

George Auction Service & Real Estate, LLC

Land Auction 82 Acres in One Parcel 76 +/- Tillable Acres Rock County, WI Plymouth Township, Section 2 Arthur T. & Karen M. Donaldson Estate Thursday, November 2nd, 1:00pm

Directions to Property: 4 miles west of Janesville or 2 miles east of Footville on Hwy. 11. Property is vacant land located at southwest of Hwy. 11 & County Road H Intersection. Watch for George Auction Signs.

Auction Location: Bass Creek Golf Club – 1303 S. Murphy Road, Janesville, WI 53548. Luncheon & refreshments will be complementary, beginning with registration at 12:00 Noon.

~ Land Information ~

82.00 Taxable Acres (One Tax Parcel). 76.00 +/- Tillable acres currently in row crop production, per FSA maps.

Majority soil types: Whalan Loam (27.4%), Otter Silt Loam (19.6%), Mahalassville Silt Loam (15.1%), Griswold Loam (9.3%), Dresden Silt Loam (7.6%), & Flagg Silt Loam (5.9%).

Overall NCCPI Weighted Average is 56.4.

Parcel borders Hwy. 11 to the north. For access to this parcel being sold, there is an ingress/egress easement across the adjacent eastern property to/from Hwy. 11. The parcel also borders County Road H to the east with an approximate 7' wide strip that runs approximately 367' 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