

# ONLINE ONLY - REAL ESTATE AUCTION

**Bidding Starts to Close**  
**Tuesday, June 18<sup>th</sup> ~ 7:07 PM**  
**9 Blue Ridge Court**  
**Madison, WI 53705**

**Minimum  
Opening  
Bid  
\$239,000**



**Frank Lloyd Wright style 5-bedroom 4-bath home on 3 levels on quiet cul-de-sac in Madison near shopping and dining.**

**BELOIT**  
**AUCTION & REALTY**  
[www.beloitauktion.com](http://www.beloitauktion.com)

## **PREVIEWS ON SITE – NO PRIVATE SHOWINGS**

**Monday, June 3<sup>rd</sup> ~ 5:00pm – 6:00pm**

**Sunday, June 9<sup>th</sup> ~ 12:00pm – 1:00pm**

**Saturday, June 15<sup>th</sup> ~ 12:00pm – 1:00pm**



**877-364-1965**

**TOLL-FREE**

- Located on quiet cul de sac bordering Owen Conservation Park
- Near West Towne - short distance to dining and shopping
- 5 bedrooms
- 4 baths
- 3 scenic decks
- 2.5 car garage
- Large living room with fireplace
- Eat-in kitchen
- Master suite
- Family room with fireplace
- Office
- Newer furnace
- Forced air heat with April Aire humidifier
- Central A/C
- 200 amp service

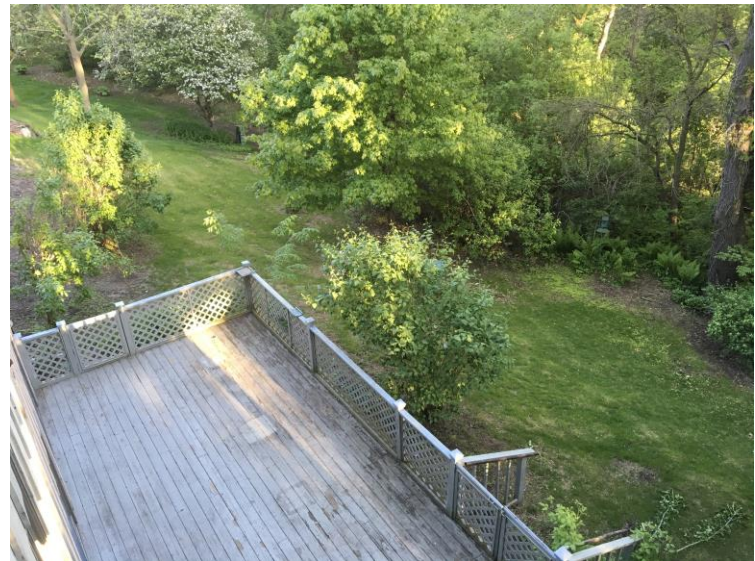
**DAVID ALLEN ~ AUCTIONEER  
608-333-4586**

**RICHARD RANFT ~ BROKER  
608-751-2184**

 **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.







Price: \$239,000.00 AUC  
 Address: 9 Blue Ridge Court  
 City: Madison  
 County: Dane Mailing City: Madison  
 Subdivision: State/Zip: WI 53705

Bedrooms: 5 EST. Fin Above Grade SqFt:  
 Full Baths: 2 Assessed Value: \$401,400.00  
 Half Baths: 2 Taxes: \$8,595.83  
 Est. Age: 52 EST. Total Finished SqFt: 2959  
 Open House: June 3rd 5-6PM, June 9th 12-1PM, and June 15th 12-1PM

Directions: From Mineral Point Road, north on S. Yellowstone Dr, right onto Blue Ridge Pkwy, right onto Blue Ridge Court

Lvl	Dim	Lvl	Dim	Lvl	Dim	Baths
Living Rm:	1 14x23	Mstr BedRm:	2 14x14	Laundry:	3 6x8	Full Half 1/4
Dining Rm:	1 12x11	2nd BedRm:	2 11x11	5th Bedroom	2 8x11	Upper: 1
Kitchen:	1 12x12	3rd BedRm:	2 11x11	Office	3 13x13	Main: 2
Family/Rec:	3 34x13	4th BedRm:	2 11x12			Lower: 1

School District: Madison Elementary: Call District Middle: Call District High: Call District

