

Nekoosa Commercial Building Online Only Real Estate Auction

Auction Starts Ending 6:00 PM Thursday, December 12th 2019

318 Market St, Nekoosa, WI 54457

www.hameleauctions.com



Details: Online auction starts closing 6PM 12/12/19

Here is a chance to bid on a 9200+/- square foot multi-use commercial building at your price. Formally "Best IN Town" sports bar was in the lower level with a lot of the bar related items included and the heavy work has been done for all the remodeling makes this place present well in its current state. Main level was last used as a restaurant but would make a great office, retail or other type of business that could use the frontage on the main drag to the display windows. Upstairs is pretty much an open slate. It was used as an arcade, an Elks Lodge and back in the day it was set up as a ball room. The high ceilings are a bonus to the 2nd story. Owner has put in a ton of money to get it to this point of use just need the vision and the business to make this property a win win for you. Updates include but not limited to the following: Bar- 2006 new flooring/ ceiling/ second new furnace (2 furnaces with A/C for bar area)/ all plumbing and electric. 2008 new rear concrete steps to the second level, 2010 all 6 upper windows replaced, 2012 sewer pipe to city main was replaced, 2017 major roof repair and much more. A place you have to see to appreciate. Bid now and let your lifestyle lead the way. Each level is a little over 3000 sq ft. Property is Assessed Value: \$88,000 and Tax were \$2815.752 in 2018 Contact Travis Hamele Auctioneer/Broker 608-697-3349 or travis@midwestlifestyleproperties.com

Online Only Auction ending Dec 12th 2019 at 6:00pm. **Terms:** High bid is subject to seller's confirmation. 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 to be paid to within 48hrs after auction ending, buyer to close on property on or before Jan 12th 2020. Preview Nov 20th 4-5pm & Dec. 4th 4-5pm or by appointment.

HAMELE AUCTION & MIDWEST LIFESTYLE PROPERTIES: 1325 W. Wisconsin St. Portage, WI 53901
608-742-5000 Registered Wisconsin Auctioneer: Travis Hamele #2224 Wisconsin Dells, 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
SERVICES**






**Midwest
Lifestyle
Properties**

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1872050 **Active** **Business/Comm** **Price: \$50,000**
318 Market St # **City** Nekoosa Y01
Nekoosa WI 54457 **County:** Wood
Trade Name: **Units in Bldg: 3**

RE For Sale: Yes **Ann Rent/SqFt:** \$
Bus for Sale: No **Bldg Gross SqFt:** 9,237 *Seller*
Lease Only: No **Net Leasable SqFt:** 9,237
of Stories: 2 **Onsite Parking:** 0
Approx Bldg Dim: 33x124 **Parking Fees/Mo:** \$ 0
Year Built: 999 *Other*
Street Frontage: 33

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

From the intersection of 73 and 173(Market St) go west on Market St property on right.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	n/a	n/a		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc: \$ 0 **Net Taxes:** \$ 2,815 / 2018 **Est. Acres:** 0.050 *Other*
Ann Op Exp: \$ 0 **Parcel #:** 3000283 **Lot Dim:**
Net Op Inc: \$ 0 **Year:** 0 **# Loading Docks:** **Zoning:** comm
Ceiling Hgt Min: 8 **Max:** 12
Industrial Park:

Items Included: Bar Items, Pool Tables, Poker Machines and misc items throughout the building
Items Excluded: sellers personal items in the back room of the bar

Type	Retail, Office, Service, Tavern, Beauty/barber	Building Parking	Offsite
Location	Business district	Seating Capacity	Over 100 persons
Present Use	All vacant	Licenses	None
Exterior	Brick	Sale Includes	Equipment, Furniture
Roofing	Rubber/membrane	Lease Type	None
Heating/Cooling	Forced air, Central air	Tenant Pays	N/A
Fuel	Natural gas	Terms/Option	AUCTION
Water/Waste	Municipal water, Municipal sewer	Occupancy	Vacant
Features	Alley, Public rest rooms, Display window, Private office(s)		

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Sold Price: **Concessions:** **Closing Date:**
This information provided courtesy of: United Country Midwest Lifestyle Properties 11/15/2019 03:39 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 Midwest Lifestyle
Properties
Pref: 608-697-3349
travis@hameleauctions.com
www.hameleauctions.com



CITY OF NEKOOSA
BOBBI HERTZBERG, TREASURER
951 MARKET ST
NEKOOSA WI 54457

Please inform the treasurer of any address change.

