

ONLINE ONLY - REAL ESTATE AUCTION

**Bidding Starts to Close
Tuesday, July 23rd ~ 7:07 PM**

**2416 Kellogg Ave.
Janesville, WI 53546**

**Minimum
Opening
Bid
\$49,000**



3 bedroom single family home with garage & private yard. Great opportunity as a rental property or a first home!

BELOIT
AUCTION & REALTY
www.beloitauktion.com

PREVIEWS ON SITE

Saturday, July 13th ~ 2:00pm – 3:00pm

Saturday, July 20th ~ 2:00pm – 3:00pm



877-364-1965
TOLL-FREE

- 3 bedrooms
- 1 bath
- 100 amp service
- Nice-sized eat-in kitchen
- Living room
- Family room
- Basement
- 1 car garage
- Fenced yard for privacy, pets, or children
- Corner Lot
- On bus route

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: \$49,000.00 AUC
 Address: 2416 Kellogg Avenue
 City: Janesville
 County: Rock Mailing City: Janesville
 Subdivision: State/Zip: WI 53546

Bedrooms: 3 EST. Fin Above Grade SqFt: 1224
 Full Baths: 1 Assessed Value: \$95,400.00
 Half Baths: Taxes: \$1,700.19
 Est. Age: 71 EST. Total Finished SqFt: 1224
 Open House: July 13th from 2pm-3pm & July 20th from 2pm-3pm

Directions: From Center Avenue go west on Kellogg Avenue to address.

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>
Living Rm: M	19x11	Mstr BedRm: M	13x12	Laundry: M		Full Half 1/4
Dining Rm:		2nd BedRm: M	9x9			Upper:
Kitchen: M	13x12	3rd BedRm: M	9x8			Main: 1
Family/Rec: M	15x14	4th BedRm:				Lower:

School District: Janesville Elementary: Call District Middle: Call District High: Call District

Type: Single Story	Garage: 1 car detached	Water/Waste: Municipal
Style: Ranch	Driveway: Concrete	Roof: Composition
Mstr Bedrm Bath:	Exterior: Vinyl siding	Barrier-free: N/A
Dining:	Lot Size: .15 Acre / 6500 sq ft	
Kitchen Features: Eat-in kitchen	Lot Desc:	
Fireplace: Electric	Fuel: Natural Gas	
Basement: Yes	Heating/Cooling: Forced/Central Air	

Interior Features: Large kitchen, purchase includes refrigerator, dishwasher, and stackable washer and dryer

Exterior Features: Fenced-in yard with patio, detached garage, and located on the busline

Comments:

*3 bedrooms *1 bath *100 amp service *Living Room *Large family room with electric fireplace *Basement *1 car garage *Includes refrigerator, dishwasher, and stackable washer and dryer *Patio *Privacy fenced yard

Online Auction to settle an estate with an opening bid of \$49,000 plus a 10% Buyer's Fee. Accepted High Bid + Buyer's Fee = Final Sale Price. Offers written prior to the Online Auction must include Buyer's Fee. Property selling "AS IS" with no contingencies. \$3,000 down in earnest money due the following day by the winning bidder with 30 days to close.

Auction Date: The Online Auction will be Tuesday, July 23, 2019 with the Online Auction starting to close at 7:07pm.

Auction Previews:

Saturday, July 13 - 2:00PM - 3:00PM
 Saturday, July 20 - 2:00PM - 3:00PM



ADDENDUM A - TERMS & CONDITIONS AGREEMENT FOR REAL ESTATE AUCTION

1. **This is an ONLINE public auction and is being conducted to settle an estate. Title to the property is guaranteed to be clear and free from all liens and encumbrances.** 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. **In consideration of being allowed to participate in this auction, bidder agrees that all bids he or she submits are irrevocable and binding.**
2. Disclaimer & Absence of Warranties: All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. No warranty or representation either expressed or implied, concerning the property is made by the Seller or the Auction Company. All information contained in this information packet and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. 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.
3. 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 the Auction Company/Auctioneer 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 the beginning of the auction.
4. **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 \$49,000.
5. **The successful bidder must make a \$3,000 down payment of earnest money (non-refundable) by 2:00 p.m. on Wednesday, July 24, 2019. Payment may be made with cash or certified funds. Successful bidder will be required to sign a standard offer to purchase agreement.**
6. 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, August 23, 2019.**
7. 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.
8. 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.
9. Agency: Beloit Auction & Realty Inc. represents the Seller(s) only and does not inspect properties on bidder's behalf. Potential 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.
10. Buyer's Agency Agreement: All bidders are responsible to notify auctioneers of any potential buyer's agency agreement(s) in place before registration and bidding on the auction at least 48 hours prior to the start time of the auction.
11. **If a bidder chooses to use a real estate broker/agent, a cooperating firm commission is contingent upon, and will ONLY be paid to the broker/agent if the broker/agent attended the first property showing their bidder/buyer attended and registered their name alongside of their bidder/buyer on the sign-in sheet, the online "Broker/Agent Co-Broke Acknowledgment Form" is received by the auction company at least 48 hours prior to the start time of the auction, and if the real estate broker/agent's bidder/buyer has placed at least one bid 48 hours prior to the start time of the auction, no exceptions.**
12. If a bidder is the winning Buyer 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.
13. 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: _____