

43 Acres Tillable/Buildable Pardeeville Online Only Auction

43 Ac Sanborn St, Pardeeville, WI 53954

Online Auction Starts 6:00 PM Thursday, September 26th 2019

www.hameleauctions.com



Details: Online auction starts closing 6PM 9/26/19

LOOKING FOR SOME TILLABLE LAND WITH A BUILDING SITE? PERHAPS SOME INVESTMENT PROPERTY? HERE YOU GO!! UP FOR AUCTION IS THIS 43 +/- ACRE PARCEL. THIS PROPERTY CONSISTS OF SOME WETLANDS, TILLABLE AND A SMALL AMOUNT OF OPEN FIELD ALONG WITH TILLABLE GROUND CURRENTLY PLANTED IN CORN. Online Only Auction ending Sept 26th 2019 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 \$5000 nonrefundable down payment to be paid to within 24hrs after auction ending, buyer to close on property on or before Oct. 28th 2019. High Bid Subject to Seller Confirmation w/in 48hrs of midnight of auction day.

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, Listing agent Jason Syens 608-697-0160. 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





Parcel Map

1865818	Active	Lots & Acreage	Price:	\$100,000	AU
43 AC Sanborn St Pardeeville WI 53954		Village	Pardeeville	B24	
		County:	Columbia		
		Subdivision:			
<hr/>					
Total Acreage:	43.00	Assessor	Price/Acre:	\$2,325.58	
Wooded Acres:	0.00		Price/SqFt:		
Pasture Acres :	0.00		Number of Lots:	1	
Tillable Acres:	20.00		Lot Number(s):		
Wetland Acres:	3.50				
Open House: 9/15/2019 11:00-1:00					

From East main street turn east on to East Lafollette Street then Right on Sanborn.

Lot Size:

School District: Pardeeville

Click M for Map:
Documents (if any):
Calculate Payment:



Lake/River:

Elementary: Pardeeville

Feet WaterFront:

Middle: Pardeeville

High: Pardeeville

Specific Builder Required: No

Annual HOA Dues:

Legal Description: 2269778

Net Taxes: \$ 1,248 / 2018

Parcel #: 11171-392.4

Zoning: AG

Type	City	Purchase Options	Sell entirely
Present Zoning	Single family, Agricultural	Terms	AUCTION
Utilities Avail. (To Lot)	Electricity, Telephone, High speed internet		
Water System	None presently		
Waste Disposal	None presently		
Road	Paved		
Improvements	None		

Features Wetland
Topography Level

Online Only Auction ending Sept 26th 2019 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 \$5000 nonrefundable down payment to be paid to within 24hrs after auction ending, buyer to close on property on or before Oct. 28th 2019,. High Bid Subject to Seller Confirmation w/in 48hrs of midnight of auction day. Property is 43 acres half tillable with development of subdivision around the pond that could allow for some water front lots. List Price is a non contractual price it is the recommended opening bid.

Sold Price:

Concessions:

Closing Date:

