

George Auction Service & Real Estate, LLC

Real Estate Auction Condominium

756 Brown School Road, Unit D
Evansville, WI 53536

Sunday, November 1st, 2:00 PM.

DIRECTIONS: East edge of Evansville on Hwy. 14 to Lindemann Dr., north 1 block to Brown School Road, east.
Watch for George Auction Signs. **NOTE:** Clean & Well-Kept Property.

2,466 Sq. Ft. – 3 Bedrooms (2 on Main Floor) – 3 Bathrooms (2 on Main Floor)
Ranch Style – Front Porch – Private Entrance – Open Floor Plan
Living Room w/ Gas Fireplace & Mounted TV – Main Floor Laundry

Recently New: Roof, Central Air Conditioning, Water Softener, Sump Pump, Garage
Door, Living Room Carpeting, Insulated Blinds, ADA Toilets.

Lower Level: Large Family Room – Bedroom w/ Walk-in Closet – Egress Window.

Appliances & Items Included: 4 Mounted TV's, New Stainless-Steel Refrigerator,
Speed Queen Washer & Dryer, Stove, Microwave, Cellular Shades, Curtains.

Garage: 2 Car Attached Garage.

Assessed Value: \$280,000.00 – Taxes: \$4,747.00

Condo Fees: \$150.00 to include Snow Removal, Lawn Care, Landscaping, Common
Area Insurance, Reserve Fund, & Trash Removal.

Open House: Oct. 24th, 25th, 31st & Nov. 1st 12:00 Noon – 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