



**64 Western Avenue
Fond du Lac, WI 54935
City of Fond du Lac
\$57,500**

ABSOLUTE ONLINE AUCTION!! 2 unit upper/lower duplex with so much to offer! 2 bed, 1 bath in each unit. 1,568 sq. ft. 2016 Assessed Value of \$77,100. Minimum starting bid of \$57,500. Online auction begins 5/24/17 at 9am and ends 5/26/17 at 5pm. Absolute sale, no reserve, no contingencies. As is sale. Closing to be no later than 6/23/17.

Directions: From Johnson St., south on Main St., west on Western Ave.

MLS# 50161589 Metro: 1524464 AD# 10476 TAX ID# FDL-15-17-15-13-598-00

Room:	Unit 1- Lower	Unit 2 -Upper	Square Feet:	1,568
Living Rm:	13 X 12	11 X 10	Lot Size:	.091 acre*
Kitchen:	9 X 7	12 X 11	Year Built:	1910*
Bedroom 1:	12 X 11	12 X 10	2016 Taxes:	\$1,797
Bedroom 2:	12 X 9	13 X 8	Exterior:	Aluminum/Vinyl
Bathroom:	FULL	FULL	Basement:	Full
			Foundation:	Block
			Garage:	None
Rent:	\$410	\$395	Driveway:	Concrete
Occupancy:	Vacant	Vacant	Heating:	N.G.F.A.
Sq. Ft.:	784	784	Air Conditioner:	None
Heat:	Landlord	Landlord	Fireplace:	None
Electric:	Tenant	Tenant	Water:	Public
Water:	Landlord	Landlord	Sanitary:	Sewer
			Schools:	Fond du Lac
			Municipality:	Fond du Lac

Information deemed reliable but not guaranteed.

*Note: Data Per Assessor/Public Record.

Includes: 2 stoves, 2 refrigerators, 2 garbage & recycling bins

Excludes: Seller's and Tenant's Personal Property



**For Information, Contact:
Rod Drendel**

Heritage Auctions

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Www.HeritageAuctions.bid