

Lake Delton Home Online Only Auction

835 B/C/D County Rd. A, Lake Delton, WI 53940

Thursday August 24th 6:00 PM

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



A rare find in the Village of Lake Delton WI. 3 bedroom 2 bath home 1837+/- sq ft ranch home w/a 50x70 pole building, large deck, attached oversized two car garage, bonus room for office (currently used as a guest bedroom with no ingress/egress) master bedroom w/bath, all resting on 3 village lots that are each .95 acres totaling 2.85 acres. Gated entrance for additional privacy. Property has a lot of potential. Taxes were \$4511 for 2016. Natural Gas, City Water and Sewer, Black top Driveway, Vinyl Siding, Stove, washer/dryer, dishwasher, fridge all included. A must see.

Online Only Auction ending August 24th 6:00pm: 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 \$5000 non refundable down payment within 24hrs. Closing to be on or before Sept 24th 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. 13th 11-1pm and Aug 20th 11-1pm. 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**





1809906	Active	Single Family	
835 B/C/D County Road A		Village Lake Delton	Q14
County:	Sauk	Mailing City:	Lake Delton
Subdivision:	n/a		WI 53940

Bedrooms:	3	Fin Above Grade SqFt:	1,837
Full Baths:	2	Fin Below Grd Exp SqFt:	
Half Baths:	0	Finished Non-Exp SqFt:	
		Total Finished SqFt:	1,837 Seller
Year Built:	1982	Seller	
Est. Acres:	2.8500	Assessor	
Lot Dim:			
Open House:		8/13/2017	11:00-1:00

[Click M for Map:](#) **M**
[Documents \(if any\):](#) **D**
[Calculate Payment:](#) **\$**

Wisconsin Dells Pkwy to Cty A to property on right

Living/Great:	M 21x11	Mstr BedRm:	U 15x12	Laundry:	L 10x11	Baths		School Info	
Formal Dining:	M 13x11	2nd BedRm:	U 11x10	Bonus Room	L 11x23	Full	Half	(D)	Wisconsin Dells
Dining Area:		3rd BedRm:	U 9x10			Upper:	1 0	(E)	Call School District
Kitchen:	M 11x11	4th BedRm:				Main:	0 0	(M)	Call School District
Family Room:	L 22x23	5th Bedrm:				Lower:	1 0	(H)	Wisconsin Dells

Lake/River:		Net Taxes:	\$ 4,511 / 2016	HOA Dues/Yr:	
Feet WaterFront:		Zoning:	Res	Builder:	
Parcel #:	146-0069-00000				

Type	Multi-level	Fuel	Natural gas
Architecture	Bi-level	Heating/Cooling	Forced air, Central air
Mstr Bed Bath	Full	Water/Waste	Municipal water, Municipal sewer
Dining	Dinette	Driveway	Blacktop/Asphalt
Kitchen Features	Range/Oven, Refrigerator, Dishwasher	Barrier-free	Level drive, Level lot
Fireplace	Free standing STOVE, Family/Rec	Terms/Misc.	AUCTION
Basement	Partial, Partially finished		
Garage	2 car, Attached, Opener, Additional Garage		
Exterior	Vinyl		

Interior Features Washer, Dryer
Exterior Features Deck

Included: stove, fridge, washer, dryer, dishwasher

Excluded: all other sellers personal items

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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