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

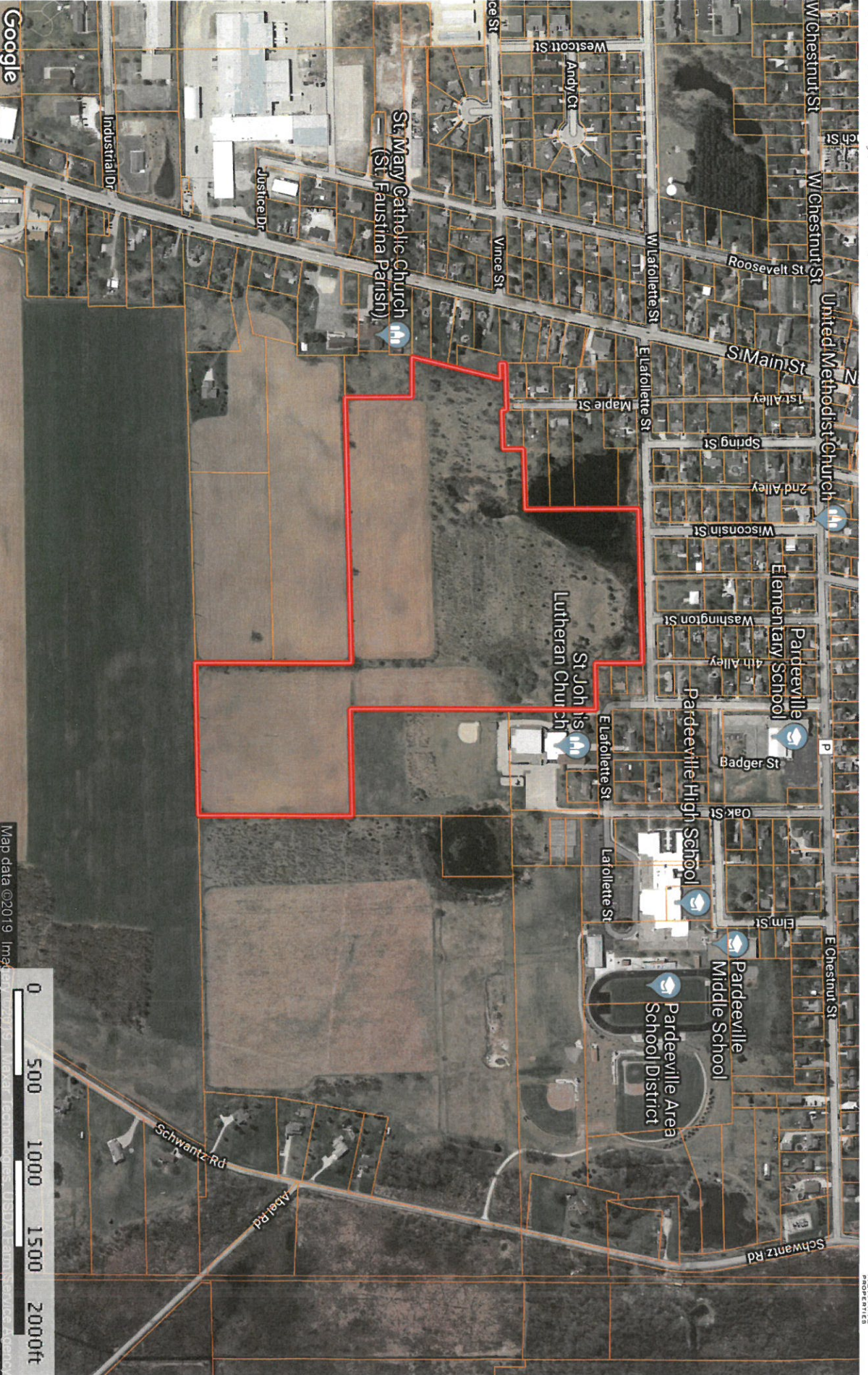
08/14/2019 02:57 PM

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



41 Acres John Becker/Becker estate
Columbia County, Wisconsin, 41 AC +/-



Boundary

Travis Hamel
P-6087425000

www.uchamele.com

