

SCHROUD AUCTIONS

Real Estate and Personal Property Auction

Saturday September 28th @10am | Karow's Ponderosa
Doug & Betty Karow Estate 4302 Gray Rd. DeForest, WI



DIRECTIONS: North Towne Frontage Rd. off of Windsor Rd. (by new Kwik Trip) to west of Gray Rd. Or, East on Gray Rd. off of Cty CV between Windsor & DeForest.

OPEN HOUSE DATES:

Thursday, Sept 12th 2019 3-7 pm
Sunday, Sept 15th 2019 12-3 pm
Tuesday, Sept 17th 2019 3-7 pm

Note: Doug & Betty were avid travelers & collectors. Very large auction (2 rings at times)

Tools-Collectibles-Indoor & Outdoor items-Zero turn Mower (Watch future papers for site.)-Online Auction for some items Sept 10th-Sept 24th

-3 bedroom 2.5 bath tri-level house on 1 acre. Kitchen-Dinette Dining-Living-Family-Same Rooms. Three Seasons addition-Patio-outside fountain area. Well-Septic-Mature Yard.

A very unique Property on the outskirts of DeForest & Windsor. Great Opportunities to own a piece of the country yet close to schools & more.

PLUS: 37 acres of potential development land. Already included in the town of Windsor future long range planning.

A proposed survey has already been completed with all corners marked. (see attachment)

Real Estate will also be offered online starting Sept 10th @10am with it's conclusion at the live auction on Sept 28th @ 12pm where it will also be offered "LIVE & ONLINE" at the same time.

The Starting bid(s) at the live auction will be determined by the online bid(s).

**BID on the House & Approximately 1 ACRE -or-
BID on the 37 ACRES of Vacant Land -or-**

BID on BOTH UNITS

REAL ESTATE AUCTION TERMS:

-Being offered "as is" with no contingencies. Buyers will be required to fill out the Standard State of Wisconsin Offer to Purchase Contracts Closing on or before October 28th, 2019. -7% Buyers Fee added to the final bid to determine final selling price. - Taxes to be Prorated through day of closing Sellers to provide title insurance at closing. - \$25,000 earnest money down on the 37 acres parcel. \$10,000 Earnest money down on the house and 1 acre. OR \$35,000 earnest Money down on both parcels. Nonrefundable if buyers don't perform, certified funds made payable to yourself & endorsed over to the Auction Company Trust Acct. If you become the successful winning bidder. Earnest Money must accompany the offer to purchase contract.

See website for Photos:

**schroudauctionservice.com
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SCHROUD AUCTION SERVICE

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