

# George Auction Service & Real Estate, LLC

## Land Auction

**161.82 Acres with Home & Buildings – 1 Tract**

**151.18 +/- Tillable Acres**

**Rock County, WI**

**Bradford Township, Section 20**

**3706 South Hwy. 140, Avalon, WI 53505**

**Gene & Beverly Bobolz Estates**

**Tuesday, November 1<sup>st</sup>, 1:00pm**

**Directions to Property:** 1 mile South of Avalon or 4 miles North of Clinton on Hwy. 140. Watch for George Auction Signs.

**Auction Location:** Held on site. Light luncheon & refreshments will be complementary, beginning with registration at 12:00 Noon.

### ~ Land Information ~

161.82 Taxable Acres (One Tax Parcel). 151.18 +/- Tillable acres currently in row crop production, per FSA maps.  
Majority soil types: Durand Silt Loam (33.9%), Plano Silt Loam (31.4%), Mahalaville Silt Loam (14.0%), Elburn Silt Loam (9.4%).  
Overall NCCPI Weighted Average is 79.6.

### ~ Home Information ~

Two Story Farmhouse  
5 Bedrooms – 1½ Bathrooms  
4 Bedrooms Upstairs, (Hardwood Floors) & Large Closets – Full Bathroom Upstairs – Walk-up Attic  
Main Level Bedroom with Walk-in Closet  
Large Eat-in Kitchen – Walk-in Pantry – 29'x15' Family Room  
Mud Room with Sink – Main Level Laundry & ½ Bath  
22'x8' 3 Season Front Porch & Porch w/ Entry to Kitchen & Mud Room  
Metal Roof, Vinyl Siding, Windows, Soffits & Gutters all less than 10yrs. Old  
Central Air 2019 – LP Furnace 2009 – 200Amp Service – Mound System 7yrs. Old

### ~ Buildings & Grain Bins ~

- 1980 Morton 82'x54' Machine Shed, One Sliding Door (14'Hx23.5'W), 18'x15' Heated Shop w/Service Door
- 60'x25' All Metal Livestock Building w/Individual Lift-up Doors
- 45'x40' Corn Crib, Overhead Grain Bins, New Metal Roof
  - 36'x24' All Metal
- 32'x28' (2) 12'x10' Front Sliding Doors, Shingled Roof
  - 28'x20' 2 Story, Shingled Roof
  - 26'x18' All Metal
- 20'x20' 2 Car Garage, Shingled Roof
- 16'x12' Steel Roof over Concrete Foundation
- Approx.10,000 Bushel Bin with Auger, & Approx. 3,500 Bushel Bin

**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 2023 crop year.

**Open House:** October 21<sup>st</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 28<sup>th</sup>, 29<sup>th</sup>, & 30<sup>th</sup>, 1:00 – 2:00 pm. November 1<sup>st</sup>, 12:00 – 1:00 pm. Call for times other than listed.

**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](http://www.georgeauction.com)