

# George Auction Service & Real Estate, LLC

## Real Estate Auction 2 Story Home

813 East Memorial Drive  
Janesville, WI 53545

**Saturday April 30<sup>th</sup>, 10:00am.**

**DIRECTIONS:** 1.5 miles South of the Janesville Mall on Milton Ave./Hwy. 26 to Memorial Dr., West 2 blocks. Watch for George Auction Service Signs.

Built in 1905 – 1607 Sq. Ft.

4 Bedrooms – 2 Bathrooms – One Bedroom on Main Level

3 Bedrooms Upstairs all with Hardwood Floors – Central Air

Roof 7yrs. Old – Aluminum Siding – Updated Electric – Full Basement

0.38 Acre Lot – Wood Fencing on East, West & North Boundaries

Included: Washer, Dryer, Stove & Refrigerator

Adams, Franklin & Parker Schools

2020 Assessed Value: \$83,600.00 – Taxes: \$1,874.97

**Open House:** April 16<sup>th</sup>, 17<sup>th</sup>, 23<sup>rd</sup>, 24<sup>th</sup> & 29<sup>th</sup> 1:00-2:00pm. 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](http://www.georgeauction.com)