

George Auction Service & Real Estate, LLC

Real Estate Auction Ranch Style Home

4724 Hoover Street, Oregon, WI 53575

Sunday May 15th, 11:00am.

DIRECTIONS: South of Oregon 1 mile on Hwy 14 to Cty A, West 1 mile to Truman St., North to Hoover St., Left. Watch for George Auction Service Signs.

Built in 1982 – One Owner Home on ½ Acre Lot in Fahey Heights

3 Bedrooms – 2 Full Bathrooms – 1,450 Sq. Ft.

Egress Window in Basement for Additional Bedroom Possibility

20'x20' Deck with Entrance to Kitchen

Complete New Kitchen including Appliances (4yrs. old)

Cupboards with Soft Close Doors & Drawers

Bathrooms have Quartz Vanity Tops & New Floors

Anderson Windows – ½ of Basement is Drywalled & Insulated

Hot Water Heater (2015) – Pressure Tank (2018) – Sump Pump (2021)

Furnace & AC (2016) – Roof (2010) – Private Well

32'x26' Detached 3 Car Garage – New Concrete Driveway & Approach

220 Volt is Available – Lower Level Brick Veneer Siding

Appliances Included: Washer, Dryer, Stove, Refrigerator, Dishwasher & Microwave.

Rutland Township – Oregon School District

2021 Assessed Value: \$208,500.00 – Taxes: \$3,809.95

Open House: April 30th, May 1st, 7th & 14th 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