

# George Auction Service & Real Estate, LLC

## Real Estate Auction Ranch Style Home

510 Rushmore Lane  
Madison, WI 53711

**Sunday July 17<sup>th</sup>, 11:00am.**

**DIRECTIONS:** US 12/18 Beltline 4.5 miles West of Park St. to Exit 257 Whitney Way, North ¼ mile to Odana Rd., East 1bk. To Segoe Rd., North ½ mile to Manor Cross, Left to Rushmore Ln., North. Watch for George Auction Signs.

### **Ranch Style Home – Excellent Care & Well Kept**

3 Bedrooms – 1 Full & (2) ½ Bathrooms – 0.23 Acre Lot

Built in 1962 – 1246 Sq. Ft. Main Level – 716 Finished Sq. Ft. in Basement

Master Bedroom w/½ Bathroom, Hardwood Floors

2 Bedrooms with Hardwood Floors

Open Floor Plan – Kitchen with Exit to Back Yard, Bay Window, Tile Floor

Dining Room & Family Room with Hardwood Floors, Vaulted Ceiling

Foyer with Tile Floor, Exit to the Concrete Porch & Patio

8'x10' Yard Shed – Brick Driveway & Sidewalk

Full Basement Partially Finished w/Paneling & Tile Floor, Wet Bar w/Stools,

½ Bathroom, Washer & Dryer, Sink, Workbench, Cabinets & Shelving

Hot Water Heat – All Appliances Included

1 Car Attached Garage w/Opener, Sliding Glass Door Rear Exit to Backyard

Birch, Maple, Seedless Willow & Other Trees – Quiet Beautiful Area

Van Hise, Hamilton & West Schools

**2021 Assessed Value: \$303,500.00 – Taxes: \$6,136.03**

**Open House:** July 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 15<sup>th</sup> & 16<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)