

# The Pleasant Lake Coloma WI Real Estate Online Only

Starts Ending 6:00 PM 06/26/18

N310 3<sup>rd</sup> Dr., Coloma, WI 54930

<https://hameleauctions.hibid.com/current>



Vacation home or lake retreat with deeded access on beautiful Pleasant Lake which is 120 acres. This 3-bedroom home has 2 bathrooms a full basement that walks out to yard. There is also a 2-car detached garage with a small storage shed for all your storage needs. Ramped entry to a large deck for hours of relaxation. This could be used also for a short-term rental for some added income. Property is served by a well and 2 septic. 2 hot water heaters. All furnishings and items that are not marked or gone prior to the last open house will be included in the price. The home sits back off the road served by a private drive with one other neighbor. Don't let this opportunity to name your price.

Preview June 10th & 24th 11-1pm

## TERMS:

Online Only Auction ending June 26th 2018 at 6:00pm. Terms: 10% Buyer's Fee added to high bid to determine total contract price, Buyer must sign Offer to Purchase w/no contingencies & the Terms & Conditions of the Auction w/Addenda to Terms & Conditions, a \$2500 nonrefundable down payment per parcel applies to be paid to within 24hrs after auction ending, buyer to close on property on or before July 27th 2018, all bids are subject to Seller's confirmation with 48 hours of auction ending. Preview June 10th & 24th 11-1pm.

**We can help you with all of your real estate or auction needs! Visit us at [www.HameleAuctions.com](http://www.HameleAuctions.com)**



 United  
Country  
Real Estate

**Hamele Auction  
& Realty**

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Spreadsheet Page

**1831541**      **Active**      **Single Family**

**N310 3rd Dr**      **Town Coloma**      V04

**County:** Waushara      **Mailing City:** Coloma

**Subdivision:** n/a      WI 54930

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**Bedrooms:** 3      **Est Above Grade SqFt:** 893

**Full Baths:** 2      **Est Part/All Below Grd SqFt:** 0

**Half Baths:** 0      **Est Total Finished SqFt:** 893 *Other*


**Year Built:** 1950      *Seller*


**Est. Acres:** 0.5000      *Seller*


**Lot Dim:**

**Open House:** **6/10/2018 11:00-1:00**

**6/24/2018 11:00-1:00**

**Click M for Map:** 

**Documents (if any):** 

**Calculate Payment:** 

Coloma: South on CH, West on CC, South on 3rd then left into private drive leading to property.

						<u>Baths</u>		<u>School Info</u>	
						Full	Half	(D)	Westfield
<b>Living/Great:</b>	M 10x18	<b>Mstr BedRm:</b>	M 8x14	<b>Laundry:</b>	M 4x8	<b>Upper:</b>	0 0	(E)	Westfield
<b>Formal Dining:</b>	M 6x10	<b>2nd BedRm:</b>	M 9x9			<b>Main:</b>	2 0	(M)	Westfield
<b>Dining Area:</b>		<b>3rd BedRm:</b>	M 9x9			<b>Lower:</b>	0 0	(H)	Westfield
<b>Kitchen:</b>	M 10x14	<b>4th BedRm:</b>							
<b>Family Room:</b>		<b>5th Bedrm:</b>							

<b>Lake/River:</b>	Pleasant	<b>Net Taxes:</b>	\$ 2,678 / 2017	<b>HOA Dues/Yr:</b>	
<b>Feet WaterFront:</b>	75 <i>Seller</i>	<b>Zoning:</b>	Res	<b>Builder:</b>	
<b>Parcel #:</b>	006-03354-1100				

<b>Type</b>	1 story	<b>Fuel</b>	Natural gas
<b>Architecture</b>	Ranch	<b>Heating/Cooling</b>	Forced air, Central air
<b>Mstr Bed Bath</b>	None	<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispos
<b>Kitchen Features</b>	Breakfast bar, Range/Oven, Refrigerator	<b>Driveway</b>	Unpaved
<b>Basement</b>	Full, Walkout to yard, Sump pump, Block foundation	<b>Barrier-free</b>	Ramped or level entrance, First floor bedroom, First floor full bath, Level drive, Level lot
<b>Garage</b>	2 car, Detached, Opener	<b>Terms/Misc.</b>	AUCTION
<b>Exterior</b>	Vinyl	<b>Waterfront</b>	Deeded access-No frontage, Lake, Dock/Pier, Water ski lake
<b>Lot Description</b>	Wooded, Rural-not in subdivision		

