

# George Auction Service & Real Estate, LLC

## Real Estate Auction Ranch Style Home on 1.73 Acre Lot

W3854 Nye Road  
Monticello, WI 53570

**Sunday May 22<sup>nd</sup>, 11:00am.**

#### **DIRECTIONS:**

4 miles East of Monticello on Cty. Rd. C to Cty. Rd. CC, North 1 mile to Nye Rd.  
Watch for George Auction Signs.

Built in 1992 – 1.73 Acre Lot  
3 Bedrooms – 2 Bathrooms – Attached 2 Car Garage  
Full Poured Concrete Basement with House & Garage Access  
Added in 2019: 20'x18' 4 Season Porch w/Elec. Heat  
2019 New Roof – 2021 Siding – New Septic System – New Well

#### **Open House:**

May 7<sup>th</sup>, 8<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup> & 21<sup>st</sup> 1:00-2:00pm. 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](http://www.georgeauction.com)