VILLAGE OF LAKE DELTON
KAY C MACKESEY, TREASURER
P O BOX 87
LAKE DELTON WI 53940

**SAUK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2016
REAL ESTATE**

LIEBZEIT, RODNEY J
MAUREEN L LIEBZEIT

Parcel Number: 146 0069-00000
Bill Number: 243159

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

835D COUNTY RD A

Sec. 16, T13N, R6E

S 16-13-6 PRT NE NE = CSM #1911 LOT 1 0.95A (W/INT IN ADJ
25' ALG N & W SIDES SD LT (S/ROW))
0.950 ACRES

243159/146 0069-00000

RODNEY J LIEBZEIT
MAUREEN L LIEBZEIT
1770 WIS DELLS PKWY #5
WIS DELLS WI 53965

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
30,000	171,000	201,000	0.917762804	0.01653229 (Does NOT reflect credits)	3172.96
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
32,700	186,300	219,000		229.77	
TAXING JURISDICTION	2015 EST. STATE AIDS ALLOCATED TAX DIST.	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2015 NET TAX	2016 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	37.24	37.31	0.2%
Sauk County	347,460	338,129	1,010.01	1,003.77	-0.6%
Village of Lake Delton	525,008	555,094	588.30	590.38	0.4%
Wisc Dells Schools	1,222,708	1,258,973	1,455.94	1,479.19	1.6%
MATC	1,122,046	1,009,859	203.51	212.33	4.3%
TOTAL	3,217,222	3,162,055	3,295.00	3,322.98	0.8%
FIRST DOLLAR CREDIT			-49.90	-52.08	4.4%
LOTTERY AND GAMING CREDIT			-80.61	-97.94	21.5%
NET PROPERTY TAX			3,164.49	3,172.96	0.3%

TOTAL DUE: \$3,172.96
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2017
Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

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
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PAY 1ST INSTALLMENT OF: \$1,537.96

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF LAKE DELTON
KAY C MACKESEY, TREASURER
P O BOX 87
LAKE DELTON WI 53940

PIN# 146 0069-00000
LIEBZEIT, RODNEY J
BILL NUMBER: 243159

PAY 2ND INSTALLMENT OF: \$1,635.00

BY JULY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

SAUK COUNTY TREASURER
505 BROADWAY STREET
BARABOO, WI 53913

PIN# 146 0069-00000
LIEBZEIT, RODNEY J
BILL NUMBER: 243159

PAY FULL AMOUNT OF: \$3,172.96

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF LAKE DELTON
KAY C MACKESEY, TREASURER
P O BOX 87
LAKE DELTON WI 53940

PIN# 146 0069-00000
LIEBZEIT, RODNEY J
BILL NUMBER: 243159

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

VILLAGE OF LAKE DELTON
KAY C MACKESEY, TREASURER
P O BOX 87
LAKE DELTON WI 53940

**SAUK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2016
REAL ESTATE**

LIEBZEIT, RODNEY J
MAUREEN L LIEBZEIT

Parcel Number: 146 0069-10000
Bill Number: 243160

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

835C COUNTY RD A

Sec. 16, T13N, R6E

S 16-13-6 PRT NE NE = CSM #1911 LOT 2 0.95A (W/INT IN ADJ 25' ALG N SIDE SD LT (S/ROW))

0.950 ACRES

243160/146 0069-10000

RODNEY J LIEBZEIT
MAUREEN L LIEBZEIT
1770 WIS DELLS PKWY #5
WIS DELLS WI 53965

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
30,000	24,100	54,100	0.917762804	0.01653229	842.31
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
32,700	26,300	59,000		61.84	
TAXING JURISDICTION	2015 EST. STATE AIDS ALLOCATED TAX DIST.	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2015 NET TAX	2016 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	10.02	10.04	0.2%
Sauk County	347,460	338,129	271.85	270.17	-0.6%
Village of Lake Delton	525,008	555,094	158.34	158.90	0.4%
Wisc Dells Schools	1,222,708	1,258,973	391.87	398.13	1.6%
MATC	1,122,046	1,009,859	54.78	57.15	4.3%
TOTAL	3,217,222	3,162,055	886.86	894.39	0.8%
FIRST DOLLAR CREDIT			-49.90	-52.08	4.4%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			836.96	842.31	0.6%
TOTAL DUE: \$842.31					
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:					
JANUARY 31, 2017					
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.					
Failure to pay on time. See reverse.					

