

# George Auction Service & Real Estate, LLC

## Real Estate Auction

**386+/- Feet of Flat Rock River Frontage**  
**1.63 Total Acres – Home on .25 Acres**  
**Commercial Building & 2 Storage Buildings**  
**25 Campsites – Beer & Wine License**

3500 & 3506 West County Road M  
Edgerton, WI 53534

**Sunday July 24<sup>th</sup>, 12:00 Noon**

**DIRECTIONS:** South of Edgerton 1.5 miles on Hwy. 51 to County Rd. M, West ½ mile to Indian Ford.  
Watch for George Auction Service Signs.

**NOTE:** Sellers have owned the property for 25yrs. and now are retiring.

(7) Permanent Piers – (1) Boat Launch  
Beer & Wine License Included & Transferable  
Licensed for 25 Camp Sites – (8) River Front Sites  
Sellers would stay and be available until January 1<sup>st</sup>  
1 to 2 Bedroom Home – Bathroom – Kitchen – Family Room  
Commercial Building presently used as a Bait Shop  
Private Well – Consolidated Koshkonong Sanitary Sewer District  
Total 2022 Assessed Value: \$425,300.00 – Taxes: \$6,843.17

**Open House:** July 8<sup>th</sup>, 9<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup> & 23<sup>rd</sup> 1-2:00pm. 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)