

3 Bedroom Bungalow in Portage Online Only Auction

912 Adams Street, Portage, WI 53901

Thursday August 17th 5:30 PM

hameleauctions-s.hibid.com/auctions/current/



1 1/2 story Bungalow 3 Bedroom 1.5 bath home up for auction in Portage WI Columbia County. This home would make a great rental or flip property. Home has updated natural gas furnace and updated hot water heater. Home has one bedroom on the main level and 2 upstairs, 3 season front porch, mud room, access to basement from outside and full basement. Taxes were \$596 dollars for 2016 with a \$34000 assessment for 2016. Current Zoning is R-3.

Online Only Auction ending August 17th 5:30pm: Terms- Buyer to pay a 10% buyer's fee of high bid to determine total contract price, Buyer to sign an offer to purchase with no contingencies and auction terms and conditions along with \$1000 nonrefundable down payment within 24hrs. Closing to be on or before Sept 17th 2017. Home is being sold as is where is with no warranties expressed or implied. High Bid is subject to seller's confirmation within 48 hrs of midnight day of auction closing. Preview dates Aug. 9th 5-6pm and Aug 13th 11-12pm. Price to be determined by high bid at auction.

UNITED COUNTRY HAMELE AUCTION & REALTY: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000 Registered Wisconsin Auctioneers: Travis Hamele #2224 Pardeeville, WI. 608-697-3349. Thinking of selling Real Estate or having an auction? Call us for a free auction evaluation.

We can help you with all of your real estate or auction needs! Visit us at www.HameleAuctions.com



**Hamele Auction
& Realty**





1809831	Active	Single Family	
912 Adams St	City	Portage	B25
County: Columbia	Mailing City: Portage		
Subdivision: n/a	WI	53901	
<hr/>			
Bedrooms: 3	Fin Above Grade SqFt:	1,112	
Full Baths: 1	Fin Below Grd Exp SqFt:		
Half Baths: 1	Finished Non-Exp SqFt:		
	Total Finished SqFt:	1,112	<i>Assessor</i>
Year Built: 1920	<i>Assessor</i>		
Est. Acres: 0.0820	<i>Assessor</i>		
Lot Dim:			
Open House:			
	Click M for Map:	M	
	Documents (if any):	D	
	Calculate Payment:	\$	

From E Cook (Hwy 33) Take Adams street North to property on Left

Living/Great: M 15x12		Mstr BedRm: M 10x9		Laundry: M		Baths		School Info	
Formal Dining: M 11x12		2nd BedRm: U 13x15		Three-Season M 7x9		Full	Half	(D)	Portage
Dining Area:		3rd BedRm: U 8x9		Mud Room M 6x8		Upper:	0	1	(E) Call School District
Kitchen: M 15x12		4th BedRm:				Main:	1	0	(M) Call School District
Family Room:		5th Bedrm:				Lower:	0	0	(H) Portage

Lake/River:

Feet WaterFront:

Parcel #: 11271-936

Net Taxes: \$ 596 / 2016

Zoning: R3

HOA Dues/Yr:

Builder:

Type 1 1/2 story
Architecture Bungalow
Mstr Bed Bath None
Dining Formal
Fireplace None
Basement Full
Garage None
Exterior Aluminum
Lot Description Sidewalk

Fuel Natural gas
Heating/Cooling Forced air
Water/Waste Municipal water, Municipal sewer
Driveway None
Barrier-free First floor bedroom, First floor full bath
Terms/Misc. AUCTION

Interior Features Cable available, Hi-Speed Internet Avail

Included:

Excluded:

Online Only Auction ending August 17th 5:30pm: Terms- Buyer to pay a 10% buyer's fee of high bid to determine total contract price, Buyer to sign an offer to purchase with no contingencies and auction terms and conditions along with \$1000 non refundable down payment within 24hrs. Closing to be on or before Sept 17th 2017. Home is being sold as is where is with no warranties expressed or implied. High Bid is subject to sellers confirmation within 48 hrs of midnight day of auction closing. Preview dates Aug. 9th 5-6pm and Aug 13th 11-12pm. Price to be determined by high bid at auction.

Sold Price:

Concessions:

Closing Date:

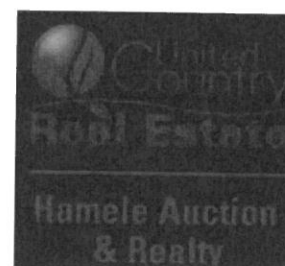
This information provided courtesy of: United Country Hamele Auction & Realty

08/08/2017 04:08 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2017 SCWMLS



Travis Hamele
United Country Hamele Auction & Realty
608-697-3349
travis@hameleauctions.com
www.hameleauctions.com



CITY TREASURER
CITY OF PORTAGE
115 W PLEASANT STREET
PORTAGE, WI 53901

STATE OF WISCONSIN
2016 Real Estate Tax Bill
City of Portage
Columbia County

Vogt, Geraldine B

Parcel Number: 11271 936
Bill Number: 823975



823975/11271 936
GERALDINE B VOGT
912 ADAMS STREET
PORTAGE WI 53901

Full Payment of: \$ **596.36**
Or First Installment of: \$ 238.96
Due on or Before: January 31, 2017
Make Check Payable to: City of Portage

