

SPRINGER AUCTION & REALTY LLC

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Thank you for your interest in Springer Auction & Realty LLC. With over 56 years of experience as a Wisconsin-licensed professional, Larry F. Springer offers unparalleled expertise as a trusted broker, auctioneer, and appraiser. He's known throughout the state for his clear, direct, expert advice.

Larry can sell your property through a Traditional Real Estate Listing or by Public Auction. Below, we've outlined what to expect from each approach.

<i>Public Auction - Sale</i>	<i>Traditional Real Estate Listing</i>
Efficient, Effective, and Fair	Patience... the seller must be willing to wait for an interested potential buyer.
Highest Acceptable Offer: The Seller reserves the right to accept, reject, or counter the highest acceptable offer or bid.	
As is, Where is Condition: The property is sold "As is."	
No Contingencies: No Inspections, no financing, no Real Estate Property Condition Report, and no environmental inspections.	Contingencies: The Buyer can request multiple contingencies in their Offer to be satisfied before closing.
Cash buyer: On the day of the Sale, the Buyer must have Earnest Money. The Buyer must provide proof of pre-approval financing to receive a bid number at the auction.	Financing: The Seller must be willing to wait for the Buyer's financing.
Closing: Approximately 30 days - Balance in cash at closing.	Closing: Approximately 45 - 60 days.
Open Houses: Springer Auction & Realty hosts two Open Houses. The first will be two weeks before the auction, and the second will be one week before the auction.	Open Houses: Springer Auction & Realty hosts two Open Houses. The first will be two weeks before the auction, and the second will be one week before the auction.
Promotions: Print Ad in papers, Website, Social Media, Auction Zip, 4x4 Yard Signs, Handouts.	Promotions: Print Ad in papers, Website, Social Media, Auction Zip, 4x4 Yard Signs, Handouts.
Commission: Larry F. Springer's commission is _____%, and the Seller pays for print advertising.	Commission: Larry F. Springer's commission is _____%, and the Seller pays for print advertising.

We look forward to discussing how we can best serve your needs, call at 608-623-2245 or email larryfspringer1@gmail.com