

SCHROUD AUCTION SERVICE

ONLINE REAL ESTATE AUCTION

Phase 2 of the Donald Gilbertson Estate

421-433 Nygaard St & 441-453 Nygaard St. Stoughton, WI 53597

421—433 Nygaard St



441—453 Nygaard St

ONLINE AUCTION DATES:

April 15th, 10am -thru- April 29th, 6pm

PROPERTY INSPECTION DATES & TIMES:

April 18th, 9am-12pm & April 20th, 9am - 12pm

**** Excellent opportunity to own one or two 4units on Stoughton's Westside close to Walmart & other amenities. These 2 units have long term tenants and are very well Maintained. Looking for cash flow? Start your income portfolio or add to your existing one. ****

Both Units have 2 units which are 3 bedroom/2 bath. And, 2 units are 2 bedroom/1.5 baths. Each unit has a garage included. Hardwood, Carpeted & ceramic floors. All appliances are included.

421-433 Nygaard St. Parcel# 0511-063-2442-4 Dvorak's Addition Lot 2 Sec6 T5 N R11E 2023 Taxes: \$9570.10.

441-453 Nygaard St. Parcel# 0511-063-2431-7 Dvorak's Addition Lot 1 Sec5 T5N R11E 2023 Taxes: \$9,510.10

TERMS: 10% buyers fee added to the final bid price to determine the final selling price. \$25,000 earnest money down per unit in the form of certified funds adequate payable to yourself & to be endorsed to the Auction Company Trust Account within 24 hrs of the completion of the auction should you become the high bidder. Earnest money is non refundable if buyers don't perform. Properties are being sold "AS IS" with no contingencies. Closing to be on or before May 29th, 2024. Sellers to pay prorated taxes & provide title insurance at closing. Buyer to fill out Standard State of Wisconsin Offer to Purchase within 24hrs of the close of the auction. Seller has the right to accept, counter or reject any or all offers.

www.SchroudAuctionService.com/hibid

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Registered Wisconsin Auctioneer #449