

George Auction Service & Real Estate, LLC

Land Auction

84.20 Acres with Home & Buildings – 1 Tract
Albany Township, Section 33, Green County, WI
W1478 & W1506 Decatur Albany Road, Brodhead, WI 53520
Thursday, March 23rd, 1:00 PM

Directions to Property: 5 miles north of Brodhead or 2 miles south of Albany on County Hwy E to Decatur Albany Rd, west. Watch for signs.

Auction Location: Held on site. Lunch & refreshments will be complementary, beginning with registration at 12:00 Noon.

~ Land Information ~

84 Taxable Acres (Three Tax Parcels). 18.64 +/- current tillable acres, per FSA maps. 10.97 Acres in CRP program with an annual payment of \$2,587 until 2032 & 4.91 Acres in CRP program with an annual payment of \$1,790 until 2036. Balance of total acreage is a mix of wooded & wetland, spring fed pond, creek, and land surrounding home & buildings.

~ Home Information ~

Two Story – 4 Bedrooms – 2 Full Bathrooms – 1 Main Level Bedroom, 3 Bedrooms Upstairs – 2,254 Finished Sq. Ft.
18'x15' Kitchen – Main Level Laundry – 20'x13' Living Room w/Harman Pellet Stove – Front Porch – LP Furnace
Addition w/ Poured Concrete Finished Basement – Steel Roof Approximately 5yrs. Old – Set Back from Road
New 169' Well in 2016 – Water Test, Well & Septic Inspections Complete & Passing
Included: Stove, Refrigerator, Dishwasher & Microwave

~ Buildings, Grain & Bulk Bins ~

- 2003 Cleary 32'x27' Shop w/ Concrete Floor, Bathroom, Office Space, 16'x10' Overhead Door w/Automatic Opener, Rotary 10 Ton Hydraulic Hoist, LP Heat, Air Compressor (3yrs. Old), in Floor Drain & Septic System
- 63'x36' All Metal w/ Concrete Floor, 17'8"x10' Overhead Door, 220/110 Volt Service, Storage Loft, Floor Drain
 - 60'x40' All Metal Machine Shed, 12'x16' Sliding Doors
- 78'x36' Open Front All Metal w/ Concrete Floor, Center Dividing 4' Concrete Wall & Large Outside Concrete Yard w/ Hinged Gates, Cattle Head Gate, Ritchie 2 Hole Automatic Waterer, Water Hydrant, 110 Volt Service
- 72'x48' Open Front All Metal, 70'x44' Front Concrete Fenced Yard, Fence Line Feeder, Ritchie Waterer
 - 18'x20' Open Front All Metal, Fenced Lot, Smidley Automatic Waterer
 - 16'x12' Open Front All Metal, Pasture Building w/ Ritchie Automatic Waterer
- 10'x8' All Metal Yard Shed w/Concrete Floor – 10'x10 Portable Building – 10'x5' Hay Feeder w/ Roof
- 3000 Bushel Grain Bin w/ Sweep Auger & Fan – 6, 4 & 2½ Ton Bulk Bins w/ Augers

~ Dairy Barn & Milk House ~

84' Total Length All Metal & Insulated – 40'x40' Plus 44'x 30 Addition – 8'x10' Sliding Door – 39 Stanchions
GEA Pipeline & Vacuum Pump – 6 NuPulse Claw Milker Units – Mueller 600gal Cooler – 20'x10' Milk House w/ LP Heat

~ Other Farm Features ~

Spring Fed Pond – Northeast Boundary Borders Sugar River – Recently Built Barbed 5 Wire Fencing Around All Lots
Farm most recently used as crop, dairy & beef cattle operation

W1506 Decatur Albany Road: 2005 Cleary 27'x24' All Metal 2 Car Garage w/ 16'W Automatic Door & Concrete Approach
Gravel Driveway – Septic for 3 Bedroom Home Installed 1999 – In Ground Electric w/ Meter – Water Line Covered by Waterer
Mobile Home previously lived in on this parcel, now removed

Note: Maps & Information from FSA & Surety Maps will be available on our website. Land information is per AgriData Inc. Surety Maps & Green County FSA. This property, and all 3 tax parcels, will be sold as one tract, for a lump sum or total dollar amount. Possession will be given at the time of closing and buyer will receive clear title. There is no lease in place for the 2023 crop year.

Open House: March 4th, 5th, 11th, 12th, 17th, 18th, & 19th 1:00 – 2:00 pm. March 23rd 12:00 – 1:00 pm. Call for times other than listed.

Terms: 5% buyer's fee. \$10,000.00 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 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