

The Commercial Real Estate Auction Live Pardeeville WI 6/26/2020

107 2nd Street, Pardeeville, WI 53954

Live Auction of Real Estate 1:00 PM

Live Auction of Personal Property to Begin at 9:30 AM



Opportunity Knocks with this Pardeeville Wi Commercial Property. This property consists of 5 structures and a vacant lot. The main structure is a stone building that use to be a packing house back in the old days the building is 25x50 with a 22x32 add on, also with (3) 10x10 overhead doors and 2 service doors that was used as the repair shop with 11ft ceiling. The 20x56 building that has been used as the metal fabrication shop has bathroom, office with one overhead door and 2 service doors with 7ft ceiling. The concrete block building is 18x26 with 8x10 overhead door and one service door that is a great storage building. There is a small office building that is 10x20 that has been a retail spot for one of the family members. The wooden storage building is 19x38. This property has alley access over 170ft of road frontage, borders Kwik Trip to the west. Property consists of approx. .7 acres and 4500+/- sq ft of building space with the taxes for 2019 being \$1840. Don't miss out on this opportunity.

Live Auction June 26th, 1:00pm onsite **Terms & Conditions:** Buyer must sign Offer to Purchase with no contingencies along with all the Terms and Conditions of the Auction, \$5000 nonrefundable down payment, closing on or before August 10th 2020, all bids are subject to Seller's confirmation of high bid. All property is sold as is where is. Preview Dates: June 3rd 4-6pm, June 17th 4-6pm or by appointment. List price is a suggested opening bid and is a non-contractual price. Seller will entertain pre auction offers.

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



Midwest Lifestyle
Properties





1878753	Active	Business/Comm	Price: \$100,000	AUC
107 2nd St	#	Village	Pardeeville	B24
Pardeeville WI 53954		County:	Columbia	
Trade Name:		Units in Bldg: 5		

RE For Sale:	Yes	Ann Rent/SqFt:	\$	
Bus for Sale:	No	Bldg Gross SqFt:	4,500	<i>Other</i>
Lease Only:	No	Net Leasable SqFt:	0	
# of Stories:	1	Onsite Parking:	50	
Approx Bldg Dim:	25x82	Parking Fees/Mo:	\$ 0	
Year Built:	999	<i>Other</i>		
Street Frontage:	175			
		Click M for Map:	M	
		Documents (if any):	D	
		Calculate Payment:	\$	

From the corner of Chestnut and Main take E Chestnut one block turn left on 2nd St property on left behind Kwik Trip

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:	\$ 1,840 / 2019	Est. Acres:	0.700	<i>Other</i>
Ann Op Exp:	\$ 0	Parcel #:	11171-39	Lot Dim:		
Net Op Inc:	\$ 0	Year:	0	# Loading Docks:	0	Zoning: Commercial
		Ceiling Hgt Min:	7	Max:	11	Industrial Park:
Included:						
Excluded:						

Type	Retail, Office, Service, Warehouse, Automotive	Building Parking	56 or more spaces
Location	Business district, Free standing	Sale Includes	N/A
Present Use	Automotive	Lease Type	None
Exterior	Wood, Block, Stone	Tenant Pays	N/A
Roofing	Composition, Metal	Terms/Option	AUCTION
Heating/Cooling	Forced air, Other	Occupancy	Owner
Fuel	Natural gas, Electric		
Water/Waste	Municipal water, Municipal sewer		
Features	Alley, Private Restrooms, Inside storage, Private office(s)		

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Sold Price:	Concessions:	Closing Date:
<i>This information provided courtesy of:</i>	United Country Midwest Lifestyle Properties	03/18/2020 10:23 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





Boundary

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

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2019
 REAL ESTATE**

Hepler, Donald B
 Hepler, Beverly M

**Parcel Number: 11171 39
 Bill Number: 926619**



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.