**Interior Features** Washer, Dryer, Hi-Speed Internet Avail

**Exterior Features** Deck, Patio, Storage building

**Included:**

**Excluded:**

Online Only Auction ending June 26th 2018 at 6:00pm. Terms: 10% Buyer's Fee added to high bid to determine total contract price, Buyer to sign Offer to Purchase w/no contingencies & all auction documents, a \$2500 nonrefundable down payment per parcel applies to be paid to within 24hrs after auction ending, buyer to close on property on or before July 27th 2018, All bids are subject to Seller's confirmation with 48 hours of auction ending. Preview June 10th & 24th 11-1pm. List price is a recommended starting bid by seller.

<b>Sold Price:</b>	<b>Concessions:</b>	<b>Closing Date:</b>
<i>This information provided courtesy of:</i> United Country Hamele Auction & Realty		
		05/29/2018 02:20 PM

*Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2018 SCWMLS*



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



TOWN OF COLOMA TREASURER  
 TERRI JACKSON  
 W13494 BURR OAK CT  
 COLOMA WI 54930

Please inform the treasurer of any address change.

MARGARET M SOCWELL  
 C/O GLENNIS M. HORNE  
 102 N RIVER ST UNIT 314  
 JANESVILLE WI 53548

REMIT PAYMENT AND STUB TO TREASURER AS LISTED. NO REMINDER NOTICES WILL BE SENT IN 2018.

Property Address  
 N310 3RD DR

STATE OF WISCONSIN  
 REAL ESTATE PROPERTY TAX BILL FOR 2017  
 TOWN OF COLOMA  
 WAUSHARA COUNTY

**BILL NO. 1000**  
 Correspondence should refer to parcel number  
**PARCEL#: 006-03354-1100**  
**ALT. PARCEL #: 690062180833541100**

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
78,800	78,700	157,500	1.0370	76,000	75,900	151,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2016 Est. State Aids Allocated Tax Dist.	2017 Est. State Aids Allocated Tax Dist.	2016 Net Tax	2017 Net Tax	% Tax Change	
STATE OF WISCONSIN				26.11	0.00	-100.0%	<b>Gross Property Tax</b> 2,450.85
WAUSHARA COUNTY		124,793	37,491	1,080.52	1,041.65	-3.6%	<b>First Dollar Credit</b> -50.89
TOWN OF COLOMA		33,819	134,188	365.75	363.89	-0.5%	<b>Lottery Credit</b>
WESTFIELD SCH DIST		413,747	405,350	890.49	880.80	-1.1%	<b>Net Property Tax</b> 2,399.96
FOX VALLEY VTAE DIST		95,344	100,031	171.56	164.51	-4.1%	PLEASANT LAKE MGT DI: 279.00
<b>Total</b>		667,703	677,060	2,534.43	2,450.85	-3.3%	
		<b>First Dollar Credit</b>		49.99	50.89	1.8%	
		<b>Lottery &amp; Gaming Credit</b>					
		<b>Net Property Tax</b>		2,484.44	2,399.96	-3.4%	
School taxes reduced by school levy tax credit		\$ 254.60					

**IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.**  
 414712 304463 277886 249975 248643  
 SEC 33, T 18 N, R 08 E  
 PLAT: 0231-0231 CSM  
 BLOCK/CONDO: LOT C  
 PT OF GOV LOT 4 (SW-NE & NW-SE),  
 LOT C CSM #231 & PARCEL 20.05' WIDE  
 ON EAST SIDE 1/12 INT IN LOTS 13 &  
 14BLOCK 3 MILLERS ADD ...

