

# George Auction Service & Real Estate, LLC

## Real Estate Auction

**18,000 +/- Sq. Ft. Building on 6 Acres**

**Former Church & Merlet School**

11247 South Merlet Road  
Beloit, WI 53511

**Monday October 17<sup>th</sup>, 11:00am**

**DIRECTIONS:** 9 miles West of Beloit on Hwy. 81 to Merlet Rd., South or 7 miles South of Orfordville on Cty. Rd. K to Hwy. 81, East 1 mile to Merlet rd., South. Watch for George Auction Signs.

**Note:** Auction will be held onsite.

18,000 +/- Sq. Ft. Brick Building on 6 Acres Formerly Used as a School & a Church  
5 Exit Doors – Approx. 8 year old Roof – 9,000 gal. Septic – Well Water – LP Heat  
2 Driveways, Half-Circle, Blacktop – Fiber Optic Internet Connection  
Blacktop area w/Basketball Hoop – 1+ Car Garage – Playground – Ball Field  
40'x62' Gym – 14'x22' Kitchen off Gym – 7 Classrooms (25'x32')  
28'x29' Kitchen/Break Room – 23'x40' Lecture Room – 13'x21' & 10'x10' Offices  
17'x13' Office w/Private Bathroom – 26'x16' & 12'x25' Rooms – IT Room  
Maintenance/Utility Room & Office – Boys & Girls Bathrooms – Crawl Space

**Open House:** October 1<sup>st</sup>, 2<sup>nd</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 14<sup>th</sup> & 15<sup>th</sup> 1-2:00pm. Call 608-882-6123 for times other than listed.

**Terms:** 5% buyer's fee. \$2,500.00 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)