

# George Auction Service & Real Estate, LLC

## Real Estate Auction 4 Bedroom Two Story Home

123 Depot Street  
Footville, WI 53537

**Sunday April 21<sup>st</sup>, 2:00pm**

**DIRECTIONS:** 1 block south of Veterans Memorial Park or 2 blocks north of Village Inn on Depot Street.  
Watch for George Auction Signs.

### **4 Bedroom – 2 Bathrooms – 0.28 Acre Lot**

**FIRST FLOOR:** Kitchen & Dining Area – Large Living Room – Updated Full Bathroom (2020)  
Office/Possible Bedroom – Reconditioned 3 Season Porch & Walk-In Pantry/Storage  
2023 New LVP Flooring in Kitchen, & 3 Season Porch & Pantry  
New Digital Key Pad Front Entry Door – Unpainted Original Woodwork  
2020 New Windows Throughout

**SECOND FLOOR:** 4 Large Bedrooms – Updated Full Bathroom  
Reconditioned 3 Season Porch – Unpainted Original Woodwork – Wood Floors  
2020 New Windows throughout – 2016 Insulated Attic

**FULL BASEMENT:** 2016 New Furnace – Updated 200 Amp Electrical  
2023 New Water Heater – Water Softener

**GARAGE:** Two Car Detached Garage – New Doors w/ Automatic Door Openers (2020)

**OUTSIDE:** Security Lights – Blacktop Driveway – 8'x5' Shed  
Yard Fenced on 3 Sides – Pear, Crab Apple & Lilac Trees – Rhubarb & Garden

**INCLUDED:** New Mainstays 1" Cordless Vinyl Window Blinds & Appliances

**TAXES:** 2023 Assessed Value: \$138,700.00 – 2023 Taxes: \$3,345.76

**Open House:** April 12<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 19<sup>th</sup>, 20<sup>th</sup> & 21<sup>st</sup> 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](http://www.georgeauction.com)