

George Auction Service & Real Estate, LLC

Land Auction

**219.63+/- Acres in 2 Tracts - Nearly Entirely Tillable
Rock County, WI | Bradford Township Sections 4, 5 & 8**

Marshall Revocable Trust

Thursday November 11th, 1:00pm

Directions to Property:

8 miles East of Janesville or 10 miles West of Delavan on Hwy. 14. Parcels on North & South side of road, Hwy. 14 & Avalon Rd. intersection. Your inspection of the land is welcome anytime.

Auction Location:

Cecelia's Golf Course, 1901 S. Emerald Grove Rd., Janesville, WI 53546. Light luncheon & refreshments will be complimentary beginning with registration at 12:00 Noon.

~ Tract Information ~

Tract 1 – 140.47+/- Taxable Acres (2 Tax Parcels): 139.68+/- Tillable currently in row crop production.

- Majority soil types include Durand Silt loam (28.7%), Plano Silt Loam (21.9%), Griswold Loam (14.2%) & Ogle Silt Loam (10.8%).
- Overall NCCPI weighted average is 81.6
- North Side of Hwy. 14 (Access off of Hwy. 14)

Tract 2 – 79.16+/- Taxable Acres (1 Tax Parcel): 74.86+/- Tillable currently in row crop production.

- Majority soil types include Ogle Silt Loam (50.7%) & Griswold Loam (26.8%).
- Overall NCCPI Weighted Average is 83.
- South side of Hwy. 14 (Access off of Avalon Rd.)

Note:

Maps & information from FSA & Surety Maps as well as an aerial tour will be available on our website. Tract information is per AgriData Inc. Surety Maps & Rock County FSA. Each tract will be sold based on the total taxable acres on a price per acre basis. Tracts will be offered through the method of "Buyer's Choice", meaning the high bidder can take either or both tracts for their high bid until both tracts are sold. The farm will not be combined at the conclusion of the auction. Possession will be given at the time of closing & buyer will receive clear title. There is no lease in place for the 2022 crop year.

Terms:

5% buyer's fee. \$5,000.00 Earnest Money per tract 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