

# 70 AC Dalton Wisconsin Live Land Auction 6/15/19 1PM

70 AC Grouse Rd, Dalton, WI 53926

Live Auction Starts 1:00 PM Saturday, June 15<sup>th</sup> 2019

<https://www.uchuntingproperties.com>



**Details:** Live auction starts 1PM 6/15/19. Land offered all as 1 lot. Also for auction 34AC Sunny Knoll.

**Preview Dates:** May 29<sup>th</sup> 2019 4:00 - 6:00 PM & June 1<sup>st</sup> 2019 11:00 - 1:00 PM.

Take a step back in time and develop a new rhythm to life as you embrace this quaint Amish community. Boasting quiet country living, Mischler's Country Store, Amish bakery as well several beautiful greenhouses keep you rooted on this buildable 70 acre property, this property is suitable for a walk out basement. With 62 +/- tillable acres- food plots will be just one of the many attractions to the busy deer and turkey population. Hard and Soft woods along with mature Oaks oversee your stand placement while the rolling terrain allows you to use this terrain to finish off your hunting game plan. Make your bids count.

Live Auction June 15th, 1:00pm Terms & Conditions: 10% Buyer's Fee added to high bid to determine total contract price, Buyer must sign Offer to Purchase with no contingencies along with all the. Terms and Conditions of the Auctions \$10,000 nonrefundable down payment, closing on or before July 15th 2019, All bids are subject to Personal Rep. of Estates confirmation of high bids. All property is sold as is where is. Preview Dates: May 29<sup>th</sup> 4-6pm and June 1<sup>st</sup> 11-1pm 1pm or by appointment. List price is a suggested opening bid and is a non-contractual price. 70 Acres of land offered in 1 lot.

**UNITED COUNTRY HAMELE AUCTION & REALTY:** 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000 Registered Wisconsin Auctioneer: Travis Hamele #2224 Wisconsin Dells, WI. 608-697-3349. Realtor Jason Syens 608-697-0160. Auctioneer: Marty Griepentrog. 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](http://www.HameleAuctions.com)**



**Hamele Auction & Realty**





<b>1857217</b>	<b>Active</b>	<b>Lots &amp; Acreage</b>	<b>Price:</b>	<b>\$350,000 AU</b>
<b>70 AC Grouse Rd</b>		<b>Town</b>	Buffalo	N01
<b>Dalton WI 53926</b>		<b>County:</b>	Marquette	
		<b>Subdivision:</b>		
<hr/>				
<b>Total Acreage:</b>	70.00	<i>Assessor</i>	<b>Price/Acre:</b>	\$5,000.00
<b>Wooded Acres:</b>	8.00		<b>Price/SqFt:</b>	
<b>Pasture Acres :</b>	0.00		<b>Number of Lots:</b>	2
<b>Tillable Acres:</b>	62.00		<b>Lot Number(s):</b>	
<b>Wetland Acres:</b>	0.00			
	<b>Open House:</b>		5/29/2019	4:00-6:00
			6/1/2019	11:00-1:00

From Hwy 22 go E on Barry Rd turn Left at Grouse			<b>Click M for Map:</b>	<b>M</b>
<b>Lot Size:</b>	<b>School District:</b> Montello		<b>Documents (if any):</b>	<b>D</b>
<b>Lake/River:</b>	<b>Elementary:</b> Call School District		<b>Calculate Payment:</b>	<b>\$</b>
<b>Feet WaterFront:</b>	<b>Middle:</b> Call School District			
	<b>High:</b> Montello			
<b>Specific Builder Required:</b> No	<b>Annual HOA Dues:</b>			

<b>Legal Description:</b> Lengthy	<b>Net Taxes:</b> \$ 325 / 2018
<b>Parcel #:</b> 002-01291-0000	<b>Zoning:</b> AG

<b>Type</b>	Rural	<b>Purchase Options</b>	Will divide
<b>Present Zoning</b>	Agricultural	<b>Special Assessments</b>	Buyer to assume
<b>Utilities Avail. (To Lot)</b>	Electricity	<b>Available Info</b>	Aerial photos
<b>Water System</b>	None presently	<b>Miscellaneous</b>	Exp lower level possible
<b>Waste Disposal</b>	None presently	<b>Terms</b>	AUCTION
<b>Road</b>	Paved	<b>Farm Features</b>	Tillable
<b>Improvements</b>	None		
<b>Lot Description</b>	Rural - not in subdivisn		
<b>Features</b>	Wooded		
<b>Topography</b>	Rolling		

