

George Auction Service & Real Estate, LLC

Land Auction

**72.08 Acres with Homes & Buildings – 2 Tracts
65 +/- Total Tillable Acres**

Center Township, Section 34, Rock County

439 N. Roherty Rd. & 9403 W. Mineral Point Rd. Janesville, WI

Tuesday, November 15th, 1:00pm

Directions to Property: 5 miles west of Janesville on Hwy. 11 to Roherty Road, north, or 5 miles south of Evansville on Hwy. 213 to County Road A, east 5 miles to Footville Road, south 2 miles to Mineral Point Road, east. Farms are on south side of Mineral Point Road and west side of Roherty Road. Watch for George Auction Signs.

Auction Location: Held on site. Light luncheon & refreshments will be complementary, beginning with registration at 12:00 Noon.

~ 439 N. Roherty Road ~

LAND INFORMATION:

32.08 Taxable Acres (One Tax Parcel). 27.24 +/- Tillable acres currently in row crop production, per FSA maps. Majority soil types: Kidder Silt Loam (49.4%), Whalan Loam (16.9%), Dresden Silt Loam (14.5%), & Elburn Silt Loam (10.4%). Overall NCCPI Weighted Average is 68.

HOME INFORMATION:

Two Story Farmhouse – 5 Bedrooms (all upstairs) – 2 Full Bathrooms (one main level & one upstairs)
Hardwood Floors on Main Level, Large Living Room w/ Fireplace – Main Level Laundry & Sink/Mudroom
Open Kitchen & Dining Area – Carpet & Hardwood Floors Upstairs – Full Basement w/ Walkout Door to Back Yard
Central Air – Vinyl Siding (Approx. 7 Years Old) – New Roof within last 15 Years
4 Car Detached Garage w/ Steel Roof – Additional Side Entrance to Home next to Garage

BUILDINGS INFORMATION:

36'x60' Cleary Shed (Built Approx. 1999), 13'6"H x 17'W Sliding Door, Service Door, Dirt Floor
42'x28' Tobacco Shed w/ Steel Roof, Wood Sided, Sliding Doors – 46'x30' Two Story Barn (needs work) – 28'x6' Corn Crib

~ 9403 W. Mineral Point Road ~

LAND INFORMATION:

40 Taxable Acres (One Tax Parcel). 37.53 +/- Tillable acres currently in row crop production, per FSA maps. Majority soil types: Durand Silt Loam (31.3%), Dresden Silt Loam (26.4%), Oshtemo Sandy Loam (20.2%). Overall NCCPI Weighted Average is 70.3.

HOME INFORMATION:

Two Story Farmhouse – Brick Exterior – 4 Bedrooms (one main level & 3 upstairs) – One Full Bathroom (upstairs)
Approx. 1,792 Square Feet – Main Level Laundry – 32'x7' Front Porch – Steel Roof
Walk Up Attic – Carpet & Hardwood Upstairs – Carpet & Vinyl Main Level – Concrete Back Patio w/ Roof

BUILDINGS INFORMATION:

30'x50' Cleary Shed, Concrete Floor, Lights, 14'x11' Sliding & 7'x9' Overhead Door, Concrete Approaches – 32'x40' Barn (needs work)

Note: Maps & information from FSA & Surety Maps, as well as an aerial tour will be available on our website. Land information is per AgriData Inc. Surety Maps & Rock County FSA. Each tract will be sold for a lump sum or total dollar amount. 439 N. Roherty Road will be sold first, and 9403 W. Mineral Point Road will be sold next. The two tracts will not be combined at the conclusion of the auction. Possession will be given at the time of closing, and buyer will receive clear title. There is no lease in place for the 2023 crop year.

Open House: November 4th, 5th, 6th, 11th, 12th, & 13th, 1:00 – 2:00 pm. November 15th, 12:00 – 1:00 pm. Call for times other than listed.

Terms: 5% buyer's fee. \$2,500 per parcel 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 with no contingencies. All announcements made day of sale take precedence over printed material. Seller may accept or reject any and all bids.

Reg. WI Auctioneers: Dean George #486 (cell 608-751-5703), Kale George #2811 (office 608-882-6123)

Reg. IL Auctioneer: Kale George #441002280 – 11211 North Union Road, Evansville, WI 53536

For Complete listing and photos log onto www.georgeauction.com