

George Auction Service & Real Estate, LLC

Real Estate Auction 2 Bedroom Ranch Style Home & Additional Lot

1715 & 1723 Sousa Court
Janesville, WI 53545

Sunday, June 28th, 2:00pm

DIRECTIONS: 1 mile east of Hwy. 51 or ¼ mile west of Milton Avenue on Black Bridge Road to Sousa Court, North. Watch for George Auction Signs. **NOTE:** 1715 & 1723 Sousa Court being Sold together.

Ranch Style Home Built in 1957

1,008 Square Feet on Main Level – 2 Bedrooms & 1 Full Bathroom

½ Bathroom & Approximately 500 Finished Square Feet in Basement

Updates Include: Kitchen (Approx. 3 years), Stone & Vinyl Siding (Approx. 2 years), Roof (Approx. 10 years), Windows (Approx. 7 years), Living Room Flooring (Approx. 2 years), Furnace (2025), Central A.C. (2026) & Landscaping (Approx. 5 years).

2 Car Attached Garage

LOT: Home sits on 0.21 Acre Corner Lot. Additional Lot 0.19 Acres.

TAXES: 2025 Total Tax Assessment: \$204,500.00

2025 Total Taxes: \$3,704.24

OPEN HOUSE: June 19th, 20th, 26th, 27th & 28th 1:00-2:00pm.

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