926619/11171 39
**DONALD B HEPLER
 HEPLER, BEVERLY M
 N8231 POLINSKE RD
 PORTAGE WI 53901**

Location of Property/Legal Description

107 Second St
 Sec. 3, T12N, R10E
 ALL OF LOT 27 S OF RR ROW & N45' LOT 28 O.P. ALSO PCL
 DESCR R250-22 (6X160)
 0.231 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
12,000	44,100	56,100	1.020846284	0.01839391 <small>(Does NOT reflect credits)</small>	960.88
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	98.82
11,800	43,200	55,000			
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Columbia County	102,742	104,991	304.20	256.64	-15.6%
Village of Pardeeville	326,643	329,999	319.93	270.32	-15.5%
Pardeeville Area School	1,301,063	1,317,195	533.54	452.21	-15.2%
MATC	121,373	121,080	57.03	48.66	-14.7%
Pardeeville Lakes Mgmt Dist.	0	0	3.61	4.07	12.7%
TOTAL	1,851,821	1,873,265	1,218.31	1,031.90	-15.3%
FIRST DOLLAR CREDIT			-72.32	-71.02	-1.8%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,145.99	960.88	-16.2%

TOTAL DUE: \$960.88
 FOR FULL PAYMENT, PAY TO LOCAL
 TREASURER BY:
JANUARY 31, 2020
 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	215,340	81.05	2022				
Pardeeville Area School	142,724	53.72	2038				

PAY 1ST INSTALLMENT OF: \$480.44
BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

**PIN# 11171 39
 HEPLER, DONALD B
 BILL NUMBER: 926619**

PAY 2ND INSTALLMENT OF: \$480.44
BY JULY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**COLUMBIA COUNTY TREASURER
 PO BOX 198
 PORTAGE, WI 53901**

**PIN# 11171 39
 HEPLER, DONALD B
 BILL NUMBER: 926619**

PAY FULL AMOUNT OF: \$960.88
BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

**PIN# 11171 39
 HEPLER, DONALD B
 BILL NUMBER: 926619**



INCLUDE THIS STUB WITH YOUR PAYMENT



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

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2019
 REAL ESTATE**

Hepler, Donald B
 Hepler, Beverly M

**Parcel Number: 11171 40
 Bill Number: 926620**



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926620/11171 40
**DONALD B HEPLER
 HEPLER, BEVERLY M
 N8231 POLINSKE RD
 PORTAGE WI 53901**

Location of Property/Legal Description
105 Second St
 Sec. 3, T12N, R10E
 S 21 FT OF LOT 28-ORIG PLAT.
 0.080 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
4,200	34,300	38,500	1.020846284	0.01839391 <small>(Does NOT reflect credits)</small>	637.14
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	67.82
4,100	33,600	37,700			
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Columbia County	102,742	104,991	208.76	176.12	-15.6%
Village of Pardeeville	326,643	329,999	219.56	185.51	-15.5%
Pardeeville Area School	1,301,063	1,317,195	366.16	310.34	-15.2%
MATC	121,373	121,080	39.14	33.39	-14.7%
Pardeeville Lakes Mgmt Dist.	0	0	2.48	2.80	12.9%
TOTAL	1,851,821	1,873,265	836.10	708.16	-15.3%
FIRST DOLLAR CREDIT			-72.32	-71.02	-1.8%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			763.78	637.14	-16.6%

TOTAL DUE: \$637.14
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2020
 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	215,340	55.62	2022				
Pardeeville Area School	142,724	36.86	2038				

PAY 1ST INSTALLMENT OF: \$318.57
 BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
**VILLAGE OF PARDEEVILLE
 114 LAKE STREET
 P.O. BOX 217
 PARDEEVILLE, WI 53954**

PIN# 11171 40
 HEPLER, DONALD B
 BILL NUMBER: 926620

PAY 2ND INSTALLMENT OF: \$318.57
 BY JULY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
**COLUMBIA COUNTY TREASURER
 PO BOX 198
 PORTAGE, WI 53901**

PIN# 11171 40
 HEPLER, DONALD B
 BILL NUMBER: 926620

PAY FULL AMOUNT OF: \$637.14
 BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
**VILLAGE OF PARDEEVILLE
 114 LAKE STREET
 P.O. BOX 217
 PARDEEVILLE, WI 53954**

PIN# 11171 40
 HEPLER, DONALD B
 BILL NUMBER: 926620



INCLUDE THIS STUB WITH YOUR PAYMENT



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

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2019
 REAL ESTATE**

Hepler, Donald B
 Hepler, Beverly M

**Parcel Number: 11171 4.C1
 Bill Number: 926632**



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.

