

George Auction Service & Real Estate, LLC

Land Auction

48.49 Acres in One Tract

48.25 +/- Tillable Acres

Green County, WI

Decatur Township, Section 24 & 34

Arthur T. & Karen M. Donaldson Estate

Tuesday, November 14th, 1:00pm

Directions to Property: Approximately ¼ mile north of Hwy. 11/Hwy. 104 (County Road T) Intersection on Hwy. 104. Property is vacant land located on west side of Hwy. 104. Watch for George Auction Signs.

Auction Location: Public Houzz – 906 W. Exchange Street, Brodhead, WI 53520. Luncheon & refreshments will be complementary, beginning with registration at 12:00 Noon.

~ Land Information ~

48.49 Taxable Acres (Two Tax Parcels). 48.25 +/- Tillable acres currently in row crop production, per FSA maps.

Majority soil types: Dickinson Sandy Loam (67.8%), Dakota Loam (15.3%), & Lawler Loam (15.2%).

Overall NCCPI Weighted Average is 56.

Parcel borders Hwy. 104 to the east, and primary access is from Hwy. 104. The parcel also borders St. John Road to the north with an approximate 70' wide strip that runs approximately 750' long to the open portion of the land.

Note: Maps & information from FSA & Surety Maps, as well as an aerial tour will be available on our website. Land information is per AgriData Inc. Surety Maps & Rock County FSA. Property will be sold as one tract, based on the total taxable acres, on a price per acre basis. Possession will be given at the time of closing, and buyer will receive clear title. There is no lease in place for the 2024 crop year.

Terms: 5% buyer's fee. \$10,000.00 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 with no contingencies. All announcements made day of sale take precedence over printed material. Seller may accept or reject any and all bids.

Reg. WI Auctioneers: Dean George #486 (cell 608-751-5703), Kale George #2811 (office 608-882-6123)

Reg. IL Auctioneer: Kale George #441002280 – 11211 North Union Road, Evansville, WI 53536

For Complete listing and photos log onto www.georgeauction.com