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
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PAY 1ST INSTALLMENT OF: \$421.31

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF LAKE DELTON
KAY C MACKESEY, TREASURER
P O BOX 87
LAKE DELTON WI 53940

PIN# 146 0069-10000
LIEBZEIT, RODNEY J
BILL NUMBER: 243160

PAY 2ND INSTALLMENT OF: \$421.00

BY JULY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

SAUK COUNTY TREASURER
505 BROADWAY STREET
BARABOO, WI 53913

PIN# 146 0069-10000
LIEBZEIT, RODNEY J
BILL NUMBER: 243160

PAY FULL AMOUNT OF: \$842.31

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF LAKE DELTON
KAY C MACKESEY, TREASURER
P O BOX 87
LAKE DELTON WI 53940

PIN# 146 0069-10000
LIEBZEIT, RODNEY J
BILL NUMBER: 243160



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

VILLAGE OF LAKE DELTON
KAY C MACKESEY, TREASURER
P O BOX 87
LAKE DELTON WI 53940

**SAUK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2016
REAL ESTATE**

LIEBZEIT, RODNEY J
MAUREEN L LIEBZEIT

Parcel Number: 146 0069-20000
Bill Number: 243161

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

835B COUNTY RD A

Sec. 16, T13N, R6E

S 16-13-6 PRT NE NE = CSM #1911 LOT 3 0.95A (W/INT IN ADJ
25' ALG N SIDE SD LT (S/ROW))

0.950 ACRES

243161/146 0069-20000

RODNEY J LIEBZEIT
MAUREEN L LIEBZEIT
1770 WIS DELLS PKWY LOT 5
WIS DELLS WI 53965

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
30,000	0	30,000	0.917762804	0.01653229 (Does NOT reflect credits)	495.98
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	34.29
32,700	0	32,700			
TAXING JURISDICTION	2015 EST. STATE AIDS ALLOCATED TAX DIST.	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2015 NET TAX	2016 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	5.56	5.57	0.2%
Sauk County	347,460	338,129	150.75	149.82	-0.6%
Village of Lake Delton	525,008	555,094	87.81	88.12	0.4%
Wisc Dells Schools	1,222,708	1,258,973	217.30	220.78	1.6%
MATC	1,122,046	1,009,859	30.37	31.69	4.3%
TOTAL	3,217,222	3,162,055	491.79	495.98	0.9%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			491.79	495.98	0.9%

TOTAL DUE: \$495.98

**FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:**

JANUARY 31, 2017

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

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
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PAY 1ST INSTALLMENT OF: \$248.98

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF LAKE DELTON
KAY C MACKESEY, TREASURER
P O BOX 87
LAKE DELTON WI 53940

PIN# 146 0069-20000
LIEBZEIT, RODNEY J
BILL NUMBER: 243161

PAY 2ND INSTALLMENT OF: \$247.00

BY JULY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

SAUK COUNTY TREASURER
505 BROADWAY STREET
BARABOO, WI 53913

PIN# 146 0069-20000
LIEBZEIT, RODNEY J
BILL NUMBER: 243161

PAY FULL AMOUNT OF: \$495.98

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF LAKE DELTON
KAY C MACKESEY, TREASURER
P O BOX 87
LAKE DELTON WI 53940

PIN# 146 0069-20000
LIEBZEIT, RODNEY J
BILL NUMBER: 243161



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

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 2.85+/- Acres on 835 B/C/D Cty A . Village of Lake Delton Sauk County 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 Rodney J and Maureen J Liebzeit ("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 \$5,000. 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 auction company approval or 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 on or before September 24th 2017, 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: Addenda to Terms & Conditions Relating to Auction at 835B/C/D Cty Rd A in the Village of Lake Delton WI. Sauk County August 24th 2017.