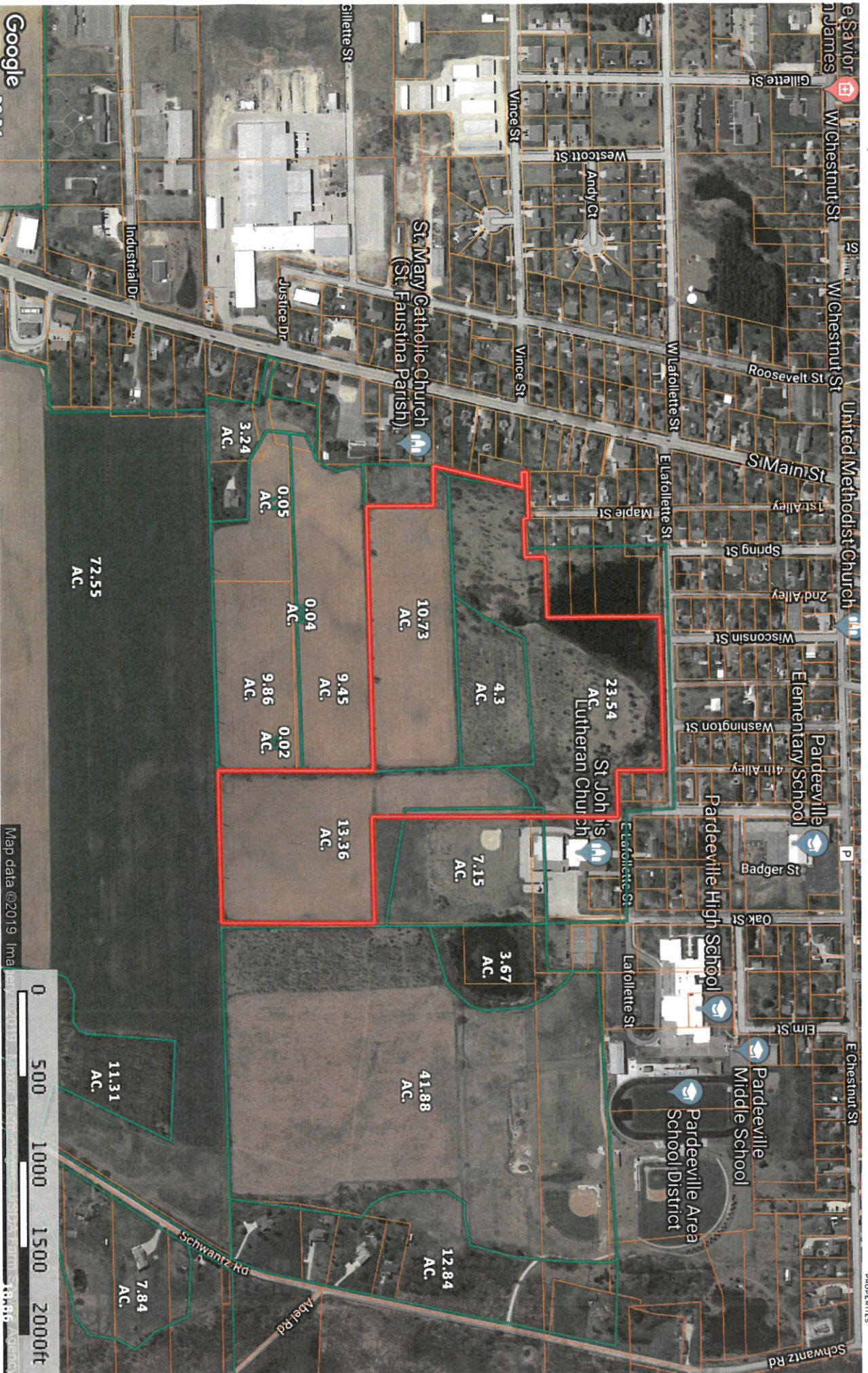
1325 W. WISCONSIN ST.



The information contained herein was obtained from sources deemed to be reliable. We make no warranties or guarantees as to the completeness or accuracy thereof.

Map data ©2019 Imagery ©2019 Mapbox, OpenStreetMap contributors, Swatch Communications, USDA Farm Service Agency