Net Assessed Value Rate  
 (Does NOT reflect credits)  
 0.015560929

RETAIN THIS PORTION AS YOUR COPY  
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION

<b>TOTAL DUE</b>	<b>FOR FULL PAYMENT</b>
PAY BY <b>January 31, 2018</b>	
<b>\$ 2,678.96</b>	
<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

Installments may be paid as follows:  
 1478.98 DUE BY 01/31/2018  
 1199.98 DUE BY 07/31/2018

**PAY 1ST INSTALLMENT OF:**  
 \$1,478.98  
 By January 31, 2018

**AND PAY 2ND INSTALLMENT OF:**  
 \$1,199.98  
 By July 31, 2018

**OR PAY FULL AMOUNT OF:**  
 \$2,678.96  
 By January 31, 2018

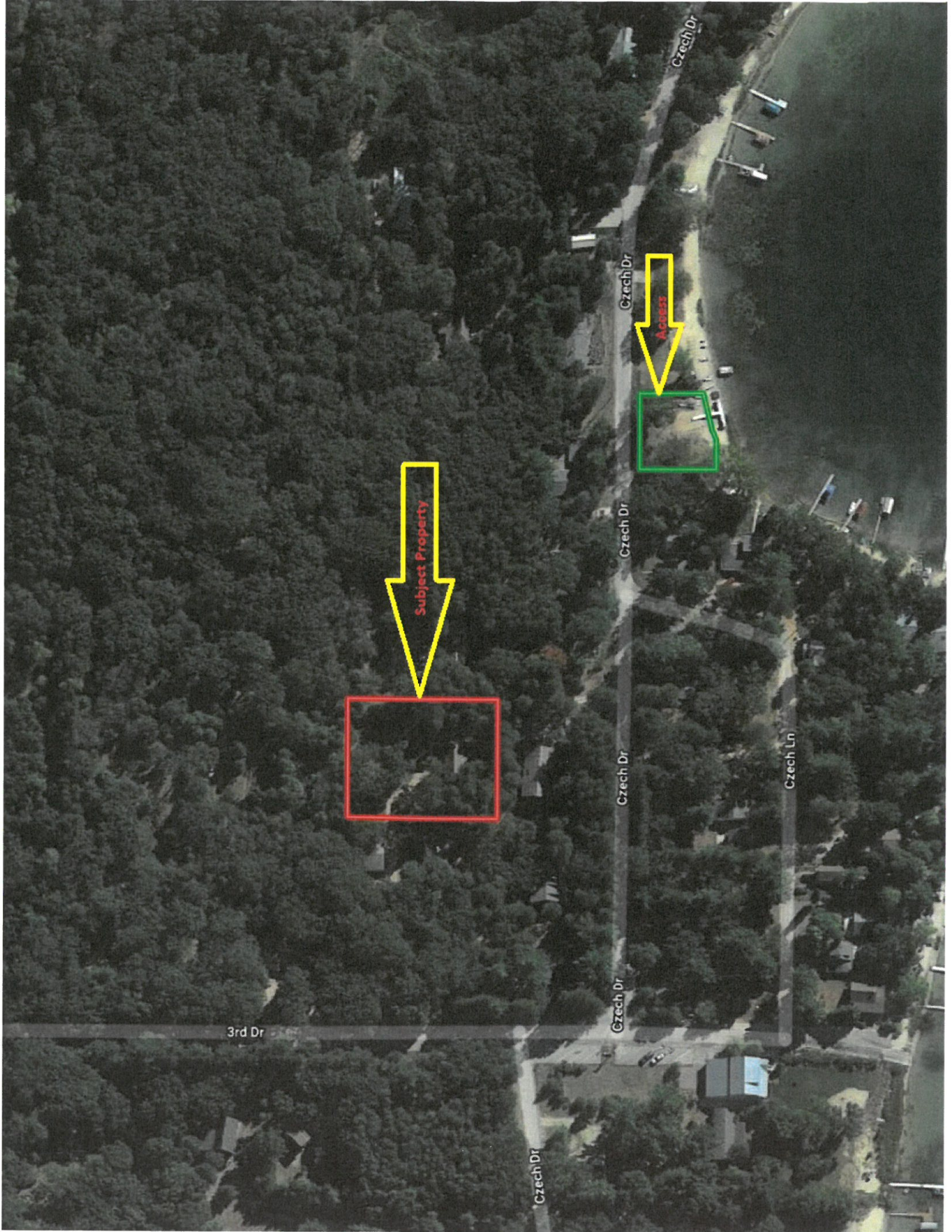
Amount Enclosed: \$ \_\_\_\_\_  
**Make Check Payable and Mail to:**  
 TOWN OF COLOMA TREASURER  
 TERRI JACKSON  
 W13494 BURR OAK CT  
 COLOMA WI 54930  
 715-228-2056  
**2017 Real Estate Property Bill #**  
 1000  
**Parcel #**  
 006-03354-1100  
**Alt. Parcel #**  
 690062180833541100  
 SOCWELL, MARGARET M  
 Include This Stub With Your Payment