Live Auction June 15th, 1:00pm Terms & Conditions: 10% Buyer's Fee added to high bid for each parcel to determine total contract price, Buyer must sign Offer to Purchase with no contingencies along with all the Terms and Conditions of the Auction, \$10,000 nonrefundable down payment, closing on or before July 15th 2019, All bids are subject to Personal Rep. of Estates confirmation of high bids. All property is sold as is where is. Preview Dates: May 29th 4-6pm, June 1st & 8th 11-1pm or appointment. List price is a suggested opening bid and is a non contractual price. 70 Acres of land offered one lot.

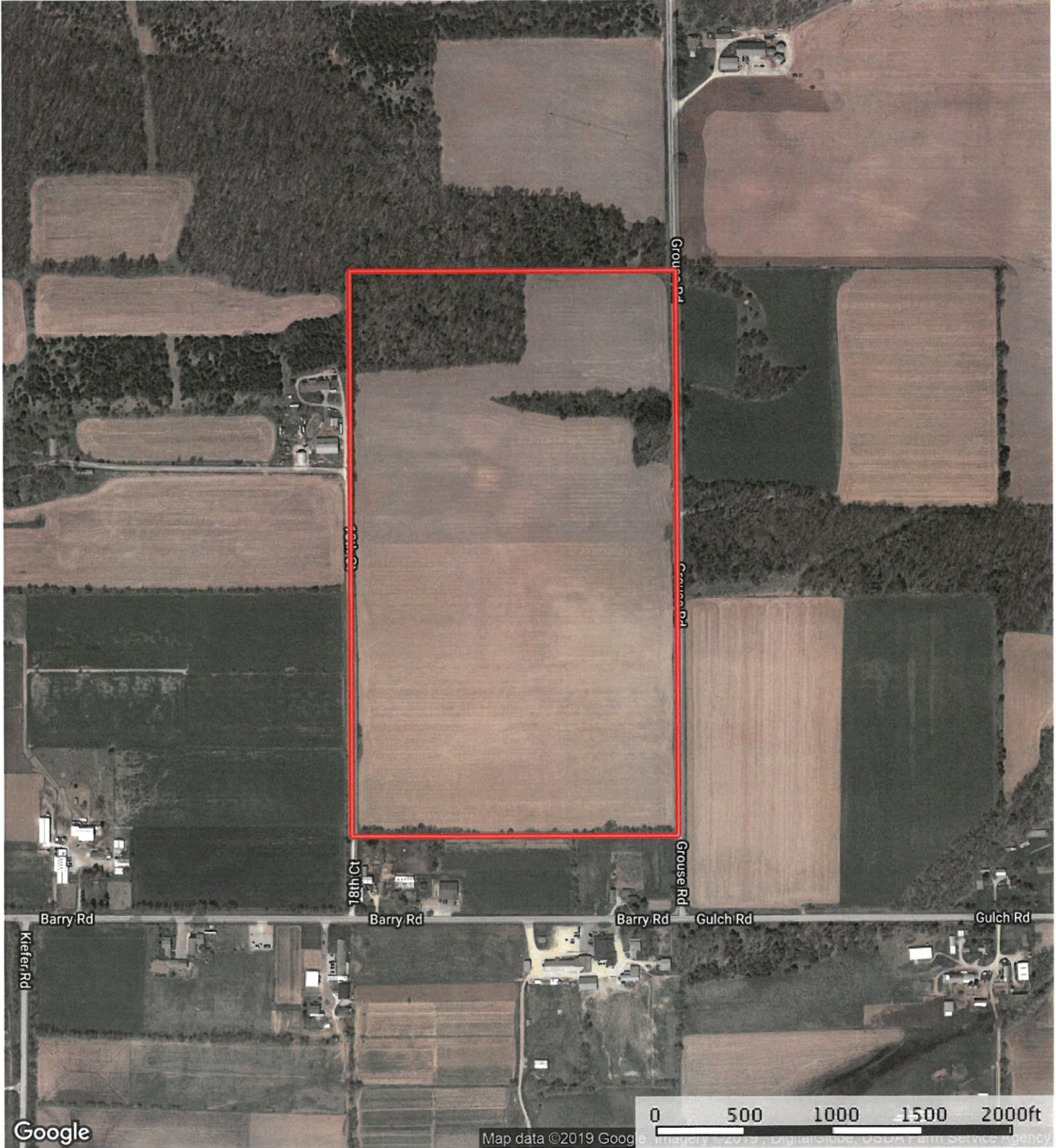
<b>Sold Price:</b>	<b>Concessions:</b>	<b>Closing Date:</b>
<i>This information provided courtesy of:</i> United Country Hamele Auction & Realty		05/20/2019 11:29 AM

