

George Auction Service & Real Estate, LLC

Real Estate Auction Home – Shed – 5.61 Wooded Acres

W1343 Brooklyn - Albany Road
Albany Township Section 4
Albany, WI 53502

Sunday April 24th, 11:00am.

DIRECTIONS: Northeast edge of Albany on WI-59 to County Hwy. E, North 4 miles to Brooklyn – Albany Rd., West or 3 miles West of Evansville on County Hwy. C to WI-104, South 1 mile to Brooklyn – Albany Rd., West. Watch for George Auction Signs.

1994 Wausau American Dream R36 Centervale Home

3 Bedrooms – 2.5 Bathrooms – 2032 Sq. Ft. 1st Floor Plus 12'x9' 3 Season Porch
16'x15' Master Bedroom plus 10'x8' area with door to Porch plus a Deck Starter Plate
Foyer to Large Family Room with Wood Burning Fireplace
Kitchen Pantry with Electric Plug-in for additional Appliance – Built-in Trash Compactor Island
Counter w/Stools – Hardwood Floors throughout Home – Tile Floors in Bathrooms
Master Bathroom w/Walk-in Shower – 2nd Bathroom w/Tub, Shower & Closet
Mud Room Entrance from Garage w/Sink, Washer & Dryer – New Roof 2010 – New Furnace
& Central Air 2016 – Vinyl Siding
200 Amp Service – Black Top Driveway Plus Black Top Parking Pad next to Garage
32'x22' Attached 3 Car Garage w/16'x7' & 9'x7' Doors w/Openers
Concrete Patio in Front of Home – 20'x12' Deck off of 3 Season Porch
Appliances Included: Stove, Refrigerator, Washer & Dryer

SHEDS: Northland 27'x26' w/Concrete Floor – 10'x10' Open Front Shed

ACREAGE: 5.61 mostly Wooded Acres

2020 Tax Assessment: \$265,300.00. **Taxes:** \$5,328.00

Open House: April 9th, 10th, 16th, 22nd & 23rd 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