

George Auction Service & Real Estate, LLC

Online Only Real Estate Auction

3 Bedroom Ranch Style Home - 0.46 Acre Lot

Tuesday, October 1 - Begins closing at 7 PM

304 Church Street, Brooklyn, WI 53521

OPEN HOUSE: 9/24 & 9/25 from 5:00-7:00 PM | 9/27, 9/28, 9/29 from 1:00-2:00 PM

TERMS: 5% buyer's fee. \$3,000.00 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. Seller may accept or reject any and all bids. This auction will be a soft close, meaning if the property is bid on in the last 2 minutes, bidding will extend by 2 minutes. For full list of terms, please visit website: georgeauction.com

PROPERTY INFORMATION:

- Very clean, vacant, and move in ready
- 3 bedroom ranch, 2 car attached and 2 car detached garages
- Updated kitchen with vinyl floor and Wood Harbor cherry kitchen cabinets
- Stove, refrigerator, and dishwasher, washer, and dryer included
- Hardwood floors in living room with large bay window and fireplace
- Wall A/C
- Open dining area off of kitchen
- Hardwood floors in all 3 main-level bedrooms
- Full bath on main level
- Full basement with toilet and shower
- Built in 1955
- 1,288 Square Feet - Main Level

PROPERTY ASSESSMENT & TAXES:

- 2023 Assessment - \$193,500
- 2023 Taxes - \$4,496



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