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**

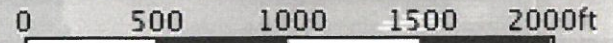


70 Ac Grouse Rd  
Marquette County, Wisconsin, 70 AC +/-

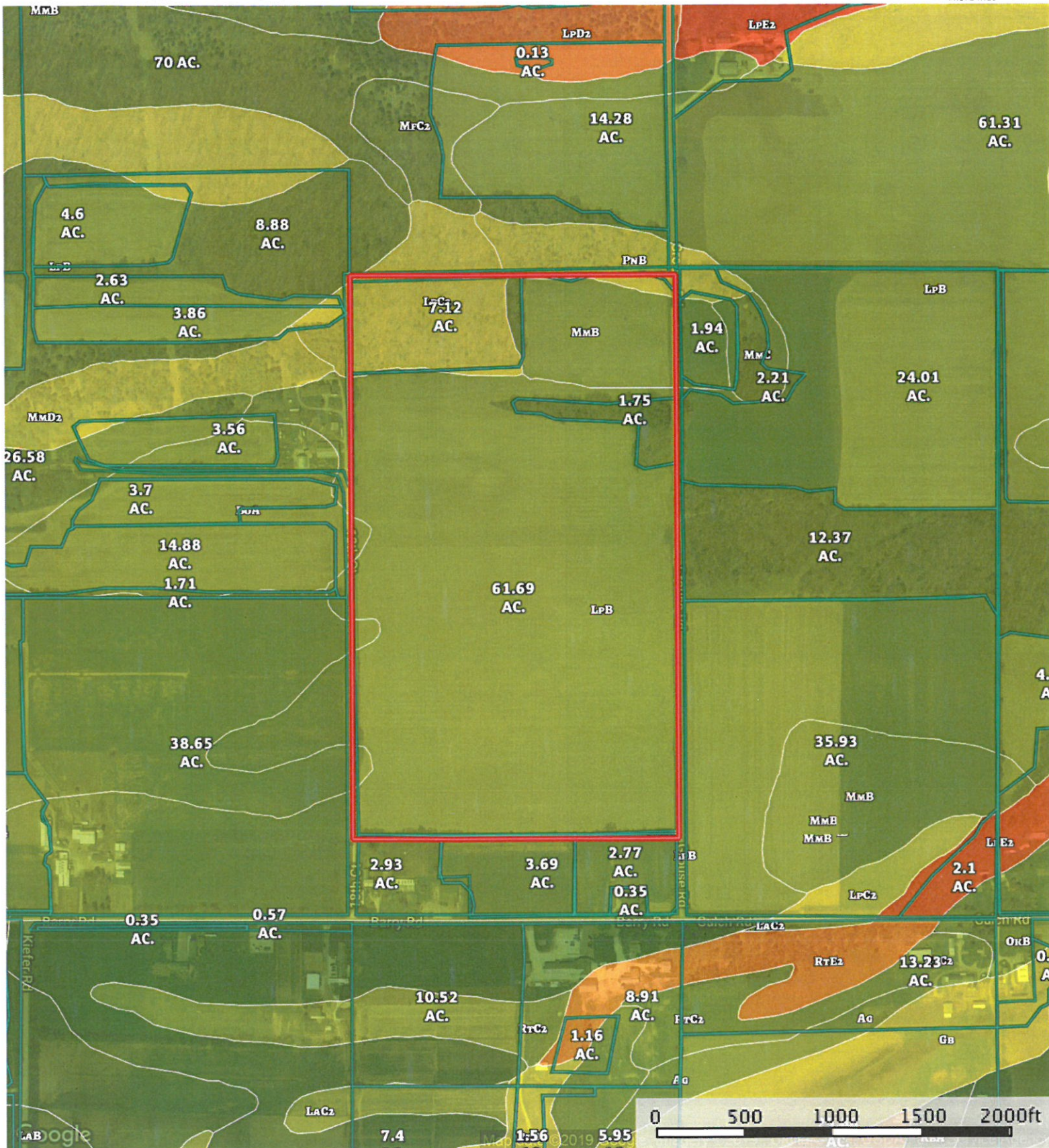


Google

Map data ©2019 Google Imagery ©2019, DigitalGlobe, USDA Farm Service Agency



Boundary



Boundary

**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2018**

TOWN OF BUFFALO  
MARQUETTE COUNTY

**BILL NUMBER: 1325**

**IMPORTANT:** · Correspondence should refer to parcel number.  
· See reverse side for important information.  
· Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
302751 170518 ACRES: 40.000  
SEC 36, T 14 N, R 10 E, NE¼ of SW¼  
PLAT: N/A-NOT AVAILABLE  
NE-SW 40.00A

CAROL ZUHLKE  
N832 COUNTY ROAD FF  
DALTON WI 53926

Parcel #: 002-01291-0000  
Alt. Parcel #: 0236141031000

**Property Address:**

Assessed Value Land 14,300	Ass'd. Value Improvements	Total Assessed Value 14,300	Ave. Assmt. Ratio 0.9690	Net Assessed Value Rate (Does NOT reflect credits) 0.017375192
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$25.97

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
MARQUETTE COUNTY	55,044	50,593	121.71	120.01	-1.4%
TOWN OF BUFFALO	135,718	135,712	13.84	13.99	1.1%
MONTELLO SCH DIST	461,114	568,258	115.08	101.46	-11.8%
MADISON AREA MATC	94,477	86,179	13.81	13.01	-5.8%
<b>Total</b>	746,353	840,742	264.44	248.47	-6.0%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		264.44	248.47	-6.0%

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	Full Payment Due On or Before January 31, 2019 \$248.47	<b>Net Property Tax</b> 248.47							
	Or First Installment Due On or Before January 31, 2019 \$124.24								
