

**BID YOUR PRICE ON A REMARKABLE RESPITE FROM A HECTIC WORLD!**



**W1323 Co. Hwy. L, East Troy, WI 53120**



**MORE  
PHOTOS  
ONLINE!**

**PROPERTY FEATURES**

- Open floorplan
- 3 bedrooms and 2 full baths
- Kitchen designed for entertaining
- The deck wraps around the living room and overlooks the pond
- Mature trees with pathways through the woods
- Fenced sanctuary for the Sika deer herd and other wildlife
- Attached 3 car garage
- Barn/Stable and out buildings
- For the aviator, this property is next to East Troy Municipal Airport

**PERFECTION**

For those who seek to live surrounded by nature and tranquility with deer, a pond on 16 wooded and rolling acres that is only 40 miles to Milwaukee and 80 miles to Chicago, this location will inspire you!

The home was constructed on a hillside so that you enter on the upper level featuring the open living, dining and kitchen as well as a bedroom. Additional bedrooms are located on the lower walk-out level.

The site is beautifully landscaped creating a sanctuary and privacy from the bustle of day to day life.

The Village of East Troy offers a serene lifestyle; while easily accessible to Milwaukee and the Chicago area it is still a place where “everybody knows your name.” The picturesque old town square is a mecca for many events and Potter Lake is just up the road for boating, fishing and swimming.

**Sealed Bid Deadline:**  
Sealed bids are due on or before 2:00 p.m. CDT, July 24 and delivered to Michael A. Fine, CCIM, CAI, AARE, Fine & Company WI LLC, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015

**Cashier's Check Required to Bid:**  
\$10,000

**Viewings:**  
11:00am June 24 and 30 & July 14 and 21

**Bidder's Information Packet:** A detailed bidder's information packet has been assembled and contains detailed information related to the property, the auction, and the Terms of Sale. The cost of the Packet is \$10.00. The purchase of a Packet is required to participate in the auction.

**Terms of Sale:** This auction is being conducted subject to the Terms of Sale as stated in the Bidder's Information Packet and the Purchase and Sale Agreement.

**Buyer's Fee:** A 7% buyer's fee will be added to the final high bid price per the Terms of Sale.

**Broker Participation Invited:**  
A 2% referral fee will be paid to the REALTOR®/ Broker whose registered buyer closes on this property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale contained in the Property Profile for requirements to register.

**Disclaimer:**  
The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, REAL ESTATE TAXES ARE APPROXIMATE.

All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.



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Renee Jones, Reg. WI Auctioneer #2110



**JULY 24 • REAL ESTATE  
AUCTION**  
**3BR, 2BA HOME  
WITH POND ON 16 ACRES**

**BROLEN FARM: W1323 Co. Hwy. L, East Troy, WI 53120**

