

# George Auction Service & Real Estate, LLC

## Real Estate Auction

**4 Bedroom Home – 2 Car Attached Garage  
5.28 Acres – 3 Outbuildings**

3841 West Bass Creek Road  
Beloit, WI 53511 (Rock Township)

**Sunday June 22<sup>nd</sup>, 1:00pm**

**DIRECTIONS:** 5 miles south of Janesville or 4 miles north of Beloit to Bass Creek Road (Afton), west  
Watch for George Auction Signs.

4 Bedrooms (1 Downstairs, 3 Upstairs) – 1 Full & 1 Half Bathroom  
New Kitchen Counters & Upstairs Carpeting in 2025  
Sliding Patio Doors to Back Patio from Living Room & Kitchen/Dining Area  
Large Foyer/Mud Room w/Plumbing for Sink  
1<sup>st</sup> Floor Wood Burning Fireplace – Window Air Conditioning  
In Floor Radiant & Baseboard Hot Water Heat  
Full Poured Concrete Basement w/Toilet, Sink, Shower Hook-Up, & Wood Burning Fireplace  
New Roof in 2025 w/Leaf Guard – Brick & Wood Siding – 12'x6' Front Porch on House  
36'x24' Building w/Concrete Floor, 2 Overhead Doors & Service Door  
14'x13' Building w/Overhead Door – 10'x10' Building w/Concrete Floor  
Concrete Driveway – Well & Septic

**TAX PARCEL ID'S:** 034 080005, 034 08000501 & 034 08000502  
**TAXES:** 2024 Tax Assessment: \$212,100.00 – 2024 Taxes: \$3,840.62

**Open House:** June 13<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup>, 20<sup>th</sup> & 21<sup>st</sup> 1:00-2:00pm and June 22<sup>nd</sup> 12:00-1:00pm.  
Call 608-882-6123 for a Private Showing.

**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)