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER DIANA CAMPBELL PO BOX 186 MONTELLO WI 53949	And Second Installment Due On or Before July 31, 2019 \$124.23	<table border="1"> <tr> <td><b>TOTAL DUE FOR FULL PAYMENT</b></td> <td></td> </tr> <tr> <td>Pay By January 31, 2019</td> <td>\$ 248.47</td> </tr> <tr> <td colspan="2"><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></td> </tr> </table>	<b>TOTAL DUE FOR FULL PAYMENT</b>		Pay By January 31, 2019	\$ 248.47	<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>		
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<table border="1"> <tr> <td colspan="2"><b>FOR TREASURERS USE ONLY</b></td> </tr> <tr> <td>PAYMENT</td> <td>_____</td> </tr> <tr> <td>BALANCE</td> <td>_____</td> </tr> <tr> <td>DATE</td> <td>_____</td> </tr> </table>		<b>FOR TREASURERS USE ONLY</b>		PAYMENT	_____	BALANCE	_____	DATE	_____
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PAYMENT	_____								
BALANCE	_____								
DATE	_____								

**FOR INFORMATIONAL PURPOSES ONLY**  
- Voter Approved Temporary Tax Increases

<b>Taxing Jurisdiction</b> MONTELLO SCH DIST	<b>Total Additional Taxes</b> 185,469.60	<b>Total Additional Taxes Applied to Property</b> 26.82	<b>Year Increase Ends</b> 2019
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**PLEASE RETURN LOWER PORTION WITH REMITTANCE**

**REAL ESTATE PROPERTY TAX BILL FOR 2018**

Bill #: 1325  
Parcel #: 002-01291-0000  
Alt. Parcel #: 0236141031000

<b>Total Due For Full Payment</b>	\$248.47
Pay to Local Treasurer By Jan 31, 2019	

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$124.24 BY January 31, 2019	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$124.23 BY July 31, 2019
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Check For Billing Address Change.