43 Acres 0 Sanborn Street
 Columbia County, Wisconsin, 43 AC +/-



Boundary

Travis Hamelle
 P: 6087425000

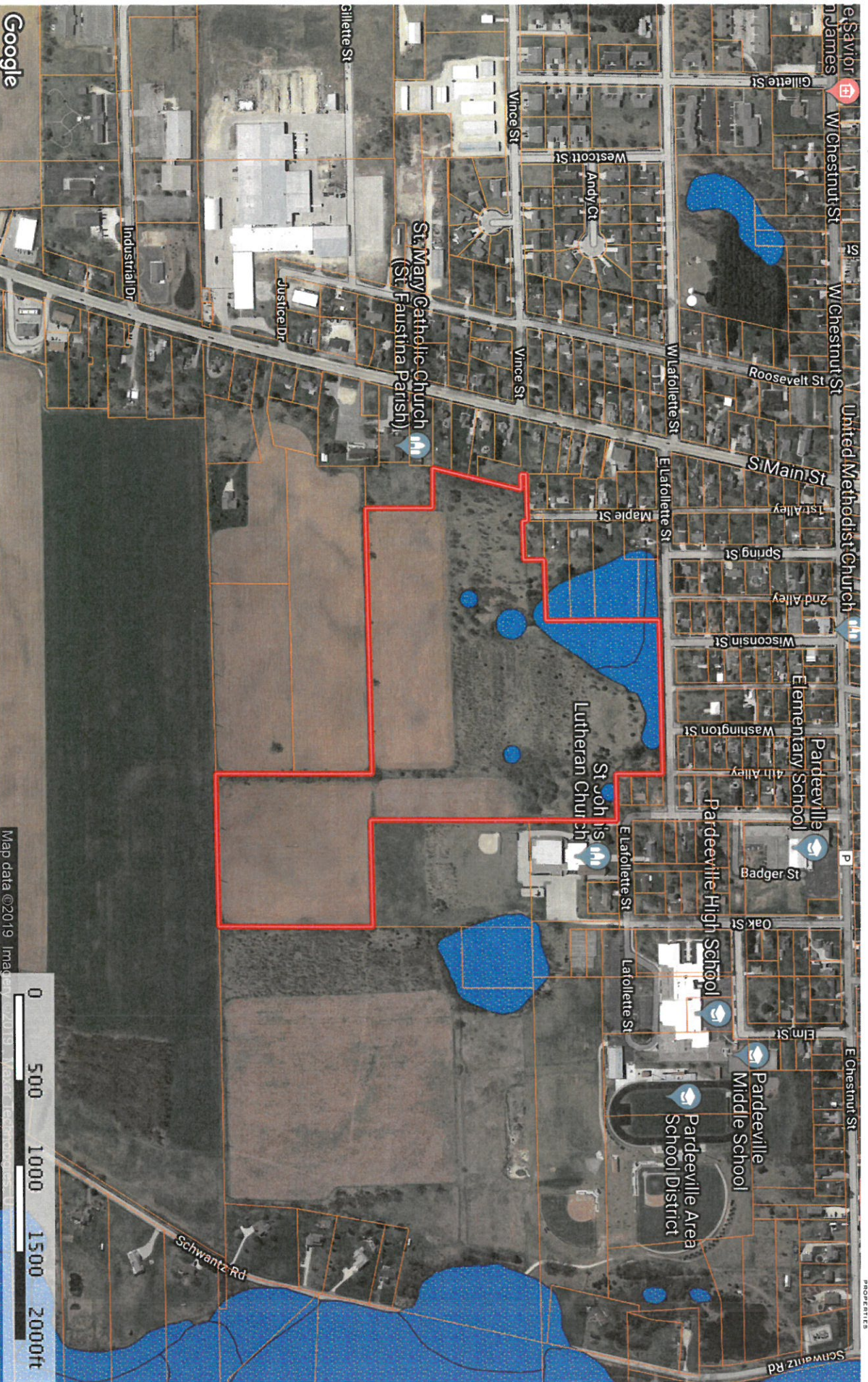
www.uchamelle.com

1325 W. WISCONSIN ST.



M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

43 Acres 0 Sanborn Street
Columbia County, Wisconsin, 43 AC +/-



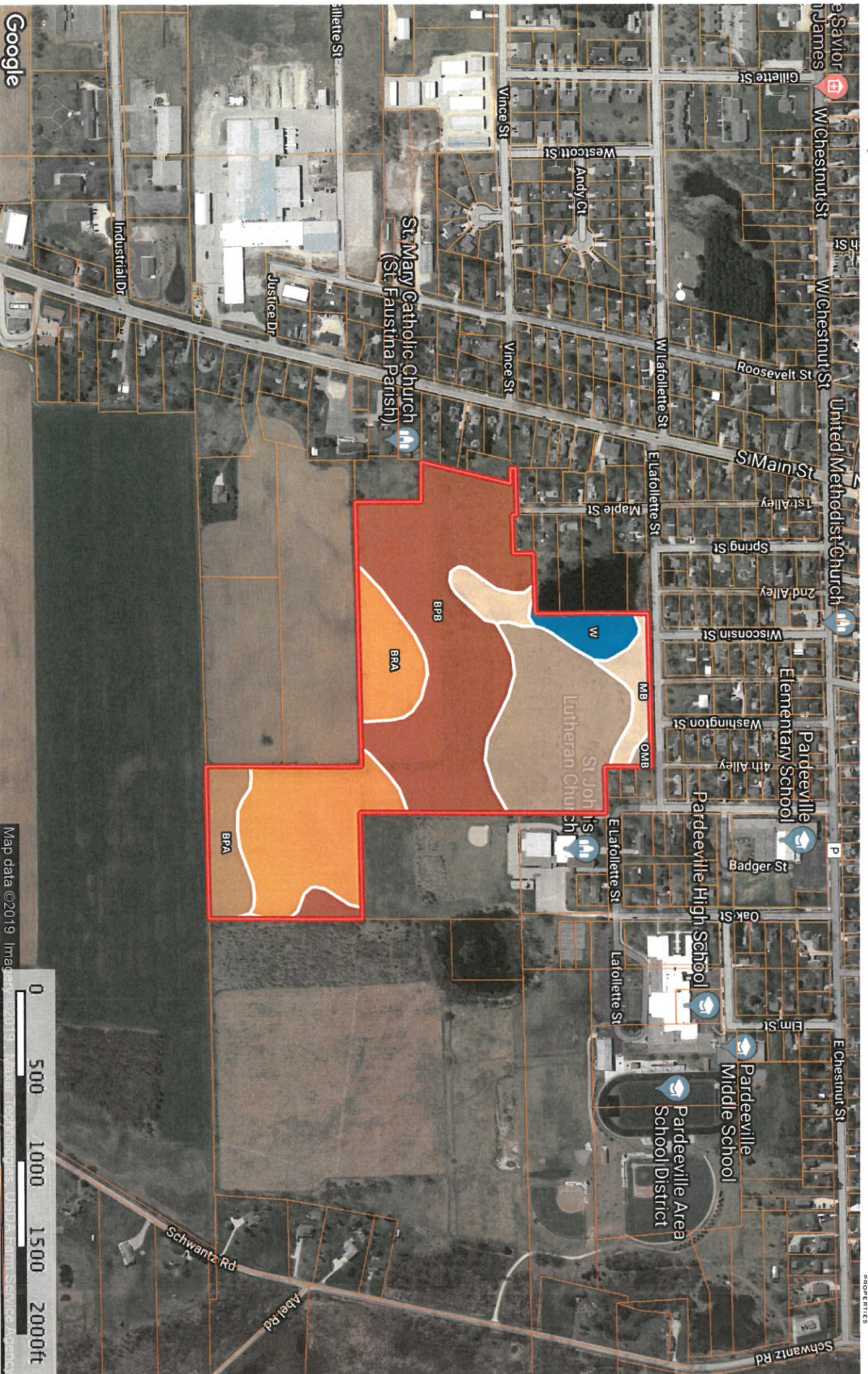
- Boundary
- Wetlands
- Riparian

Travis Hamel
P. 6087425000

www.uchamel.com
1325 W. WISCONSIN ST.

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

