

George Auction Service & Real Estate, LLC

Land Auction

114.57 Acres in 2 Parcels

109.65 Acres Nearly Entirely Tillable

Milton Township, Section 35

4.92 Acres City of Milton

Bordering Hwy. 59, Hwy. 26, Chicago St., High St.,

Henke Rd., & M-H Townline Road

Milton, Rock County, WI

Mary Boston Estate

Thursday, November 10th, 1:00pm

Directions to Property: Southeast edge of Milton on Hwy. 59 – property is split by Hwy. 59 & Hwy. 26, borders High Street to the north, Chicago Street to the east, and Henke Rd./M-H Townline Road to the south. Watch for George Auction Signs.

Auction Location: The Gathering Place – 715 Campus Street, Milton, WI 53563. Light luncheon & refreshments will be complimentary, beginning with registration at 12:00 Noon.

~ Land Information ~

Parcel 1 – 109.65 Taxable Acres (One Tax Parcel), Milton Township, Section 35.

- 107.74 +/- Tillable acres currently in row crop production, per FSA maps.
- Majority soil types: Ringwood Silt Loam (36.1%), Plano Silt Loam (34.8%), St. Charles Silt Loam (12.9%).
- Overall NCCPI Weighted Average is 81.3.
- Single tax parcel split into 3 sections – north of Hwy. 59 (access off Chicago Street across from Kwik Trip), south of Hwy. 59 and north of Hwy. 26 (access off Chicago Street), and south of Hwy. 26 (access off M-H Townline Road).

Parcel 2 – 4.92 Taxable Acres (One Tax Parcel), City of Milton.

- Nearly entirely tillable, currently in row crop production.
- Currently assessed as Agricultural.
- Borders E. High Street to the north, Chicago Street to the east, and Parcel 1 to the south.
- Majority soil type: Plano Silt Loam.
- Overall NCCPI Weighted Average is 87.9.

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 parcel will be sold based on the total taxable acres, on a price per acre basis. Parcel 1 will be offered first, and Parcel 2 will be offered second, until a high bid is reached on each parcel. The parcels 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.

Terms: 5% buyer's fee. \$10,000.00 Earnest Money per parcel 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