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
835B/C/D Cty Rd A Village of Lake Delton WI County of Sauk
Ending August 24th 6:00pm 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 \$5,000 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 24th 2017 at Wisconsin River Title in Baraboo 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. \$5000 nonrefundable down payment for per parcel. High Bidder to sign offer to purchase with no contingences. 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 24th 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 23rd 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 24th 2017.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

REAL ESTATE CONDITION REPORT

DISCLAIMER

A. THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 835 B/C/D Cty Rd A (STREET ADDRESS) IN THE Town (CITY) (VILLAGE) (TOWN) OF Lake Delton COUNTY OF Sauk, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF FF 7 (MONTH), 19 (DAY), 17 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

A BUYER WHO DOES NOT RECEIVE A FULLY COMPLETED COPY OF THIS REPORT WITHIN 10 DAYS AFTER THE ACCEPTANCE OF THE CONTRACT OF SALE OR OPTION CONTRACT FOR THE ABOVE-DESCRIBED REAL PROPERTY SHALL HAVE THE RIGHT TO RESCIND THAT CONTRACT (WIS. STATS. SECTION 709.02), PROVIDED THE OWNER IS SUBJECT TO WISCONSIN STATUTES CHAPTER 709.*

NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

OWNER'S INFORMATION

B.1. In this form, "am aware" means have notice or knowledge. "Am aware" means that the owner has notice or knowledge based on an official notice issued by a governmental body, advice or recommendations received from a contractor, inspector or other person regarding a property condition or the correction of a property defect or problem, personal observation, or some other source of information. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

In this form, "owner" means that person or those persons, or the entity or organization, which is the owner of the above-described real property. If the property is owned by two or more individuals as joint tenants or tenants-in-common, each joint owner or tenant-in-common must join in the execution of this Real Estate Condition Report or complete a separate report based on his or her individual awareness. "Owners" include all persons who transfer real estate containing one to four dwelling units by sale, exchange or land contract. "Owners" do not include personal representatives, trustees, conservators and fiduciaries appointed by or subject to supervision by a court if they have never occupied the property transferred; and do not include persons who transfer property which has not been inhabited or who transfer property by conveyance exempt from the real estate transfer fee. In this form, "principal" refers either to the owner or the buyer.

B.2. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes," "no," or "not applicable" to the property being sold. If the owner responds to any statement with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes."

B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

Instead of responding to any statement below with a "yes," "no," or "not applicable," and explaining the "yes" statements, the owner may substitute an answer supplied by a public or governmental agency or department (Wis. Stat. § 66.073(3)(h)); or information supplied by one of the following experts or professionals, provided the information is in writing, is furnished on time, and the statement to which it relates is identified: licensed engineers, land surveyors and structural pest control operators; contractors with respect to matters within the scope of the contractor's occupation; or other persons who the seller, buyer or any agent involved in the transaction reasonably believes has sufficient experience to meet the standards of practice for the kind of information provided (Wis. Stat. §§ 709.02 & 452.23 (2)(b)). If a statement is answered by such an expert's or professional's written information, report or document, the owner may place an "X" in the "See Expert's Report" column next to the statement(s) which are answered by the expert's information and attach the expert's written information to this Real Estate Condition Report, or provide the written information separately before the applicable deadline.

THE ITALICIZED LISTS OF POSSIBLE TYPES OF DEFECTS FOLLOWING EACH STATEMENT BELOW ARE EXAMPLES ONLY AND ARE NOT THE ONLY DEFECTS WHICH MIGHT PROPERLY BE DISCLOSED IN RESPONSE TO EACH RESPECTIVE STATEMENT.

