

# **NOLAN SALES REAL ESTATE AUCTIONS**

ON TWO PROPERTIES

## **SATURDAY, APRIL 4<sup>th</sup>**

PROPERTY 1:

### **VAN DER GEEST LIVESTOCK**

**STARTING AT 11:00 A.M.**

**APPROX. 90 ACRES OF LAND IN THE TOWN OF SCOTT, LINCOLN COUNTY** lying South of Merrill approx. 2 miles on Co Rd K to Co Rd Z, then 2-1/2 miles west on "Z" to the site.

**PARCEL 1 - AUCTION SITE:** Approx. 30 acres of land being mostly under cultivation balance is undeveloped. **PARCEL 2:** Approx. 20 acres of land adjacent to Parcel 1 on the West side. This parcel has a small area of woods by the road, an open field suitable for building, and the balance cleared land. **PARCEL 3:** Approx. 40 acres of land with 1/4 mile of frontage on School Ave. This parcel contains approx. 10 acres of good high land with a building site, balance of approx. 30 acres of high mixed hardwoods for nice hunting. **PARCEL 4:** The property as a whole or any combination of parcels to suit the buyers. **ALL OFFERS TO PURCHASE WILL BE ACCEPTED OR REJECTED ON THE DAY OF THE SALE.**

**OPEN HOUSE:** There will be an **OPEN HOUSE** held on **SATURDAY, MARCH 21<sup>ST</sup>** from **11:00 a.m. to 1:00 p.m.** on Parcel 1, with a member of Nolan Sales present to answer questions and show the property.

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PROPERTY 2:

### **VAN DER GEEST TRUST**

**STARTING AT 2:00 P.M.**

**APPROX. 155 ACRES OF LAND IN THE TOWN OF PINE RIVER, LINCOLN COUNTY** located East of Merrill 11 miles on Hwy 64 to Co Rd X, then South on "X" 1 mile to Co Rd P, then West on "P" 1/2 mile to the auction site.

**PARCEL 1 - AUCTION SITE:** Approx. 40 acres with 1/4 mile of frontage on Co Rd P. This parcel consists of approx. 26 acres tillable, balance mixed hardwoods, beautiful building site, and good farm land. **PARCEL 2:** Approx. 40 acres of land with frontage on Mile Square Ave, consisting of approx. 22 acres under cultivation, balance mixed hardwoods, with a steel storage shed. Located West 1/2 mile on Co Rd P and North 1/4 mile on Mile Square Ave from Parcel 1. **PARCEL 3:** Approx. 35 acres consisting of approx. 12 acres under cultivation, the balance hardwoods and pasture. Located north of and adjacent to Parcel 2. **PARCEL 4:** Approx. 40 acres of land with frontage on Mile Square Ave on the North and West sides. Parcel consists of approx. 12 acres under cultivation, balance mixed hardwoods. Excellent hunting as part of a large block of wooded land. **PARCEL 5:** The property as a whole or any combination of parcels to suit the buyers. **ALL OFFERS TO PURCHASE WILL BE ACCEPTED OR REJECTED ON THE DAY OF THE SALE.**

**OPEN HOUSE:** There will be an **OPEN HOUSE** held on **SATURDAY, MARCH 21<sup>ST</sup>** from **1:00 to 3:00 p.m.** on Parcel 1, with a member of Nolan Sales present to answer questions and show the property.

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**REAL ESTATE TERMS - ALL PROPERTIES:** All bids on real estate will be accepted or rejected on the day of the auction. Buyers will be expected to put down ten percent (10%) of the high bid at the time the offer to purchase is written, with the balance due at closing in forty-five (45) days. Offers will be written as cash offers not subject to financing, and the transactions will be closed by a title company to guarantee clear title. Taxes will be prorated to the day of closing.

**AUCTIONEER'S NOTE:** These properties are being sold to clear a business entity and a trust of lands now held. If you wish to buy, be sure to attend on the day of the sale.

Sale clerked by Nolan Auction, Inc. Regular auction terms - cash or personal check. Everything sold as is, where is. No Warranties.

**SALE CONDUCTED BY:**

### **NOLAN SALES LLC**

P.O. Box 486, Marion, WI 54950 \* (715) 754-5221 or toll-free 1-800-472-0290  
Tim Nolan & Gerald "Sonny" Nolan, Reg. WI Auctioneers, Lic. #165 & #142

**Visit our website at [www.nolansales.com](http://www.nolansales.com) for maps.**