

# George Auction Service & Real Estate, LLC

## Real Estate Auction

### 3 Bedroom Ranch Style Home Entirely Renovated in 2022

308 Gifford Street  
Orfordville, WI 53576

**Sunday June 1<sup>st</sup>, 1:00pm**

**DIRECTIONS:** 2 blocks southeast of Knute's Bar & Grill on Hwy. 213 to Gifford St. right. Watch for George Auction Signs.

### Ranch Style Home Built in 1960

3 Bedrooms – 1 Full Bathroom – 1,118 Finished Sq. Ft. All on Main Level

21'x12' Living Room – 18'x10' Kitchen – 14'x10' & (2) 12'x10' Bedrooms (Main Level)

**Renovations in 2022:** New Roof, Gutters, Furnace, Water Heater, Doors, Floors, Carpet, Electrical, Windows, Tile, Landscaping, Paint, Sump Pump, Appliances, Garage Door & Basement Waterproofing/Supporting w/Lifetime Warranty.

1+ Car Attached Garage – 0.22 Acre Lot – Vinyl Siding – Central Air – Forced Air Heat  
Natural Gas – Municipal Water & Sewer – Full Basement Stubbed for Bathroom  
Concrete Driveway

**TAXES:** 2024 Tax Assessment: \$197,000.00 – 2024 Taxes: \$3,133.96

**Open House:** May 17<sup>th</sup>, 18<sup>th</sup>, 23<sup>rd</sup>, 24<sup>th</sup>, 30<sup>th</sup> & 31<sup>st</sup> 1:00-2:00pm and June 1<sup>st</sup> 12:00-1:00pm.  
Call 608-882-6123 for other times.

**Terms:** 5% buyer's fee. \$1,000.00 Earnest Money cash or personal check, balance due at closing in 45 days or less. Successful bidder required to sign a standard offer to purchase. All announcements made day of sale take precedence over printed material. Seller may accept or reject any and all bids.

**Registered WI Auctioneers:** Dean George #486, Kale George #2811 & IL #441002280  
11211 North Union Road, Evansville, WI 53536 (608) 882-6123  
For Complete listing and photos log onto [www.georgeauction.com](http://www.georgeauction.com)