

# George Auction Service & Real Estate, LLC

## Real Estate Auction

9544 West US Hwy. 14  
Evansville, WI 53536

**Sunday July 10<sup>th</sup>, 11:00am.**

**DIRECTIONS:** 6 miles East of Evansville or 8 miles West of Janesville on Hwy. 14. Watch for George Auction Signs.

### Ranch Style Home

80'x30' Heated Attached Garage/Shop w/Bathroom

3 Bedrooms – 1½ Bathrooms 1<sup>st</sup> Floor – Open Floor Plan

Full Bathroom Tub with Jets

Kitchen – G.E. Monogram 6 Burner Stove w/Dual Oven – 8 Place Serving Counter

Large Family Room with Picture Window

Dining Room with Gas Insert Fireplace

3 Season Porch – Great View of Ponds & Woods

Full Finished Basement with Tiled Walls – Gas Insert Fireplace

Weil McClain Boiler 1yr. Old – Water Filtration System

Commercial Maytag Maxima XL Washer & Dryer (4yrs. Old)

Refrigerator & Dishwasher Included

0.76 Acre Lot – Town of Center – Evansville Schools

**2021 Assessed Value: \$290,300.00 – Taxes: \$5,402.48**

**Open House:** July 1<sup>st</sup>, 2<sup>nd</sup>, 8<sup>th</sup> & 9<sup>th</sup> 1:00-2:00pm. Call 608-882-6123 for times other than listed.

**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)