CAROL ZUHLKE  
N832 COUNTY ROAD FF  
DALTON WI 53926

<b>FOR TREASURERS USE ONLY</b>	
PAYMENT	_____
BALANCE	_____
DATE	_____

**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2018**

TOWN OF BUFFALO  
MARQUETTE COUNTY

**BILL NUMBER: 1328**

**IMPORTANT:** Correspondence should refer to parcel number.  
See reverse side for important information.  
Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

302751 170518 ACRES: 30.000  
SEC 36, T 14 N, R 10 E, SE¼ of SW¼  
PLAT: N/A-NOT AVAILABLE  
SE-SW LESS 10A 30.00A

CAROL ZUHLKE  
N832 COUNTY ROAD FF  
DALTON WI 53926

Parcel #: 002-01294-0000  
Alt. Parcel #: 0236141034010

**Property Address:**

Assessed Value Land 4,400	Ass'd. Value Improvements	Total Assessed Value 4,400	Ave. Assmt. Ratio 0.9690	Net Assessed Value Rate (Does NOT reflect credits) 0.017375192
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$7.99

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
MARQUETTE COUNTY	55,044	50,593	36.26	36.93	1.8%
TOWN OF BUFFALO	135,718	135,712	4.12	4.30	4.4%
MONTELLO SCH DIST	461,114	568,258	34.27	31.22	-8.9%
MADISON AREA MATC	94,477	86,179	4.11	4.00	-2.7%
<b>Total</b>	746,353	840,742	78.76	76.45	-2.9%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		78.76	76.45	-2.9%

<b>Make Check Payable to:</b> TREASURER TOWN OF BUFFALO N1934 13TH RD. MONTELLO WI 53949 (608) 297-2391	Full Payment Due On or Before January 31, 2019 \$76.45	<b>Net Property Tax</b> 76.45
	Or First Installment Due On or Before January 31, 2019 \$76.45	
<b>And Second Installment Payment Payable To</b> COUNTY TREASURER DIANA CAMPBELL PO BOX 186 MONTELLO WI 53949	And Second Installment Due On or Before July 31, 2019 \$0.00	<b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2019 \$ 76.45
	<b>FOR TREASURERS USE ONLY</b> PAYMENT _____ BALANCE _____ DATE _____	

**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 INFORMATIONAL PURPOSES ONLY**  
- Voter Approved Temporary Tax Increases

<b>FOR INFORMATIONAL PURPOSES ONLY</b> - Voter Approved Temporary Tax Increases Taxing Jurisdiction MONTELLO SCH DIST	<b>Total Additional Taxes</b> 185,469.60	<b>Total Additional Taxes Applied to Property</b> 8.25	<b>Year Increase Ends</b> 2019
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PLEASE RETURN LOWER PORTION WITH REMITTANCE

**REAL ESTATE PROPERTY TAX BILL FOR 2018**

Bill #: 1328  
Parcel #: 002-01294-0000  
Alt. Parcel #: 0236141034010

**Total Due For Full Payment** \$76.45  
Pay to Local Treasurer By Jan 31, 2019

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to Local Treasurer \$76.45 BY January 31, 2019	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2019
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Check For Billing Address Change.

CAROL ZUHLKE  
N832 COUNTY ROAD FF  
DALTON WI 53926

**FOR TREASURERS USE ONLY**  
PAYMENT \_\_\_\_\_  
BALANCE \_\_\_\_\_  
DATE \_\_\_\_\_

PA-6862 (R-8-15)

**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 70+/- Acres Grouse Rd Town of Buffalo Marquette County WI Tax Parcels #002-01294-0000 40 acres and 002-01294-0000 30 acres. 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 Estate of Carol Zuhlke – Laura Ruck PR ("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 \$ 10,000 all 70 acres. 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 approved 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 on or before July 15<sup>th</sup> 2019 as 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 Live Auction 70**  
**Acres Grouse Rd Town of Buffalo Marquette County WI.**  
**June 15<sup>th</sup> 2019 1:00pm**

**To Register:** Bidders will register onsite or prior and sign the All Terms and Conditions prior to bidding and purchase property(s) as follows:

**Bidders:** A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions 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 Personal Rep Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$10,000 nonrefundable down payment along with a signed non-contingent offer to purchase, Seller's Addendum and all auction term documents. Closing to take place on or before July 15<sup>th</sup> 2019 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 Vacant Land 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. 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 ENVIROMENTAL LAW.

**Property will be offered as follows:** Property well be offered in the following as 70 acre parcel at the price per acre of the high bid and a 10% Buyer's Fee will be added to high bid to determine total contract price. \$10,000 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 15<sup>th</sup> 2019. Seller will entertain offers prior to auction ending under all auction terms.

**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 June 14<sup>th</sup> 2019. Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

**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 June 15<sup>th</sup> 2019.

This addenda is dated: \_\_\_\_\_

Bidders Signature(s)

\_\_\_\_\_ Name Printed \_\_\_\_\_

\_\_\_\_\_ Name Printed \_\_\_\_\_