

George Auction Service & Real Estate, LLC

Land Auction

384.39 Surveyed Acres in 4 Parcels – 347.41 +/- Cropland Acres
One Home & Set of Buildings – 3 Available Land Splits
Brooklyn Township Sections 20 & 21 – Green County
W1838 Zweifel Road, Brooklyn, WI 53521
Gerald Zweifel Estate
Thursday, March 20th, 1:00pm

Directions to Property:

3 miles west of Brooklyn on Hwy. 92 to County Road E, south 2 miles to Zweifel Road, west or 6 miles north of Albany on County Road E to Zweifel Road, west. All land and buildings border Zweifel Road. Watch for George Auction Service Signs.

Auction Location:

Creekside Place – 102 Maple Street, Evansville, WI 53536. Directions to Creekside Place: ¼ mile west of The Night Owl on Main Street to Maple Street, south. Luncheon & refreshments will be complementary, beginning with registration at 12:00 Noon.

~ Parcel Information ~

Parcel 1 – W1838 Zweifel Road, Brooklyn, WI. 40.00 Surveyed acres with home & buildings. 34.70 +/- cropland acres, per FSA Maps.

- Majority soil types include Ockley Loam (41.2%), & Thackery Silt Loam (29.2%).
- There is one remaining land split with this parcel.
- Parcel is on north side of Zweifel Road. This parcel borders parcel 2.
- Home: Two story, 3 bedrooms, 2 bathrooms, 1588 sq. ft., main level laundry & bathroom updated approximately 10-15 years ago, LP fuel, forced air heat, central air, aluminum siding, concrete patio. Additional 13'x75' mobile home on this parcel.
- Buildings: 40'x90', 42'x78', & 32'x45' all steel machine sheds, 40'x81' & 32'x48' all steel cattle sheds, 60'x97' all steel cattle shed with feed alley and 16'x97' lean to, 14'x30' all steel garage with 16'x50' lean to, 30'x160' two story barn with collapsed roof.

Parcel 2 – 74.94 Surveyed acres. 70.32 +/- cropland acres, per FSA Maps.

- Majority soil types include Sebewa Silt Loam (29%) & Fox Loam (20.8%). This parcel is tiled.
- There are no remaining land splits with this parcel.
- Parcel is on north side of Zweifel Road. This parcel borders parcels 1 & 4.

Parcel 3 – 60.28 Surveyed acres. 56.77 +/- cropland acres, per FSA Maps.

- Majority soil types include Sebewa Silt Loam (52.5%) & Palms Muck (21.3%). This parcel is tiled.
- There are no remaining land splits with this parcel.
- Parcel is on south side of Zweifel Road.

Parcel 4 – 209.17 Surveyed acres. 185.62 +/- cropland acres, per FSA Maps. 16.00 +/- wooded acres.

- Majority soil types include Meridian Loam (20.9%), Newglarus-Dunbarton Silt Loams (17.1%), Matherton Silt Loam (8.8%), Houghton Mucky Peat (8.4%), & Sebewa Silt Loam (8%). This parcel is tiled.
- There are two remaining land splits with this parcel.
- Parcel is on north side of Zweifel Road. This parcel has additional access from Yarwood Road at the northeast corner. There is a 33' access easement along the entire east border of this parcel to access a neighboring parcel. This parcel borders parcel 2.

Note:

Maps & information from FSA & Surety Maps available on our website. Parcel information is per AgriData Inc. Surety Maps & FSA. Each parcel will be sold as price per acre, based on number of surveyed acres. Parcels will be offered separately through the method of "Buyer's Choice", whereas the high bidder can elect any or all parcels for their high bid until all parcels are sold. The parcels will NOT be offered in their entirety at conclusion of the auction. Possession will be given at time of closing & buyer will receive clear title. There is no lease in place on any land or buildings.

Open House:

March 8th, 9th, 15th, & 16th from 12:00 – 2:00 pm. Call or email for viewing at times other than listed.

Terms:

5% buyer's fee. \$10,000.00 Earnest Money per tract, balance due at closing in 45 days or less. Successful bidder required to sign standard offer to purchase with no contingencies. Announcements day of sale take precedence over printed material. Seller may accept or reject any and all bids.

Reg. WI Auctioneers: Dean George #486 (608) 751-5703, Kale George #2811 (608) 774-0440
Reg. IL Auctioneer: Kale George #441002280
George Auction Service & Real Estate, LLC
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For Complete listing and photos log onto www.georgeauction.com