926632/11171 4.C1
**DONALD B HEPLER
 HEPLER, BEVERLY M
 N8231 POLINSKE RD
 PORTAGE WI 53901**

Location of Property/Legal Description
 Sec. 3, T12N, R10E
 Lot 1, CSM 1284-6-46

0.300 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 13,200	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 13,200	AVERAGE ASSMT. RATIO 1.020846284	NET ASSESSED VALUE RATE 0.01839391 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 242.79																																																
ESTIMATED FAIR MARKET VALUE LAND 12,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 12,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 23.25																																																	
<table border="1"> <thead> <tr> <th>TAXING JURISDICTION</th> <th>2018 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2019 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2018 NET TAX</th> <th>2019 NET TAX</th> <th>% TAX CHANGE</th> </tr> </thead> <tbody> <tr> <td>State of Wisconsin</td> <td>0</td> <td>0</td> <td>0.00</td> <td>0.00</td> <td></td> </tr> <tr> <td>Columbia County</td> <td>102,742</td> <td>104,991</td> <td>71.58</td> <td>60.38</td> <td>-15.6%</td> </tr> <tr> <td>Village of Pardeeville</td> <td>326,643</td> <td>329,999</td> <td>75.28</td> <td>63.60</td> <td>-15.5%</td> </tr> <tr> <td>Pardeeville Area School</td> <td>1,301,063</td> <td>1,317,195</td> <td>125.54</td> <td>106.40</td> <td>-15.2%</td> </tr> <tr> <td>MATC</td> <td>121,373</td> <td>121,080</td> <td>13.42</td> <td>11.45</td> <td>-14.7%</td> </tr> <tr> <td>Pardeeville Lakes Mgmt Dist.</td> <td>0</td> <td>0</td> <td>0.85</td> <td>0.96</td> <td>12.9%</td> </tr> <tr> <td>TOTAL</td> <td>1,851,821</td> <td>1,873,265</td> <td>286.67</td> <td>242.79</td> <td>-15.3%</td> </tr> </tbody> </table>						TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE	State of Wisconsin	0	0	0.00	0.00		Columbia County	102,742	104,991	71.58	60.38	-15.6%	Village of Pardeeville	326,643	329,999	75.28	63.60	-15.5%	Pardeeville Area School	1,301,063	1,317,195	125.54	106.40	-15.2%	MATC	121,373	121,080	13.42	11.45	-14.7%	Pardeeville Lakes Mgmt Dist.	0	0	0.85	0.96	12.9%	TOTAL	1,851,821	1,873,265	286.67	242.79	-15.3%
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NET PROPERTY TAX			286.67	242.79	-15.3%																																																

TOTAL DUE: \$242.79
 FOR FULL PAYMENT, PAY TO LOCAL
 TREASURER BY:
JANUARY 31, 2020
 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	215,340	19.07	2022				
Pardeeville Area School	142,724	12.64	2038				

PAY 1ST INSTALLMENT OF: \$121.40
BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 11171 4.C1
 HEPLER, DONALD B
 BILL NUMBER: 926632

PAY 2ND INSTALLMENT OF: \$121.39
BY JULY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY TREASURER
 PO BOX 198
 PORTAGE, WI 53901

PIN# 11171 4.C1
 HEPLER, DONALD B
 BILL NUMBER: 926632

PAY FULL AMOUNT OF: \$242.79
BY JANUARY 31, 2020

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 11171 4.C1
 HEPLER, DONALD B
 BILL NUMBER: 926632



INCLUDE THIS STUB WITH YOUR PAYMENT



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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
Without 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 107 2nd St Pardeeville 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 Donald B Hepler and Beverly M Hepler_ ("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.

REAL ESTATE CLOSING:

Buyers must close all sale of real property within forty five (45) days from the date of the auction sale unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, United County Hamele Auction and Realty may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Hamele Auction and Realty or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 3 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, 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 Auction at 107 2nd St Pardeeville WI Ending June 26th 2020 1:00pm

To Register: Bidders will register before day of auction or day of auction to purchase property(s) as follows:

Online Bidders: High Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions with offer to purchase within 48 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 \$5,000 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 August 7th 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 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 \$5,000 nonrefundable down payment per Auction Parcel. 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 August 10th 2020.

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 25th 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 June 25th 2020.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____