

George Auction Service & Real Estate, LLC

Real Estate Auction

Ranch Style 2 Bedroom Condo

537 Kensington Square, Stoughton, WI 53589

Sunday, October 6th, 11:00 AM.

DIRECTIONS: 1 block west of McDonalds on Hwy. 51 to Kings Lynn Road, north to Jackson Street, west to Kensington Square, north. Watch for George Auction Signs.

Approximately 1,452 Finished Sq. Ft. on Main Level, Mostly Carpet Floors
Approximately 875 Finished Sq. Ft. in Basement, Mostly Carpet Floors
2 Bedrooms on Main Level – 12'x16' Master Bedroom w/ Master Bathroom
2 Full Bathrooms & Laundry on Main Level
29'x15' Open Living Room/Dining Area w/ Vaulted Ceilings
Kitchen & Additional Dining Area w/ Vinyl Floors
15'x8' Three Season Porch w/ Sliding Patio Door & Stairs to Back Yard
13'x14' Room w/ Closet & 11'x11' Room in Basement
Full Bathroom, Office Area, & Additional Unfinished Room in Basement
2 Car Attached Garage – Vinyl & Brick Siding – Central Air
Included: Stair Lift, Stove, Refrigerator, Dishwasher, Washer, Dryer
Built in 1999 – 2023 Assessed Value: \$284,300.00 – Taxes: \$4,438.99

**Note: This is an age 55+ community, with a maximum of 2 persons per unit.
Property is not to be used as income property. Condo docs available.**

Open House: September 27th, 28th & 29th 1:00-2:00 PM. October 6th 10:00-11:00 AM. 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