

George Auction Service & Real Estate, LLC

Real Estate Auction

Online Only

Single Family Multi-Purpose Home Very Good Condition ~ 4 Bedrooms – 3 Bathrooms

952 West Highland Street
Whitewater, WI 53190

Begins Ending Wednesday, December 11th, 7:00pm

DIRECTIONS: Main St. to Whiton St., south to Highland St., west. Close to UW Whitewater. Watch for George Auction Signs.

Zoning: R2, Allows 3 Upper-Level Tenants

Private Outside Entrance for Upper-Level – Owner has Rented in the Past

5 Rooms on Main Level Plus Kitchen w/Custom Built Cabinets

2 Full Main Level Bathrooms – Possible Bedroom on Main Level

Possible Main Level Laundry area next to Sauna & Hot Tub Room

14'X13', 13'X13' & 12'X10' Bedrooms & Full Bathroom on Upper Level

15'X19' Master Bedroom w/Walk-In Closet

Main Level Hardwood Floors – 3 New Windows on Main Level

Wall to Wall Carpeting & Hardwood Floors Upper Level

New Windows on Upper Level – Additional Insulation in Attic & Walls – Cement Board Siding

0.53 Acre Lot – Like New Concrete Driveway, Patio & Front Porch

Whitewater High & Middle, Washington & Lincoln Elementary Schools

Dry Basement – Washer & Dryer Hook-Up – 6mo. Old Washer

Water Softener – Radon & Treated Water Systems

Finished 2 Car Insulated Attached Oversized Garage w/Openers – Hot & Cold-Water Sink

All Appliances & Window Coverings Included

TAXES: 2023 Assessed Value: \$315,200.00 – 2023 Taxes: \$4,848.57

Open House: November 30th & December 1st, 7th & 8th 1:00-2:00pm.

Call 608-882-6123 for other times.

Terms: 6% 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