

# The Juneau County WI Real Estate Auction on Bar, Home & Motel Online Only

N13903 Hwy 80, Necedah, WI 54646

Lot Starts Ending 6:00 PM 4/16/20

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



**Details:** Online bidding starts ending 4/16/20 at 6:00 PM Central time. This is an online internet only auction. NO SHIPPING!

**BAR/MOTEL WITH LIVING QUARTERS!** Here is a Fantastic turn key business opportunity! Sellers are retiring. Here is a well-known and busy 8 unit motel with remodeled and clean rooms. Electric hook ups for 6 campers and a pond allows for additional space for people to stay and revenue. The popular and immaculately clean bar and restaurant that features Friday night fish fry, an outdoor deck, pavilion, two outdoor stages. Enjoy a beautiful log sided 2 bedroom remodeled home located along the Petenwell ATV and snowmobile trails. Which can allow for organized trail rides starting at the Wilderness Inn with plenty of room for trucks and trailers on the nearly 6 acres. Two car detached garage and bunkhouse w/ kitchen/bath. Beautiful pond. Adjacent to the Necedah National Wildlife Refuge which is 43,696 acres of one of the largest savanna restorations taking place in Wisconsin. Contact Listing Agent Bob Meixner (C21 Affiliated) 608-697-0633 or Auctioneer Travis Hamele 608-697-3349

Online Only Auction ending April 16th 2020 at 6:00pm. **Terms:** Minimum Bid of \$150,000. 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 May 18th 2020. Property will sell at or above the minimum bid. Preview March 7th & 28th 9-11am & April 4th 9-11am. List price is a minimum bid. Seller will entertain offers prior to auction ending under all auction terms.

**HAMELE AUCTION:** 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000 Registered Wisconsin Auctioneers: 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](http://www.HameleAuctions.com)**



Midwest Lifestyle Properties








Wilderness Inn Motel

**1869917**      **Active**      **Business/Comm**      **Price: \$150,000**

**N13903 Hwy 80**      #      **Town**      Necedah      L18  
**Necedah WI 54646**      **County:**      Juneau

**Trade Name:** Wilderness Inn      **Units in Bldg:** 0

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**RE For Sale:** Yes      **Ann Rent/SqFt:** \$  
**Bus for Sale:** Yes      **Bldg Gross SqFt:** 0      *Seller*  
**Lease Only:** No      **Net Leasable SqFt:** 0  
**# of Stories:** 2      **Onsite Parking:** 60  
**Approx Bldg Dim:** 0x0      **Parking Fees/Mo:** \$ 0  
**Year Built:** 999      *Seller*      **Click M for Map:**   
**Street Frontage:** 1202      **Virtual Tour**      **Documents (if any):**   
**Calculate Payment:** 

Hwy 80 north about 8 miles from Necedah in Sprague. On left.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0	No	\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

**Gross Op Inc:** \$ 0      **Net Taxes:** \$ 3,091 / 2018      **Est. Acres:** 5.9600 *Assessor*  
**Ann Op Exp:** \$ 0      **Parcel #:** 0282078      **Lot Dim:**  
**Net Op Inc:** \$ 0      **Year:** 0      **# Loading Docks:** 0      **Zoning:** Re/Com  
**Ceiling Hgt Min:** 8      **Max:** 8      **Industrial Park:**

**Included:** Window/Wall AC

**Excluded:**

<b>Type</b>	Retail, Service, Restaurant/Supper Club, Tavern, Recreation, Motel/Hotel/Bed & Brkfst	<b>Building Parking</b>	56 or more spaces, Onsite, Paved, Gravel
<b>Location</b>	Near Major Highway	<b>Seating Capacity</b>	51-75 persons
<b>Present Use</b>	Restaurant/Supper Club, Tavern, Motel/Hotel/Bed & Brkfst, Living quarters	<b>Licenses</b>	Food, Liquor, Beer, Other
<b>Exterior</b>	Wood, Vinyl	<b>Sale Includes</b>	Business name, Equipment, Signs, Furniture
<b>Roofing</b>	Composition, Metal	<b>Documents on File</b>	Inventory list, Certified survey map, Property Condition Report
<b>Heating</b>	Forced air, Radiant, Central air, Window AC, Wall AC	<b>Lease Type</b>	None
<b>/Cooling</b>		<b>Tenant Pays</b>	N/A
<b>Fuel</b>	Electric, Liquid propane, Wood	<b>Terms/Option</b>	AUCTION
<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispos	<b>Miscellaneous</b>	Waterfront
<b>Features</b>	Public rest rooms, Private Restrooms, Residential unit(s), Less than 440 volt, Signage available, Inside storage	<b>Occupancy</b>	Owner

**MOTEL WITH LIVING QUARTERS!** Here is a Fantastic turn key business opportunity! Sellers are retiring. Here is a profitable and busy 8 unit motel with remodeled and clean rooms. Electric hook ups for 6 campers by the large pond. There is a popular and immaculately clean bar and restaurant that features Friday night fish fry, an outdoor deck, pavilion, two outdoor stages. Enjoy a beautiful log sided 2 bedroom remodeled home located along the Petenwell ATV and snowmobile trails. Two car detached garage and bunkhouse w/ kitchen/bath. Beautiful pond. Adjacent to the Necedah National Wildlife Refuge. 5.96 acres. Motivated sellers.

**Sold Price:**      **Concessions:**      **Closing Date:**

*This information provided courtesy of:* Century 21 Affiliated      01/09/2020 09:33 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2020 SCWMLS



**Travis Hamele**  
**United Country Midwest Lifestyle Properties**  
**Pref: 608-697-3349**  
**travis@hameleauctions.com**  
**www.hameleauctions.com**



TREASURER  
 N10935 12TH AVE  
 NECEDAH WI 54646

Please inform the treasurer of any address change.

