

REAL ESTATE AUCTION
Sunday, September 26th ~ 1:00 PM
6711 E. Buss Road
Clinton, WI 53525

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



Visit us at www.beloitauktion.com



PREVIEWS ON SITE:

Sunday, September 12th ~ 1:00 pm – 2:00 pm

Sunday, September 19th ~ 1:00 pm – 2:00 pm

OR BY APPOINTMENT AT YOUR CONVENIENCE



877-364-1965
TOLL-FREE

RICHARD RANFT ~ AUCTIONEER
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.

ROLLING ACRES FARM

- Prime farm land east of Beloit in the Town of Turtle
- 2-story, 1400-sq. ft. home features 1st floor laundry, kitchen pantry, dining room, attached garage, patio, & storage building
- Barn, machine shed, & other outbuildings
- We'll offer this property separately, in any combination of the 4 parcels, or as an entire package.
 1. Parcel #1 - 12 acres including 2 story, 1400 sq. ft. home features 1st floor laundry, kitchen pantry, dining room, 4 bedrooms, attached garage, patio, large barn, machine shed, fenced pasture, and spring fed creek.
 2. Parcel #2 - 71 acres ~ mostly tillable
 3. Parcel #3 - 10.62 acres ~ wooded ~ great building site
 4. Parcel #4 - 9.42 acres...land locked parcel of tillable acreage to be offered to parcel #2, #3, or any adjoining neighboring parcels. Parcel #4 must be combined by purchaser to existing parcel by certified survey and recording of said survey as to no longer be land locked per township ordinances. All township, ordinances, applications, & fees will be buyers responsibility. Combination process of parcels must start immediately following the closing of said parcel and be completed within time frame according to township monthly meetings, dates & deadlines.





MLS #: [1601929](#) Active Single Family Price: AUC
 6711 E Buss Rd Town Clinton P06
 County: Rock Zip: 53525 State: WI
 Subdivision: None

Bedrooms: 4 Est. Fin Above Grade SqFt: 1399
 Full Baths: 0 Est. Fin Below Grd Exp SqFt:
 Half Baths: 1 Est. Finished Non-Exp SqFt:
 Est. Age: 150 Est. Total Finished SqFt: 1399

Open House:

Directions: TOWN OF TURTLE: Near corner of E. Buss Road & S. Schroeder Road/Rolling Acres Farms

Click M for Map:

Documents (if any):

Lvl	Dim	Lvl	Dim	Lvl	Dim	Baths			
Living Rm:	M 12x13	Mstr BedRm:	U 12x14	Laundry:	M	Full	Half	1/4	
Dining Rm:	M 13x17	2nd BedRm:	M 10x11			Upper:	0	1	0
Kitchen:	M 14x16	3rd BedRm:	U 12x08			Main:	0	0	0
Family/Rec:	N	4th BedRm:	U 12x12			Lower:	0	0	0
School District:	Beloit	Elementary:	Call School District	Middle:	Call School District	High:	Call School District		

Legal: Too Long On File/Ask Agent

Est. Lot Size: 103

Parcel #: 6-19-5, 6-19-5A & 6-19-5B

Est. Lot Sq. Ft:

Zoning: Agr

Net Taxes: \$ 4039 / 2009

Builder:

Type	2 story	Fuel	Liquid propane
Style	National Folk/Farm	Heating/Cooling	Forced air, Other
Master Bedrm Bath	None	Water/Waste	Well, Non-Municipal/Prvt dispos
Dining	Formal	Roof	Compstn/Fiberglass
Kitchen Features	Pantry, Range/Oven, Refrigerator	Barrier-free	First floor bedroom, Level drive
Fireplace	None	Miles to Capitol	Over 50 miles
Basement	Partial, Sump pump, Unfinished	Terms/Misc.	Cash, AUCTION
Garage	1 car, Attached, Extra Storage Area	Waterfront	N/A
Driveway	Gravel	Lake/River	
Exterior	Wood	Energy Efficient/Green	N/A
Lot Size	Over 80 acres	Farm Features	Livestock Farm, Crop Farm, Organic Farm, Barn(s), Outbuilding(s), Machine Shed, Horse Farm
Lot Description	Standard, Rural-not in subdivision, Other, Pasture, Tillable		

Interior Features Wood or sim. wood floor, Painted wood trim, Some window coverings, At Least 1 tub

Exterior Features Patio, Storage building

. Property to be sold with Owner Confirmation. 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"! : AUCTION DATE: Sun. Sep. 26th 1:00 PM ON SITE. PREVIEW PROPERTY: Sun. Sept. 12th 1-2 PM & Sun. Sept. 19th 1-2 PM. Come be the successful bidder! Sq. Ft. is estimated.

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

Auction Property Address: 6711 E. Buss Road, Clinton WI

- 1. All bidders are required to register and give full identification prior to the beginning of the auction. Number system to be used.**
- 2. The property will be offered in its "AS IS" condition with any and all faults. The buyer acknowledges that he/she has inspected the property and accepts it in its "AS IS" condition.**
- 3. This is a 10% Buyer Fee Auction. The high bid plus a 10% Buyer Fee shall equal the total purchase price.**
- 4. The successful bidder must make a earnest money payment of 5% on each individual parcel purchased or 10% payment on the entirety. Payment may be made in cash or cashiers 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 26th, 2010.**
- 6. PROPERTY IS BEING OFFERED IN FOUR PARCELS, ANY COMBINATION THEREOF, OR IN ITS ENTIRETY.
LOT 1- HOUSE, OUTBUILDINGS AND 12 ACRES (MORE OR LESS)
LOT 2- FARM LAND OF 71 ACRES (MORE OR LESS)
LOT 3- FARM LAND OF 10 ACRES (MORE OR LESS)
LOT 4- FARM LAND OF 9 ACRES (MORE OR LESS) LOT 4 (PARCEL 6-19-5) MUST BE ANNEXED TO THE BUYER'S PROPERTY WITHIN 45 DAYS OF CLOSING. BUYER MUST FOLLOW THE TOWN OF TURTLE PLANING AND ZONING ORDINANCES AND PAY ANY TOWNSHIP FEES THAT ARE REQUIRED.**
- 7. If seller does not accept offer, all earnest money/down payment paid hereunder shall be returned to buyer.**
- 8. All announcements made on Auction day may supersede any published or previously announced terms and conditions.**
- 9. Seller to provide title insurance.**
- 10. United Country Beloit Auction & Realty, Inc represents the Seller only and does not inspect properties on bidder's behalf. Buyers must conduct their own 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 Buyer to be fully informed on the condition of a property will not constitute grounds for any claim adjustment or right to cancel sale.**

**Continued- ADDENDUM A
TERMS & CONDITIONS AGREEMENT FOR REAL ESTATE AUCTION**

- 11. 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.**

- 12. 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.**

Buyer(s) Signature _____ **Date** _____

Buyer(s) Signature _____ **Date** _____

Agent(s) Signature _____ **Date** _____