Please Write in the
Amount Enclosed

\$

Please inform Treasurer of address changes

Tear at Perforation: Return Top Portion With Payment

2016 Real Property Tax Bill

City of Portage

Parcel #11271 936

City of Portage

Parcel #112/1936

Assessed Value Land 5,900	Assessed Value Improvements 28,100	Total Assessed Value 34,000	Ave. Assmt Ratio 0.999248050	Net. Assessed Value Ratio (Does NOT Reflect Credits) 0.02287623
Est. Fair Mkt. Land 5,900	Est. Fair Mkt. Improvements 28,100	Est. Fair Mkt 34,000	<div><div></div></div> A star in this box means unpaid prior years taxes	Schools taxes reduced by school levy tax credit 56.77

Taxing Jurisdiction	2015 Est. State Aids Allocated Tax District	2016 Est. State Aids Allocated Tax District	2015 Net Tax	2016 Net Tax	% Tax Change
State of Wisconsin	0	0	5.49	5.76	4.9%
Columbia County	437,001	432,975	162.67	170.00	4.5%
City of Portage	2,267,788	2,275,392	290.70	307.04	5.6%
Portage Community School	6,900,630	7,422,448	267.48	262.23	-2.0%
MATC	564,296	515,336	29.99	32.77	9.3%
Total	10,169,715	10,646,151	756.33	777.80	2.8%
		First Dollar Credit	-64.90	-62.99	-2.9%
		Lottery and Gaming Credit	-104.84	-118.45	13.0%
		Net Property Tax	586.59	596.36	1.7%

When paying on or before January 31, 2017 Make Check Payable to: CITY TREASURER CITY OF PORTAGE 115 W PLEASANT STREET PORTAGE, WI 53901	Full Payment Due On or Before January 31, 2017 \$596.36	O T H E R
	First Installment Due On or Before January 31, 2017 \$238.96	
When paying after January 31, 2017 Make Check Payable to: Columbia County Treasurer PO Box 198 Portage, WI 53901	Second Installment Due On or Before July 31, 2017 \$357.40	
	Payments after 1/31 can be made to Columbia County Using: www.co.columbia.wi.us <small>There will be a nominal fee charged for this service</small>	
TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2017 \$596.36		

IMPORTANT: For recorded legal description contact the Register of Deeds. See reverse side for more information.
Sec. 5, T12N, R9E 0.082 ac Parcel #11271 936
SLY 1/2 of Lot 1, Bk 220, JJ Guppey's 912 Adams St

Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest & penalty (See Reverse).

Bill Number: 823975



FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Portage Community School	1,096,797	64.94	2021				

UNITED COUNTRY HAMELE AUCTION AND REALTY
P.O. Box 257, Portage, WI 53901
608-742-5000

REAL ESTATE AUCTION TERMS AND CONDITIONS
With Buyer's Premium

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at 912 Adams St Portage WI. These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

United Country Hamele Auction and Realty ("Auctioneer") has been appointed by Geraldine Vogt ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$1000. This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if accompanied by a bank letter of guarantee as follows: "To United Country Hamele Auction and Realty: We will guarantee payment of checks written on account # _____ up to \$ _____ for purchases made at your real estate auction sale". This letter must be written on bank letterhead and signed by a bank official having the capacity to bind the bank. No third-party checks will be accepted. Please note that all cashier's or

certified checks should be made payable to yourself. You will endorse the check over to United County Hamele Auction and Realty when you are the successful Bidder at a live event.

BUYER'S PREMIUM:

A buyer's premium of ten percent (10%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

REAL ESTATE CLOSING:

Buyers must close all sale of real property within thirty (30) days from the date of the auction sale unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, United County Hamele Auction and Realty may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Hamele Auction and Realty or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 3 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure

Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents much accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminates or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: _____

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR
TITLE DEED**

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

Addenda to Terms & Conditions Relating to Online Auction at
912 Adams St Portage WI County of Columbia Ending August
17th 5:30pm 2017

To Register: Online Bidders will register and bid online and purchase property(s) as follows:

Online Bidders: A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Online Bidders will be required to sign Terms & Conditions, Bidder Registration Form with offer to purchase within 24 hrs of the auction ending.

Terms of Purchase: All properties are offered and/or sold in AS-IS condition, free and clear of any and all liens or judgments. Seller only warrants good title & deed as a Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at a cost of \$125. Buyer will be required to pay a \$1,000 nonrefundable down payment. The balance of the total contract price is due and closing for each parcel or combinations and closing will take place on or before September 17th 2017 at Wisconsin River Title in Portage, WI.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make any and all independent inspections of the properties prior to bidding and executing the Real Estate Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"- WITH ALL FAULTS with no contingencies. Bidders responsible for verifying all measurements, taxes, special assessments, property condition, Rental Weatherization, environmental issues, and all other facts or statements regarding real property. Seller also has no knowledge or has done any testing on lead base paint. Buyer has the opportunity to test paint prior to auction at own time and cost; also cannot be a contingency to purchase property. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIRONMENTAL LAW.

Property will be offered as follows: Property will be offered in the following all three tax parcels as one price and A 10% Buyer's Fee will be added to high bid to determine total contract price. \$1000 nonrefundable down payment for per parcel. High Bidder to sign offer to purchase with no contingencies. Seller confirmation of all high bids within 48hrs of midnight of day of auction. Property is sold as is with no warranties. Closing to be on or before September 17th 2017.

Buyer's Premium: A 10% Buyer's Premium for live bidders will be added to all property high bids to equal total contract price. See Example: High Bid Price \$100,000 plus 10% Buyer's Premium (Live Bidder) equals total contract price (\$100,000 + \$10,000=\$110,000).

Broker Participation: Auction Company to pay 3% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than 5:00pm August 16th 2017. Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

Pre-Auction Offers: On entire property only.

All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated August 17th 2017.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____