

George Auction Service & Real Estate, LLC

Land Auction

129.75 Acre Farm with Home & Building
Two Tax Parcels – Sold as One Tract
73 +/- Cropland Acres

Exeter Township, Sections 15 & 22
N8429 Schilt Road, Belleville, WI 53508
Marvin & Dorothy Peterson Revocable Trust
Tuesday, December 16th, 1:00pm

Directions to Property: 2 miles south of Belleville on County Road CC to County Road W, east 1 mile to Schilt Road, south or 5 miles east of New Glarus on County Road W to Schilt Road, south. Watch for George Auction Signs.

Auction Location: Sugar River Lanes – 807 River Street, Belleville, WI 53508. Light luncheon & refreshments will be complementary, beginning with registration at 12:00 Noon.

~ Land Information ~

129.75 Taxable Acres (Two Tax Parcels). 72.73 +/- cropland acres, per FSA maps.

Majority soil types of cropland: Newglarus Silt Loam (34.7%), Lawler Silt Loam (20.2%), & Huntsville Silt Loam (16.6%).

Overall NCCPI Weighted Average of cropland acreage is 66.20.

Approximately 32 acres wooded, approximately 22 acres of pasture, & remainder being land surrounding home, building, & driveway.

~ Home & Building Information ~

3 Bedrooms – 2 Full Bathrooms – 1,540 Square Feet – Ranch Style Home Built in 1977

Two Car Attached Garage – Full Concrete Basement – Aluminum Siding

Furnace & Water Heater New in 2022 – Roof Approximately 10 Years Old

Approximately 800' Gravel Driveway – Secluded From the Road – Pleasant Views

50'x80' All Steel Outbuilding

Note: Land information is per AgriData Inc. Surety Maps, Green County FSA & Tax Data. Property is two tax parcels, being sold as one tract, based on the total taxable acreage, on a price per acre basis. The two parcels will not be offered separately. Possession will be given at the time of closing, and buyer will receive clear title. There is no lease in place for the 2026 crop year.

Parcel ID's: 014-0147.0000 (89.75 Acres, Section 22, Exeter Township), & 014-0104.0000 (40.00 Acres, Section 15, Exeter Township).

Open House: December 5th, 6th, 7th, 12th, 13th, & 14th from 1:00 – 2:00 pm. Call or email for times other than listed.

Terms: 5% buyer's fee. \$10,000 Earnest Money cash or personal check, balance due at closing in 60 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