PROPERTY CONDITION STATEMENTS	Yes	No	N/A	See Expert's Report
C.1. I am aware of defects in the roof. <i>Roof defects might include, but are not limited to such things as leakage, ice build-up, or significant problems with gutters or eaves.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2. I am aware of defects in the electrical system. <i>Electrical defects might include, but are not limited to, electrical wiring not in compliance with applicable code, or defects in an attached antenna and cables, satellite dish, security system, doorbells or intercom.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale. <i>Other plumbing system defects might include, but are not limited to, excessive or insufficient water pressure, leaks or other defects in pipes, toilets, interior or exterior faucets, bath tubs, showers, or any sprinkler system.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers). <i>Other heating and air conditioning defects might include, but are not limited to, defects in supplemental heaters, ventilating fans or fixtures, or solar collectors.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.5. I am aware of defects in the well, including unsafe well water. <i>Well defects might include, but are not limited to, an unused well not properly closed in conformance with state regulations, a well which was not constructed pursuant to state standards or local code, or a well which requires modifications to bring it into compliance with current code specifications.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.6. I am aware that this property is served by a joint well.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.7. I am aware of defects in the septic system or other sanitary disposal system. <i>Septic system defects might include, but are not limited to, back-ups in toilets or in the basement; exterior ponding, overflows or back-ups; or defective or missing baffles.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A	See Expert's Report
C.8. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)	___	<input checked="" type="checkbox"/>	___	___
C.9. I am aware of an "LP" tank on the property. (If correct, specify in the additional information space whether or not the owner of the property either owns or leases the tank.)	___	<input checked="" type="checkbox"/>	___	___
C.9m I am aware that a dam is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners association, lake district, or similar group. (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	___	___	<input checked="" type="checkbox"/>	___
C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges). Other basement defects might include, but are not limited to, flooding, extreme dampness or wet walls, unsafe concentrations of mold, or defects in drain tiling or sump pumps.	___	<input checked="" type="checkbox"/>	___	___
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	___	<input checked="" type="checkbox"/>	___	___
C.12. I am aware of defects in the structure of the property. Structural defects with respect to the residence or other improvements might include, but are not limited to, movement, shifting or deterioration in walls or foundation; major cracks or flaws in interior or exterior walls, siding, partitions or foundation; wood rot, and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways or insulation.	___	<input checked="" type="checkbox"/>	___	___
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property. In addition to heating, ventilation, and air conditioning (HVAC) equipment defects, mechanical equipment defects might include, but are not limited to, defects in any stove, oven, hood, microwave, dishwasher, refrigerator, freezer, washer, dryer, trash compactor, garbage disposal, central vacuum, garage door opener, or incinerator which is included in the sale.	___	<input checked="" type="checkbox"/>	___	___
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	___	<input checked="" type="checkbox"/>	___	___
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint, lead in soil, lead in water supplies or plumbing system or other potentially hazardous or toxic substances on the premises. Such defects might also be caused by unsafe levels of mold or the production of methamphetamine (meth) or other hazardous chemicals on the property. Note: Specific Federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.	___	<input checked="" type="checkbox"/>	___	___
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.	___	<input checked="" type="checkbox"/>	___	___
C.17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties. Such defects might include, but are not limited to, environmental hazards resulting from an adjacent or nearby dump, gas station, or commercial/industrial business which improperly uses/handles toxic substances.	___	<input checked="" type="checkbox"/>	___	___
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations.	___	<input checked="" type="checkbox"/>	___	___
C.19. I am aware of defects in a woodburning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property or a violation of applicable state or local smoke detector laws; NOTE: State law requires operating smoke detectors on all levels of all residential properties, and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. §§ 101.149 & 101.647). Such defects might include, but are not limited to, defects in the chimney, fireplace flue, inserts or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	___	<input checked="" type="checkbox"/>	___	___
C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.	___	<input checked="" type="checkbox"/>	___	___
C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an existing condition. This might include, but is not limited to, orders to correct building code violations.	___	<input checked="" type="checkbox"/>	___	___
C.22. I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment. Abnormal property tax increases might include, but are not limited to, area assessments or other reassessments.	___	<input checked="" type="checkbox"/>	___	___
C.23. I am aware that remodeling that may increase the property's assessed value was done.	___	<input checked="" type="checkbox"/>	___	___
C.24. I am aware of proposed or pending special assessments. Such assessments might be for planned public improvements such as, but not limited to, sidewalks, streets, curb and gutter, sewer or water mains or laterals, terrace trees, or lake improvements such as dredging.	___	<input checked="" type="checkbox"/>	___	___
C.24.m I am aware that the property is located within a special purpose district, such as a drainage district, lake district, sanitary district or sewer district that has the authority to impose assessments against the real property located within the district.	___	<input checked="" type="checkbox"/>	___	___
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.	___	<input checked="" type="checkbox"/>	___	___
C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, any land division involving the property for which required state or local permits had not been obtained, conservation easements, restrictive covenants, rights-of-way, easements, or another use of a part of the property by nonowners, other than recorded utility easements.	___	___	<input checked="" type="checkbox"/>	___
C.26.m I am aware that the property is subject to a mitigation plan required under administrative rules of the department of natural resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county.	___	<input checked="" type="checkbox"/>	___	___
C.27. I am aware of other defects affecting the property. Other defects might include, but are not limited to, diseased or dying trees or shrubs; animal, reptile or insect infestation; drainage easement or grading problems; substantial pet damage; excessive sliding, settling, earth movements, upheavals or other soil problems; environmental nuisances affecting the property such as noise, smoke, odor, or water diversion from neighboring property; high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property; deed restriction violations; lack of legal access; burial grounds; or any other defect or material condition.	___	<input checked="" type="checkbox"/>	___	___

