

George Auction Service & Real Estate, LLC

Real Estate Auction 3 Bedrooms – 3 Full Bathrooms

5031 North Knollwood Drive
Janesville, WI 53545

Sunday November 12th, 11:00am.

DIRECTIONS: ¼ mile west of Lion's Quick Mart on Hwy. 14 to County Road F, north 1.5 miles to Rollingwood Dr., west ½ mile to Knollwood Dr., north. Watch for George Auction Signs.

Family & Dining Room: Large L Shaped Room Open to Kitchen w/Wood Burning Heating Stove, 3 Large Windows, Hard Wood Floors & Patio Door to The Deck.

Living Room: Built-in Storage & Shelving, Wood Burning Fireplace, Carpeting & Patio Door Exits to the Deck.

Master Bedroom: Master Bathroom, 2 Large Closets, Carpeting.

Mail Level: Additional Bedroom & Bathroom.

Basement: 10 Step Handicap Chair to Basement, Feastmaster Built-in Cooking Grill, Room w/Sink, Exits to Patio, Laundry Room w/Chute from First Floor, Wash Sink, Floor Drain, Natural Gas Furnace. Finished Family Room w/Large Window, Wood Burning Heating Stove, Built-in Shelves, Exit to Back Yard, Bathroom w/Shower, Large Bedroom w/Egress Windows.

Garage: 2 Car Attached, Completely Finished w/Knotty Pine, Opener, Lawn/Garden & Tool Storage Room, Floor Drain, Leads to a Mud Room w/Sink & Closets.

Blacktop Driveway – Wooded Lot – 8'x10' Storage Building

2023 Assessed Value: \$435,900.00 - 2022 Taxes: \$5,518.00

Town of Janesville – Milton School District – 1.61 Acre Lot

Open House: Nov. 3rd, 4th, 5th, 10th & 11th 1:00-2:00pm.

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