

George Auction Service & Real Estate, LLC

Land Auction

42.88 Acres in 2 Parcels

**B2 Large Scale Commercial, M1 Light Industrial, &
A1 Agricultural Zoning**

721 W. Terrington Drive & Adjacent Parcel

Rock Township, Section 25

Janesville, Rock County, WI

Arthur T. & Karen M. Donaldson Estate

Wednesday, September 13th, 1:00 p.m.

Directions to Property:

2 miles south of Hwy. 51 & Hwy. 11 Janesville Intersection or 4.5 miles north of Hwy. 51 & Newark Road Beloit Intersection on Hwy. 51.
One parcel address is 721 W. Terrington Drive, Janesville, WI and the adjacent parcel lies on both the east and west side of Hwy. 51.
Other bordering roads are W. Sherman Road, W. Happy Hollow Road, & S. Driftwood Drive. Watch for signs.

Auction Location:

Southern Wisconsin Regional Airport Conference Room – 1716 W. Airport Road, Janesville, WI 53546 (1/2 Mile from land being sold).
Light luncheon & refreshments will be complementary, beginning with registration at 12:00 Noon.

~ Land Information ~

Parcel 1 – 17.88 Taxable Acres (One Tax Parcel), Rock Township, Section 25. Located on east & west side of Hwy. 51.

- Approximately 7.90 vacant acres on east side of Hwy. 51 Zoned M1 Light Industrial, bordering Hwy. 51, contiguous to parcel 2 along east border.
- Approximately 9.98 vacant acres on west side of Hwy. 51 Zoned B2 Large Scale Commercial District, bordering Hwy. 51, W. Happy Hollow Road, & S. Driftwood Drive.
- Majority soil types: Oshtemo Sandy Loam (64.7%), & Rodman-Lorenzo Complex (31.8%).
- 100% area of minimal flood hazard (outside 500-year floodplain) per FEMA and no wetlands on this parcel.

Parcel 2 – 25.00 Taxable Acres (One Tax Parcel), Rock Township, Section 25. Located on east side of Hwy. 51.

- Contiguous to eastern border of Parcel 1.
- Property Address: 721 W. Terrington Drive, Janesville, WI. Parcel is located at the east end of W. Terrington Drive and north end of W. Sherman Road.
- South portion of this parcel zoned B2 Large Scale Commercial District, and north portion zoned A1 Agricultural.
- Approximately 11.5 acres tillable, currently in row crop production, with the balance being partially wooded.
- Majority soil types: Rodman-Lorenzo Complex (47.5%), Lorenzo Loam (26.3%), Warsaw Silt Loam (15.1%) & Troxel Silt Loam (7.9%).
- 99.2% area of minimal flood hazard (outside 500-year floodplain), with remainder along southeast border being an area of 0.2% annual chance of flood hazard per FEMA, and no wetlands on this parcel.

Note: Maps & information from FSA & Surety Maps available on our website. Land information is per AgriData Inc. Surety Maps, Rock County FSA, & Rock County GIS/Rock County Website. Each parcel will be sold based on the total taxable acres, on a price per acre basis. Both parcels will be offered through the method of “Buyer’s Choice”, meaning the high bidder can take either or both tracts for their high bid until both tracts are sold. The parcels will not be combined at the conclusion of the auction. Possession to each parcel will be given at the time of closing, and buyer will receive clear title. The tillable farmland of parcel 2 is subject to a lease for the 2023 crop year, but there is no lease in place for the 2024 crop year.

Terms: 5% buyer’s fee. \$10,000.00 Earnest Money per parcel cash or personal check, balance due at closing in 45 days or less. Successful bidder required to sign a standard offer to purchase with no contingencies. All announcements made 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