BRIAN P MILLER  
 JANE M MILLER  
 N13903 STATE RD 80  
 NECEDAH WI 54646

Property Address  
 N13903 STATE RD 80

STATE OF WISCONSIN  
 REAL ESTATE PROPERTY TAX BILL FOR 2019  
 TOWN OF NECEDAH  
 JUNEAU COUNTY

**BILL NO. 346802**  
 Correspondence should refer to parcel number  
**PARCEL#: 290282078**  
**ALT. PARCEL #: 290282078**

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.	
28,800	156,800	185,600	0.8666	33,200	180,900	214,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change	Gross Property Tax	
STATE OF WISCONSIN				0.00		3,440.63	
JUNEAU COUNTY	206,986	215,793	1,319.84	1,332.60	1.0%	First Dollar Credit	-60.39
TOWN OF NECEDAH	389,749	413,022	159.93	282.01	76.3%	Lottery Credit	-167.55
WWTC	250,763	275,223	301.77	311.37	3.2%	Net Property Tax	3,212.69
SCH D OF NECEDAH AREA	1,832,530	2,006,565	1,530.99	1,514.65	-1.1%		
<b>Total</b>	<b>2,680,028</b>	<b>2,910,603</b>	<b>3,312.53</b>	<b>3,440.63</b>	<b>3.9%</b>		
	<b>First Dollar Credit</b>		<b>64.49</b>	<b>60.39</b>	<b>-6.4%</b>		
	<b>Lottery &amp; Gaming Credit</b>		<b>156.63</b>	<b>167.55</b>	<b>7.0%</b>		
	<b>Net Property Tax</b>		<b>3,091.41</b>	<b>3,212.69</b>	<b>3.9%</b>		
School taxes reduced by school levy tax credit	\$ 316.48	<b>IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.</b>		Net Assessed Value Rate (Does NOT reflect credits)		<b>TOTAL DUE FOR FULL PAYMENT</b>	
		642533	ACRES: 5.960	0.018537887		<b>PAY BY January 31, 2020</b>	
		SEC 03, T 19 N, R 03 E				<b>\$ 3,212.69</b>	
		PLAT: N/A-NOT AVAILABLE				<b>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.</b>	
		LOT 6, VOL. 15 CSM PG. 60, #3470;				<b>Failure to pay on time. See reverse.</b>	
		PT. SW 1/4 NW 1/4 W. OF HWY. 80 &				<b>Installments may be paid as follows:</b>	
		PT. OF LOT 1 FIRST ADDITION TO				1522.57 DUE BY 01/31/2020	
		SPRAGUE				1690.12 DUE BY 07/31/2020	
		<b>Total Additional Taxes Applied to Property</b>	<b>257.12</b>				
		<b>Year Increase Ends</b>	<b>2022</b>				
<b>FOR INFORMATIONAL PURPOSES ONLY</b> - Voter Approved Temporary Tax Increases							
<b>RETAİN THIS PORTION AS YOUR COPY</b>							
<b>SEE REVERSE SIDE FOR IMPORTANT INFORMATION</b>							

PA-685/3 (R. 8-15)

**PAY 1ST INSTALLMENT OF:**  
 \$1,522.57  
 By January 31, 2020

**AND PAY 2ND INSTALLMENT OF:**  
 \$1,690.12  
 By July 31, 2020

**OR PAY FULL AMOUNT OF:**  
 \$3,212.69  
 By January 31, 2020

Amount Enclosed: \$ \_\_\_\_\_  
 Make Check Payable and Mail to:

TREASURER  
 N10935 12TH AVE  
 NECEDAH WI 54646  
 608-565-2686

2019 Real Estate Property Bill #  
 346802

Parcel #  
 290282078

Alt. Parcel #  
 290282078

MILLER, BRIAN P

Include This Stub With Your Payment

Amount Enclosed: \$ \_\_\_\_\_  
 Make Check Payable and Mail to:

JUNEAU COUNTY TREASURER  
 DENISE J GIEBEL  
 220 E STATE ST ROOM 112  
 MAUSTON WI 53948  
 608-847-9308

2019 Real Estate Property Bill #  
 346802

Parcel #  
 290282078

Alt. Parcel #  
 290282078

MILLER, BRIAN P

Include This Stub With Your Payment

Amount Enclosed: \$ \_\_\_\_\_  
 Make Check Payable and Mail to:

TREASURER  
 N10935 12TH AVE  
 NECEDAH WI 54646  
 608-565-2686

2019 Real Estate Property Bill #  
 346802

Parcel #  
 290282078

Alt. Parcel #  
 290282078

MILLER, BRIAN P

Include This Stub With Your Payment





**Wilderness Inn Auction**  
 Juneau County, Wisconsin, 5.9 AC +/-



Google

Boundary

Travis Hamele  
 P: 608/7425000

[www.midwestlifestyleproperties.com](http://www.midwestlifestyleproperties.com)

1325 W. WISCONSIN ST.



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

**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 N13903 Hwy 80 Necedah WI Juneau County WI Town of Necedah.

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 Brian & Jane Miller ("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 the 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 May 18<sup>th</sup> 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: \_\_\_\_\_

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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**  
**N13903 Hwy 80 Necedah, WI Juneau County**  
**Ending April 4<sup>th</sup> 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 \$5000 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 May 18<sup>th</sup> 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 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 ENVIROMENTAL LAW.

**Property will be offered as follows:** Property well 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. Property will sell at or above the minimum bid of \$150,000. Property is sold as is with no warranties. Closing to be on or before August 26<sup>th</sup> 2019.

**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 April 3<sup>rd</sup> 2020. 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 April 4<sup>th</sup> 2020.

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

Bidders Signature(s)

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

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