    **Est. Total Finished SqFt:** 1140

**Open House:**

**Directions:** Between Townline Avenue & Cleveland Street

**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>			
<b>Living Rm:</b>	M	20x17	<b>Mstr BedRm:</b>	M	12x12	<b>Laundry:</b>	L			<b>Full</b>	<b>Half</b>	<b>1/4</b>	
<b>Dining Rm:</b>	M	12x08	<b>2nd BedRm:</b>	M	11x10					<b>Upper:</b>	0	0	0
<b>Kitchen:</b>	M	12x08	<b>3rd BedRm:</b>	M	13x11					<b>Main:</b>	1	0	0
<b>Family/Rec:</b>	N		<b>4th BedRm:</b>	N						<b>Lower:</b>	0	0	1
<b>School District:</b>	Beloit		<b>Elementary:</b>	Gaston		<b>Middle:</b>	Aldrich		<b>High:</b>	Memorial			

<b>Legal:</b>	Too Long On File	<b>Land Assess:</b>	\$ 9700
<b>Parcel #:</b>	13430945	<b>Zoning:</b>	Res
<b>Est. Lot Size:</b>	50x131	<b>Builder:</b>	
<b>Est. Lot Sq. Ft:</b>		<b>Improvements:</b>	\$ 61,600
		<b>Total Assess:</b>	\$ 71,300 / 2010
		<b>Net Taxes:</b>	\$ 1729 / 2006

<b>Type</b>	1 story	<b>Fuel</b>	Natural gas
<b>Style</b>	Ranch	<b>Heating/Cooling</b>	Forced air
<b>Master Bedrm Bath</b>	None	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Dining</b>	Formal	<b>Roof</b>	Compstn/Fiberglass
<b>Kitchen Features</b>	N/A	<b>Barrier-free</b>	Open floor plan
<b>Fireplace</b>	None	<b>Miles to Capitol</b>	Over 50 miles
<b>Basement</b>	Full	<b>Terms/Misc.</b>	Cash, AUCTION
<b>Garage</b>	1 car, Detached	<b>Waterfront</b>	N/A
<b>Driveway</b>	Concrete	<b>Lake/River</b>	
<b>Exterior</b>	Wood	<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		

**Interior Features** Wood or sim. wood floor, Painted wood trim, Washer, Dryer  
**Exterior Features** 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: Wed. Sept. 1st 5:30 PM at Beloit Auction Bldg. 534 W. Grand Ave. PREVIEW PROPERTY: Sat. August 21st 1:00-2:00 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 \$25,000.
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 October 1, 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.