

George Auction Service & Real Estate, LLC

Land Auction

40 Acres with Home & Buildings – 1 Tract

31.7 +/- Tillable Acres

Rock County, WI

Newark Township, Section 24

7531 W. Beloit Newark Road, Beloit, WI 53511

Albert & Shirley Schulze

Thursday, November 16th, 1:00pm

Directions to Property: Hwy. 213 1 mile north of Beloit to Beloit Newark Rd., west 3 miles, or 6 miles southeast of Orfordville on Hwy. 213 to Smythe School Rd., south 3 miles to Beloit Newark Rd., east. Watch for George Auction Signs.

Auction Location: Held on site. Light luncheon & refreshments will be complementary, beginning with registration at 12:00 Noon.

~ Land Information ~

40.00 Taxable Acres (One Tax Parcel). 31.7 +/- Tillable acres currently in row crop production, per FSA maps.
Majority soil types of tillable land: Edmund Loam (40%), Kidder Sandy Loam (38.3%), & Westville Sandy Loam (18.7%).
Overall NCCPI Weighted Average of tillable land is 56.4.

~ Home Information ~

3 Bedrooms – 1 Full Bathroom
Built in 1930's w/ Addition in 1970's
Central Air – Roof 3 Years Old
Included: Stove, Refrigerator, Washer (2021), Dryer

~ Buildings ~

- 40'x25' Two Story Barn, Wood Siding (2013 New Metal Roof) w/ 40'x15' Lean-To (Metal Siding & Roof)
- 27'x24' All Metal Building w/ Front Porch (Built in 1998)
- 20'x12' Wood Sided Building
- 24'x20' 2 Car Detached Garage, 8' Doors, Opener, (New Metal Roof in 2018)

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. Property is one tax parcel and will be sold for a lump sum or total dollar amount. Possession will be given at the time of closing, and buyer will receive clear title. There is no lease in place for the 2024 crop year.

Open House: November 3rd, 4th, 5th, 10th, 11th, & 12th, 1:00 – 2:00 pm. November 16th, 12:00 – 1:00 pm. Call for times other than listed.

Terms: 5% buyer's fee. \$5,000.00 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 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