

George Auction Service & Real Estate, LLC

Online Real Estate Auction Log Home & Heated Shop on 2.07 Acres 3 Bedrooms – 3 Bathrooms

N677 Hoover Road
Oconomowoc, WI 53066
Ashippun Township Section 29

Begins Ending Tuesday, September 16th, 7:00pm

DIRECTIONS: 7.5 miles north of Oconomowoc on WI-67 to County Road O, east 1 mile to Hoover Road, south. Watch for George Auction Signs.

Note: Well-Kept, Very Clean, One Owner Home

1760 Sq. Ft. "Golden Ranch 4" Home Built by Golden Eagle Log Homes

www.goldeneagleloghomes.com

Main Level: 19'1"x24'5" Living Room w/Vaulted Ceiling & Stone Wood Burning Fireplace
Open Kitchen/Dining Area Leading to 20'x10' Heated Sun Room

Master Bedroom w/Master Bathroom – 2 Bedrooms & Full Bathroom

Basement: Full Bathroom – Full Poured Concrete w/Walkout Door to Back Yard

Garage: 24'x24' Finished Attached Garage with Openers

Shop: 24'x20' Finished 2 Story Building, 220 & 110 Volt, Wood Burning Heat

Included Appliances: Freezer (2yrs. old), Washer & Dryer (1yr. old), Stove, Refrigerator

Lot: 2.07 Acre Lot Surveyed by Land Tech Surveying

Landscaped Lot has Rock Walls, Pond, Pine Tree Windbreak, & Excellent Views

On a Lightly Traveled Road With Farm Fields on 3 Sides

Mound System Septic & Well Water, Both Inspected & Tested

Tax Assessment: \$484,600.00 – **Taxes:** \$5,202.00

Open House: Sunday September 7th 1-2:00pm, Wednesday Sept. 10th 5-6:00pm,
Saturday Sept. 13th & Sunday Sept. 14th 1-2:00pm. Call 608-882-6123 for other times.

Terms: 5% buyer's fee. \$2,000.00 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