Type:	Multi-level	Garage:	2.5 car attached	Water/Waste:	Municipal/municipal
Style:	Contemporary	Driveway:	Brick/concrete	Roof:	Composition
Mstr Bedrm Bath:	Yes, with jetted tub	Exterior:	Brick/wood	Barrier-free:	
Dining:	Yes	Lot Size:	13,240 square feet		
Kitchen Features:	Corian countertops	Lot Desc:	Park-like setting		
Fireplace:	Two fireplaces	Fuel:	Natural gas		
Basement:	Indirect lighting	Heating/Cooling:	Forced air/central AC		

Interior Features: Spacious living, zoned heating, lots of storage, deck/patio on each level

Exterior Features: Located on a quiet cul-de-sac with privacy provided by the park/trees bordering the backyard

Comments:

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PREVIEWS: Monday, June 3 - 5:00 PM - 6:00 PM, Sunday, June 9 - 12:00 PM - 1:00 PM, and Saturday, June 15 - 12:00 PM - 1:00 PM

\*Spacious three level FLW style home\* Located on quiet cul-de-sac bordering Owen Conservation Park\*Near West Towne - short distance to dining and shopping\*5 bedrooms\*4 baths\*3 scenic decks\*2 car garage\*Large living room with fireplace\*Eat-in kitchen\*Master suite\*Family room with fireplace\*Office\*Newer furnace\*Forced air heat with April Aire humidifier\*Central A/C \*200 amp service

\*\$239,000 opening bid. BELOIT AUCTION & REALTY, INC. - Phone 608-364-1965

Richard Ranft, CAI, AARE, AMM, GPPA - Phone 608-751-2184  
 Registered Wisconsin Auctioneer #237 - IL #441.001071  
 WI Real Estate License #51214-090 - IL #478.00010

David Allen, CAI, AARE, AMM, BAS, CAS, GPPA - Phone 608-333-4586  
 Registered Wisconsin Auctioneer #5594 - IL #441.00296  
 WI Real Estate License #55947-090 - IL #471.020014





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

1. All bidders are required to register online prior to the beginning of the online auction if they intend to bid. Each bidder is assigned a unique bidder number.
2. Disclaimer & Absence of Warranties: All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. All information contained in this information packet and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in any brochure or marketing are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. All decisions of the Auction company are final. Any dispute between auctioneers and buyers will be dealt with through arbitration in Rock County, Wisconsin. By bidding on the property at auction, buyer agrees to all terms and conditions set forth as well as those set at beginning of the auction.
3. This is a Buyer's Fee Auction. A buyer's fee of 10% plus the high bid shall equal the total purchase price. This Auction has a minimum opening bid of \$239,000.
4. The successful bidder must make a \$5,000 down payment of earnest money (non-refundable) by 2:00 p.m. on Wednesday, June 19, 2019. Payment may be made with cash or certified funds. Successful bidder will be required to sign a standard offer to purchase agreement.
5. Earnest money deposit is non-refundable if the offer is accepted by the seller and will be applied to the purchase price at time of closing. Buyer agrees to close with the balance of the purchase price due and payable at closing on or before Friday, July 19, 2019.

PLEASE CHECK APPLICABLE BOX:

- Cash Purchase  
 Lender Purchase

6. Changes, corrections, and new additions: please check our website and the auction you are interested in prior to the scheduled auction time to inspect any changes, corrections, or additions to the property photos and information.
7. Seller to provide title insurance. Buyer acknowledges that buyer is responsible for any and all closing costs pertaining to the buyer's side of the HUD Settlement Statement (Closing Statement), these costs may include, but are not limited to, the recording of closing documents, mortgage closing costs, and the balance of the sale between buyer and seller.
8. Agency: Beloit Auction & Realty Inc. represents the Seller(s) 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.
9. Buyer's Agency Agreement: All buyers are responsible to notify auctioneers of any potential buyer's agency agreement(s) in place before registration and bidding on the auction and no later than 24 hours prior to auction.
10. All brokers/agents must fill out the Beloit Auction & Realty "Broker/Agent Co-Broke Acknowledgement Form" prior to any showing and prior to the auction in order to earn a cooperating firm commission.
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 bidding on the auction. 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 the auction.**

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name Here: \_\_\_\_\_

Beloit Auction & Realty, Inc. Representative's Signature: \_\_\_\_\_ Date: \_\_\_\_\_