43 Acres 0 Sanborn Street
Columbia County, Wisconsin, 43 AC +/-



Travis Hamel
P. 6087425000

www.uchamel.com

1325 W. WISCONSIN ST.



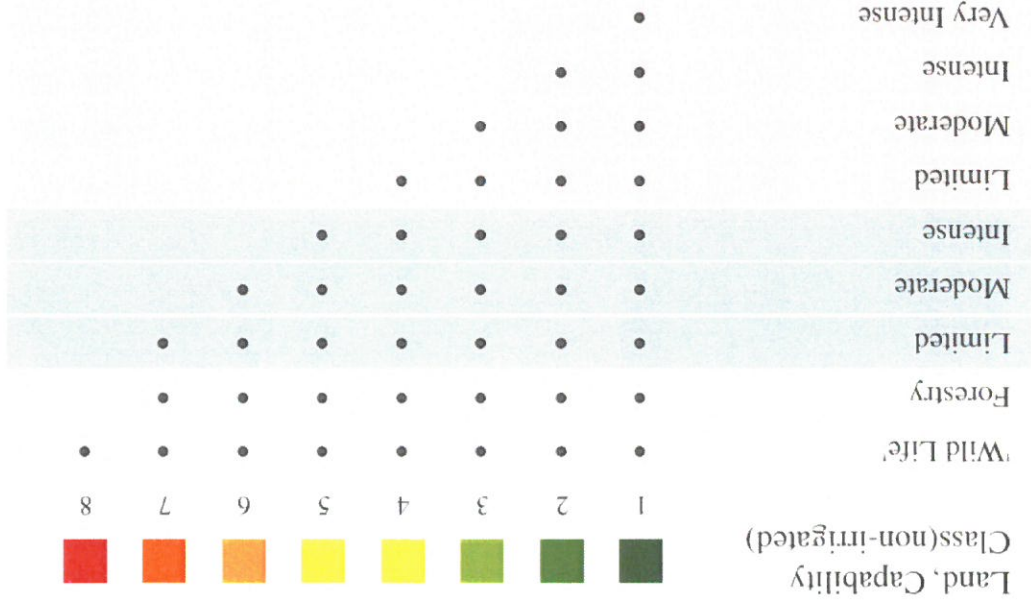
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
BPA	Boyer loamy sand, 0 to 2 percent slopes	2.4	5.81	3s
W	Water	1.5	3.54	-
Mb	Marsh	2.5	6.06	8w
BRA	Boyer fine sandy loam, 0 to 2 percent slopes	10.4	25.1	3s
BpB	Boyer loamy sand, 2 to 6 percent slopes	16.2	38.98	3s
OMB	Oshemo loamy sand, 2 to 6 percent slopes	8.5	20.51	3s
TOTALS		41.5	100%	3.2