Amount Enclosed: \$ \_\_\_\_\_  
**Make Check Payable and Mail to:**  
 WAUSHARA CO. TREASURER  
 ELAINE WEDELL  
 P.O. BOX 489  
 WAUTOMA WI 54982  
 (920) 787-0445  
**2017 Real Estate Property Bill #**  
 1000  
**Parcel #**  
 006-03354-1100  
**Alt. Parcel #**  
 690062180833541100  
 SOCWELL, MARGARET M  
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Amount Enclosed: \$ \_\_\_\_\_  
**Make Check Payable and Mail to:**  
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 TERRI JACKSON  
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 COLOMA WI 54930  
 715-228-2056  
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 1000  
**Parcel #**  
 006-03354-1100  
**Alt. Parcel #**  
 690062180833541100  
 SOCWELL, MARGARET M  
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PA-685/3 (R. 8-15)





Subject Property

Access

3rd Dr

Czech Dr

Czech Dr

Czech Dr

Czech Dr

Czech Dr

Czech Dr

Czech Ln



**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 N310 Town of Coloma in Waushara 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 Robert & Margaret Socwell ("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 \$2500. 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 by auction company.

**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 must 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, contaminants 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: \_\_\_\_\_

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**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  
N310, Town of Coloma County of Waushara Ending June 26<sup>th</sup>  
6:00pm 2018**

**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 Buyer's Expense. Buyer will be required to pay a \$2500 nonrefundable down payment along with a non-contingent offer to purchase. The balance of the total contract price is due and closing for each parcel or combinations will take place on or before July 26<sup>th</sup> 2018 at seller's choice of title companies.

**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, 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 as one price and a 10% Buyer's Fee will be added to high bid to determine total contract price. \$2500 nonrefundable down payment. High Bid Subject to Seller confirmation within 48 hrs of midnight the day the auction closes. Property is sold as is with no warranties. Closing to be on or before July 26<sup>th</sup> 2018.

**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 2% 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

# Buyer's Registration Form for Co-Broking Agents

Online Only Auction Closing June 26<sup>th</sup> 2018

N310 3<sup>rd</sup> Ave Town of Coloma, WI.

Terms: \$2,500 non-refundable down payment w/signed offer to purchase w/no contingencies from registered high bidder. 10% Buyer's Fee added to final bid for total contract price. Subject to seller confirmation. As Is No Warranties. Closing to be on or before July 26<sup>th</sup>, 2018. For more info please email Travis Hamele at [travis@hameleauctions.com](mailto:travis@hameleauctions.com), United Country Hamele United Country Hamele Auction & Realty. Agent will receive a 2% Co-Broke commission of high bid for a successful closing for pre-registered bidders.

Name of Prospective buyer(s) \_\_\_\_\_

Agent's Name \_\_\_\_\_

Broker's Name \_\_\_\_\_

Type of Agency: Seller      Buyer

Date(s) Buyer(s) viewed property \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Agent \_\_\_\_\_

Date \_\_\_\_\_

Form must be completed and delivered/mailed to United Country Hamele Auction & Realty P.O. Box 257 Portage, WI 53901, email [travis@hameleauctions.com](mailto:travis@hameleauctions.com) or faxed to 608-742-5004 by noon on June 25<sup>th</sup> 2018 by noon to receive your co-broke commission.