

Real Estate Auction for Robert D. Bennett Living Trust



Auction Date: Saturday, January 31, at 1 pm
Location: 620 North Elm Street, Platteville, WI, Grant County
Open House: Saturday, January 24, 1-4 pm
Thursday, January 29, 1-4 pm

One-story, 28x44 brick house. Three bedrooms, 1.75 bath, hardwood floors. Kitchen with pantry and appliances, dining room. Sunroom 16x20' with radiant heated floors. Full, walk-out basement with washer and dryer hook-up. Natural gas, forced air furnace, and central air. New asphalt shingle roof in 2025. Attached garage 24x32'. Detached garage 24x40' with two overhead doors plus an entry door, cement floor, electricity, and a new asphalt shingle roof in 2025.

Taxes: 2025 Real Estate Taxes \$4100.53
Parcel Number: 271-01471-0000

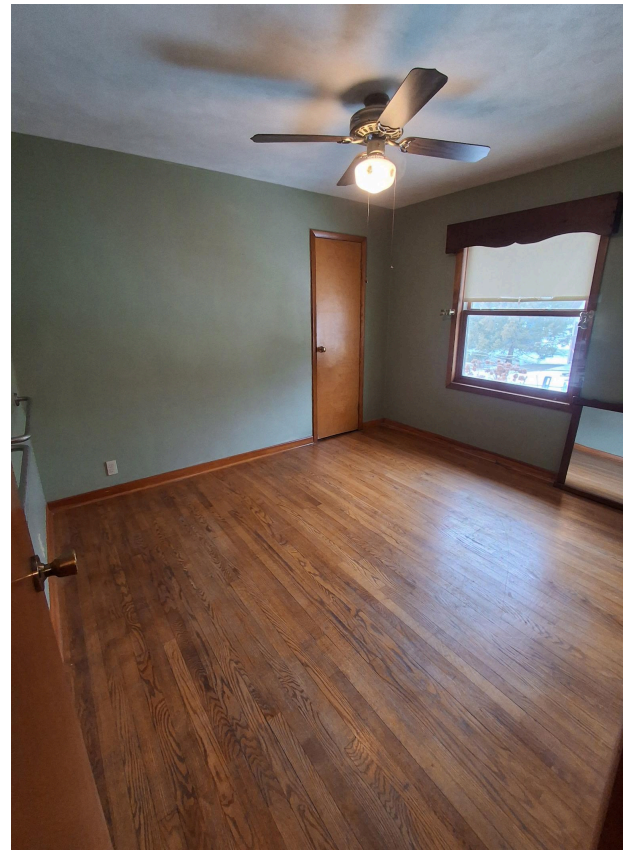
TERMS of SALE: Larry F. Springer Realty & Auction Service has been contracted to offer this property for sale at public auction. Plan now to make arrangements to bid on this property. Potential Buyers, please bring a current letter of credit from your lender. On the day of the sale, the highest acceptable bidder pays \$30,000. Earnest Money. The balance due in cash at closing. No Buyers Agency Allowed. Information about this sale is subject to verification, and no liability for errors or omissions is assumed by Larry F. Springer Realty & Auction Service or any of the sales staff. All information has been obtained from sources believed to be reliable; however, all bidders are advised to conduct their own inspection. All sales are made on the due diligence of each individual buyer. Plan to attend the Open House or schedule a private appointment with Larry F. Springer. Any statements made on the sale day take precedence over any advertising. The property is being sold as per the legal description. No survey provided. No contingencies of any kind in the sale of this property. Property selling in "As Is, Where Is" condition, with no warranties, guarantees, or representations, with all faults and defects. Seller will have until February 3, 2026, to accept or reject any Offer to Purchase. If accepted, the Closing will be on or before March 3, 2026. Buyer will waive the Real Estate Condition Report, under Chapter 709. Buyer waives Lead-based Paint Disclosure. Buyer is responsible for complying with the WI Rental Energy Code, including inspection. Any debris, rubbish, or trash, or personal property left on the property will be the responsibility of the buyer.

CONTACT: Larry F. Springer Realty & Auction Service PH: 608-623-2245 Cell: 608-574-0906
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Auctioneer, License. #650.



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