ADDITIONAL INFORMATION

	Yes	No	N/A	See Expert's Report
D.1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.		<input checked="" type="checkbox"/>		
D.1.a I am aware of a pier attached to the property that is not in compliance with state or local pier regulations. See http://dnr.wi.gov/ for information.		<input checked="" type="checkbox"/>		
D.1.b All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32(2r) (use-value assessment).		<input checked="" type="checkbox"/>		
D.1.c The owner has been assessed a use-value assessment conversion charge under Wis. Stat. § 74.485(2).		<input checked="" type="checkbox"/>		
D.1.d The payment of the use-value assessment conversion charge has been deferred under Wis. Stat. § 74.485(4).		<input checked="" type="checkbox"/>		
Notice: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html .				
D.1.e I am aware that the property is to a farmland preservation agreement.		<input checked="" type="checkbox"/>		
Notice: The early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Call 608-224-4500 or visit http://datcp.wi.gov/Environment/Working_Lands_Initiative/ for more information.				
D.1.f I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.		<input checked="" type="checkbox"/>		
D.1.g I am aware that all, or part, of the property is subject to, enrolled in or in violation of a Farmland Preservation Agreement (see D.1.e.), Forest Crop Law, Managed Forest Law (see disclosure requirement in Wis. Stat. § 710.12), the Conservation Reserve Program or a comparable program.		<input checked="" type="checkbox"/>		
D.2. The owner has lived on the property for <u>14</u> years.				
D.3. Explanation of "yes" responses. (See B. 3.)				

Note: Any sales contract provision requiring the inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

E. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report. **NOTE:** Wisconsin Statute § 709.035 requires owners who, prior to acceptance, obtain information which would change a response on this report, to submit a new report or an amended report to the prospective buyer.

Owner Randy Lebit Date 2/19/17 Owner _____ Date _____
 Owner Maureen Lebit Date 7/19/17 Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H.1. THE PROSPECTIVE BUYER ACKNOWLEDGES THAT TECHNICAL KNOWLEDGE SUCH AS THAT ACQUIRED BY PROFESSIONAL INSPECTORS MAY BE REQUIRED TO DETECT CERTAIN DEFECTS SUCH AS THE PRESENCE OF ASBESTOS, BUILDING CODE VIOLATIONS AND FLOODPLAIN STATUS.

H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____
 Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

*NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not part of the REAL ESTATE CONDITION REPORT content required by Wis. Stat. § 709.03.

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Liebzeit