R & BB ENTERPRISES LLC
W3301 HEARTLAND CT
APPLETON WI 54915

Property Address
312 MARKET ST

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2018
CITY OF NEKOOSA
WOOD COUNTY

BILL NO. 474
Correspondence should refer to parcel number
PARCEL#: 3000283
ALT. PARCEL #: C3-1-11-4

SEQ# 835

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.	
8,600	79,400	88,000	0.9112	9,400	87,100	96,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change	Gross Property Tax	
STATE OF WISCONSIN				0.00		2,889.67	
WOOD COUNTY	99,874	100,102	407.91	427.34	4.8%	-73.92	
CITY OF NEKOOSA	1,234,399	1,154,319	1,554.20	1,673.19	7.7%		
MID-STATE TECH COLLEGE	101,814	103,034	70.55	78.09	10.7%		
NEKOOSA SCH DIST	413,769	414,050	678.87	711.05	4.7%		
Total	1,849,856	1,771,505	2,711.53	2,889.67	6.6%		
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		72.71	73.92	1.7%		
			2,638.82	2,815.75	6.7%		
School taxes reduced by school levy tax credit	\$ 172.12	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)		TOTAL DUE FOR FULL PAYMENT	
		04R0/9074		0.032837132		PAY BY January 31, 2019	
		CITY OF NEKOOSA LOT 4 BLK 11				\$ 2,815.75	

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.

Installments may be paid as follows:
1407.88 DUE BY 01/31/2019
1407.87 DUE BY 07/31/2019

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

PAY 1ST INSTALLMENT OF:
\$1,407.88
By January 31, 2019

AND PAY 2ND INSTALLMENT OF:
\$1,407.87
By July 31, 2019

OR PAY FULL AMOUNT OF:
\$2,815.75
By January 31, 2019

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
CITY OF NEKOOSA
BOBBI HERTZBERG, TREASURER
951 MARKET ST
NEKOOSA WI 54457

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
WOOD COUNTY TREASURER
HEATHER GEHRT
PO BOX 8095
WISCONSIN RAPIDS WI 54495-8095
715-421-8484

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
CITY OF NEKOOSA
BOBBI HERTZBERG, TREASURER
951 MARKET ST
NEKOOSA WI 54457

2018 Real Estate Property Bill #
474
Parcel #
3000283
Alt. Parcel #
C3-1-11-4
R & BB ENTERPRISES LLC

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Include This Stub With Your Payment

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PA-6853 (R, 8-15)

Addenda to Terms & Conditions Relating to Online Auction at
318 Market St Nekoosa, WI Wood County Ending
Dec. 12th 6:00pm 2019

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 \$2,500 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 Jan 13th 2020 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 Commercial 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. 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. \$2,500 nonrefundable down payment. High Bid subject to seller confirmation. Confirmation to be done 48hrs from midnight of day of auction ending. Property is sold as is with no warranties. Closing to be on or before Jan. 13th 2019. Seller reserves the right to sell the property 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 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 Dec. 11th 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 Dec. 12th 2019.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

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 318 Market St Nekoosa, WI County of Wood. 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 R & BB Enterprises LLC ("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 \$2,500. 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 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 Jan. 13th 2020 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: _____

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:

COPY

RENTAL INCOME PRIOR TO TAKING OVER THE BAR

Lower Level	July / 2004 - March / 2006	\$ 800.00	Mo. *
First Level	July / 2004 - April / 2008	\$1,200.00	Mo. *
Upper Level (Cold Storage)	June / 2006 - July / 2007	\$ 75.00	Mo.

* These numbers included heat and water, however electric was not included.

BEST IN TOWN - SEPTEMBER 2006 / SEPTEMBER 2016

Average Total Sales Annually For 10 Years	\$ 150,000.00	Yr.
Average Annual Gross Profit For 10 Years	\$ 85,000.00	Yr.
Average Vending / Pool Tables, Juke Box, Darts, Poker Machines..ETC. (Separate from Average Annual Sales)	\$ 30,000.00	Yr.



BAR EXPENDITURES & PROPERTY TAXES

318 Market Street - Nekoosa

Utilities & Taxes

ALLIANT ENERGY

2019	YTD	\$ 954.
2018		\$1,961.
2017		\$1,606.
2016		\$5,758.
2015		\$7,128.
2014		\$7,002.
2013		\$7,067.
2012		\$7,890.
2011		\$7,590.

ELECTRIC

MONTHLY AVG.	\$120.
	\$ 88.
	\$134.
	\$480.
	\$594.
	\$583.
	\$588.
	\$657.
	\$632.

CITY OF NEKOOSA

2019	YTD	\$ 485.
2018		\$ 653.
2017		\$ 553.
2016		\$ 685.
2015		\$ 822.
2014		\$ 728.
2013		\$ 658.
2012		\$ 582.
2011		\$ 534.

WATER / SEWER / GARBAGE / FIRE

\$54.
\$55.
\$46.
\$58.
\$68.
\$61.
\$55.
\$48.
\$45.

XCOPY

WE ENERGIES

GAS / HEAT

2019	YTD	\$ 524.	\$ 58.
2018		\$1,004.	\$ 84.
2017		\$ 795.	\$ 66.
2016		\$ 809.	\$ 67.
2015		\$1,042.	\$ 87.
2014		\$1,674.	\$140.
2013		\$1,331.	\$111.
2012		\$ 863.	\$ 72.
2011		\$1,268.	\$106.

PROPERTY TAXES

2005 THROUGH 2018

Low	\$	2,095.00
High	\$	3,400.00

13 Year Average Has Been \$ 1,826.00