

George Auction Service & Real Estate, LLC

Real Estate Auction

4.19 Acre Farmette – Home & 6 Outbuildings

“Wild Rose Farm”

10211 E. Waite Road, Clinton, WI 53525 (Bradford Township)

Saturday, June 7th, 2:00pm



Directions to Property: 2 miles north of Clinton on WI-140 to Waite Road, east. Watch for George Auction Signs.
Note: This entire property is meticulously cared for and is in excellent condition.

~ Home Information ~

Built in 1989 – Approximately 1,580 Square Feet on Main Level – 3 Bedrooms & 2 Full Bathrooms (Both Updated) on Main Level
Passive Solar Home – Vaulted Ceilings w/ Windows & High Southern Exposure – Open Floor Plan
Flexicore Concrete & Tile Floor Throughout w/ In-Floor Heat – Wood Burning Stove in Dining Area/Kitchen – Additional LP Furnace
12'x16' Master Bedroom w/ Sliding Walk-Out Patio Door & Master Bathroom
Knotty Pine Ceiling in Living Room – Sliding Walk-Out Patio Door off Living Room
Stainless Steel Kitchen Appliances New in 2020: Stove w/ Vent Hood, Refrigerator, Dishwasher, Built-In Microwave (All Included)
Kitchen Cabinets & Solid Surface Counters New in 2020
Aluminum Siding – Central Air – Main Level Laundry w/ Washer & Dryer Included
2 Car Attached Garage (36'Wx23'D), Insulated Walls/Ceiling/Door, 16'Wx7'H Garage Door, Home & Basement Entry, Rear Service Door
Patio/Deck at Back of Garage – 17'x17' Gazebo Attached to Deck w/ Lights & Electric – Tile Patio in Front of Home Entry Door
Poured Concrete Basement w/ One Finished Room, Sump Pump, Water Softener, Storage Space w/ Shelving
Electric Air Cleaner – Electric Water Heater & Additional Hot Water Heater Connected to In-Floor Heat Boiler
Gutters Approximately 4 Years Old – 2'x6' Walls – Anderson Windows – 200 Amp Electrical

~ Buildings ~

- **48'x26' Heated Shop** (Waste Oil & LP), (2) 10'Wx9'H Overhead Doors, 8'Wx7'H Overhead Door, Service Door, Concrete Floor w/ Drains, In Ground Hoist, A-Frame Hoist (I-Beam) w/ Dayton Chain Hoist, Air America 60 Gallon/6.5 HP Air Compressor, Insulated, LED Lighting, 240V Service (Separate Meter), Water Service, Vinyl & Steel Siding, Steel Roof, Concrete Approach.
- **36'x84' Two Story Barn**, Steel Siding & Roof, 7'Wx9'H Overhead Door, Concrete Floor, Stalls Removed, Water Service, Ramped Drive to 2nd Story w/ Overhead Door, Concrete Back Wall, Basketball Hoops on 2nd Story.
- **50'x26' Building**, Steel Siding & Roof, 9'x9', 8'x9', & 14'x8' Overhead Doors, Insulated, Concrete Floor, Concrete Approach.
- **18'x24' Granary**, Attached to Above Listed Building, Steel Siding & Roof, 6'x6' Sliding Door.
- **60'x43' Machine Shed & Lean-To**, Steel Siding & Roof, 12'Wx9'H Sliding Door, 11.5'Wx12'H Sliding Door, Concrete Floor.
- **26'x34' Building**, Steel Siding & Roof, 11.5'Wx10'H Overhead Door, Concrete Approach, Wood Floor, Basement Underneath.

~ Other Information ~

Windmill on Property in Excellent Condition, Long Blacktop Driveway w/ Concrete Approach to Home, Underground Electric to All Buildings, (4) Outdoor Hydrants, Well Landscaped, Several Mature Trees, Private Well (New Pump in 2024) & Septic.
2024 Tax Assessed Value: \$260,800 – 2023 Taxes: \$6,352.08.

Open House: May 17th, 18th, 24th, 30th, 31st, June 1st, 6th, & 7th 1:00 – 2:00 pm. Call or email for viewing at times other than listed.

Terms: 5% buyer's fee. \$5,000.00 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 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