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion (s) soil limitations within the rooting zone (w) excess of water

VILLAGE OF PARDEEVILLE
 114 LAKE STREET
 P.O. BOX 217
 PARDEEVILLE, WI 53954

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2018
 REAL ESTATE**

Becker, Byron F



888747/11171 392.4
BYRON F BECKER
4508 BUCKEY ROAD
DEFOREST WI 53532

Parcel Number: 11171 392.4
Bill Number: 888747

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

Sec. 3, T12N, R10E
 PRT S1/2 OF SEC 3 BEING W1/2 SW1/4 SE1/4, N1/2 OF SE1/4 SW1/4, & NE1/4 SW1/4, PRT NW1/4 SE1/4, V243-36 EXC CS#519 EXC CS#2644 EX 726804 EXC #730555 Exc R54-347 Exc R34-159 (Exc R34-159 missing on
 43.810 ACRES

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
57,500	0	57,500	0.899755710	0.02171687 <small>(Does NOT reflect credits)</small>	1248.72
ESTIMATED FAIR MARKET VALUE LAND ESTIMATED FAIR MARKET VALUE IMPROVEMENTS TOTAL ESTIMATED FAIR MARKET VALUE See Reverse, Use Value Assessment			<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 117.03	
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	0	0.00	0.00	
Columbia County	103,962	102,742	309.04	311.79	0.9%
Village of Pardeeville	327,408	326,643	324.16	327.92	1.2%
Pardeeville Area School	1,218,072	1,301,063	559.11	546.86	-2.2%
MATC	123,682	121,373	58.13	58.45	0.6%
Pardeeville Lakes Mgmt Dist.	0	0	2.29	3.70	61.6%
TOTAL	1,773,124	1,851,821	1,252.73	1,248.72	-0.3%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,252.73	1,248.72	-0.3%

TOTAL DUE: \$1,248.72
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2019
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
Pardeeville Area School	216,785	99.86	2022				
Pardeeville Area School	147,963	68.16	2038				

PAY 1ST INSTALLMENT OF: \$624.36
BY JANUARY 31, 2019
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF PARDEEVILLE
114 LAKE STREET
P.O. BOX 217
PARDEEVILLE, WI 53954
 PIN# 11171 392.4
 BECKER, BYRON F
 BILL NUMBER: 888747

PAY 2ND INSTALLMENT OF: \$624.36
BY JULY 31, 2019
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
COLUMBIA COUNTY TREASURER
PO BOX 198
PORTAGE, WI 53901
 PIN# 11171 392.4
 BECKER, BYRON F
 BILL NUMBER: 888747

PAY FULL AMOUNT OF: \$1,248.72
BY JANUARY 31, 2019
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
VILLAGE OF PARDEEVILLE
114 LAKE STREET
P.O. BOX 217
PARDEEVILLE, WI 53954
 PIN# 11171 392.4
 BECKER, BYRON F
 BILL NUMBER: 888747



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 **PRT S1/2 OF SEC 3 BEING W1/2 SW1/4 SE1/4, N1/2 OF SE1/4 SW1/4, & NE1/4 SW1/4, PRT NW1/4 SE1/4, V243-36 EXC CS#519 EXC CS#2644 EX 726804 EXC #730555 Exc R54-347 Exc R34-159 (Exc R34-159 missing on #731411&852122)** Located at: 43.81+/- acres Sandborn St. Village of Pardeeville County of Columbia State of 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 Byron F Becker Estate ("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 \$ 5000. 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 October 28th 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, contaminates or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

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

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING

PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR

TITLE DEED

ACCEPTANCE OF TERMS AND CONDITIONS:

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

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

**Addenda to Terms & Conditions Relating to Online Auction at
43+/- Acres Sandborn Rd Pardeeville WI. Columbia County
Ending September 26th 2019 6:00pm**

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, 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 Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$5000 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 October 28th 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 an 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 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. \$5000 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 October 28th 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 September 25th 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 September 26th 2019.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____