

George Auction Service & Real Estate, LLC

Land Auction

682.28 Surveyed Acres in 6 Parcels – 659 +/- Cropland Acres
Union Township Sections 7, 8, 17, 18, & 19 – Rock County, WI
Brooklyn Township Section 11 – Green County, WI
Paul E. & Fern R. Maas Revocable Trust
Tuesday November 19th, 1:00pm

Directions to Property:

Union Township Parcels – 2 miles north of Evansville, WI on Highway 14 to Butts Corners Road, west (becomes Evansville Brooklyn Road), or 2 miles south of Brooklyn, WI on Highway 104 to Evansville Brooklyn Road, east. Parcels border Evansville Brooklyn Road, Pleasant Prairie Road, & Emery Road. Brooklyn Township Parcel – 1.5 miles south of Brooklyn, WI on Highway 104 to Amidon Road, west.

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 – 188.54 Surveyed acres with farm buildings. 180.58+/- cropland acres, per FSA Maps.

- Majority cropland soil types include Pecatonica Silt loam (28.8%), Rotamer Loam (26.8%), St. Charles Silt Loam (15.9%), Plano Silt Loam (7.6%), & Durand Silt Loam (7.6%).
- Overall cropland NCCPI weighted average is 73.2.
- Union Township, Section 7, Rock County, WI.
- Parcel is on north & south side of Evansville Brooklyn Road & borders Pleasant Prairie Road to the east. This parcel borders parcel 2 & 4.
- Farm Buildings: 70'x105' Morton shop with bi-fold door & concrete floor, 40'x60' Cleary shed with 40'x70' extension, & 25'x35' Cleary shed.

Parcel 2 – 80.98 Surveyed acres. 80.98+/- cropland acres, per FSA Maps.

- Majority soil types include Plano Silt Loam (26.5%), Pecatonica Silt Loam (25.7%), & Durand Silt Loam (19.9%).
- Overall NCCPI weighted average is 83.6.
- Union Township, Section 18, Rock County, WI.
- Parcel is on west side of Pleasant Prairie Road, & borders Kile Road to the south. This parcel borders parcel 1.

Parcel 3 – 160.70 Surveyed acres. 149.31+/- cropland acres, per FSA Maps.

- Majority cropland soil types include Durand Silt Loam (33.2%), Pecatonica Silt Loam (30.6%), & Plano Loam (21.3%).
- Overall cropland NCCPI weighted average is 87.2.
- Union Township, Section 17, Rock County, WI.
- Parcel is on east side of Pleasant Prairie Road, & borders Emery Road to the south. This parcel borders parcel 4.

Parcel 4 – 79.56 Surveyed acres. 77.55+/- cropland acres, per FSA Maps.

- Majority soil types include Pecatonica Silt Loam (28.8%), Rotamer Loam (22.7%), & St. Charles Silt Loam (20.6%).
- Overall NCCPI weighted average is 72.2.
- Union Township, Section 8, Rock County, WI.
- Parcel is on north & south side of Evansville Brooklyn Road & borders Pleasant Prairie Road to the west. This parcel borders parcel 3.

Parcel 5 – 77.79 Surveyed acres. 76.57+/- cropland acres, per FSA Maps.

- Majority soil types include Durand Silt Loam (42.6%), Westville Loam (22.4%), & Kidder Silt Loam (22.3%).
- Overall NCCPI weighted average is 77.1.
- Union Township, Section 19, Rock County, WI.
- Parcel is on west side of Pleasant Prairie Road & borders Emery Road to the north.

Parcel 6 – 94.71 Surveyed acres. 94.16 cropland acres, per FSA Maps.

- Majority soil types include Miami Silt Loam (51.6%) & Stronghurst Silt Loam (11.4%).
- Overall NCCPI weighted average is 68.9.
- Brooklyn Township, Section 11, Green County, WI. North side of Amidon Road.

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. All land & buildings have a lease in place through 2025.

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 (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