

The Home Near Neenah Creek Adams County WI Online Only Auction

3171 1st Ct., Oxford, WI 53952

Lot Starts Ending 6:00 PM 4/2/20

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



Details: Online bidding starts ending 4/2/20 at 6:00 PM Central time. This is an online internet only auction. NO SHIPPING!

Property consists of a 3 bedroom 1 bath home on 4 acres w/24x24 garage, 12x15 garden shed, 18x18 car port, deck, fenced garden. Within a short walk to the Neenah Creek that has been great fishing creek. 20 minutes to Wis Dells 10 minutes to FCI Oxford. Plenty of open area to expand garden.

Online Only Auction ending April 2 2020 at 6:00pm. **Terms:** Minimum Bid of \$90,000. 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 \$2500 nonrefundable down payment to be paid to within 24hrs after auction ending, buyer to close on property on or before May 4th 2020. Property will sell at or above the minimum bid. Preview March 18th & 25th 4-6pm. List price is a the minimum bid. No 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








1877969 **Active** **Single Family**

3171 1st Ct **Town** **Jackson** **A08**
Oxford WI 53952 **County:** **Adams**
Subdivision: n/a

Bedrooms: 3 **Est Above Grade SqFt:** 960
Full Baths: 1 **Est Part/All Below Grd SqFt:** 0
Half Baths: 0 **Est Total Finished SqFt:** 960 *Other*
Year Built: 1971 *Other*
Est. Acres: 4.00 *Assessor*
Full Garage Stalls: 2

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

Open House: **3/18/2020** **4:00-6:00**
 3/25/2020 **4:00-6:00**

From Oxford take Hwy 82 west to north on EE then right on 1st Ct property on left

Living/Great: M 12x19	Mstr BedRm: M 11x12	Laundry: M 3x9	Baths	School Info
Formal Dining:	2nd BedRm: M 11x8		Full Half	(D) Westfield
Dining Area:	3rd BedRm: M 9x10		Upper: 0 0	(E) Westfield
Kitchen: M 13x15	4th BedRm:		Main: 1 0	(M) Westfield
Family Room:	5th Bedrm:		Lower: 0 0	(H) Westfield

Lake/River:	Net Taxes: \$ 1,918 / 2019	HOA Dues/Yr:
Feet WaterFront:	Parcel #: 012-00355-0000	Builder:
Lot Dimensions:	Zoning: Res	

Type 1 story	Fuel Natural gas
Architecture Ranch	Heating/Cooling Forced air, Central air
Mstr Bed Bath None	Water/Waste Well, Non-Municipal/Prvt dispos
Kitchen Features Range/Oven, Refrigerator	Driveway Unpaved
Basement Partial, Crawl space, Sump pump, Block foundation	Barrier-free First floor bedroom, First floor full bath, Grab bars in bath, Level drive, Level lot
Garage 2 car, Detached, Carport, Additional Garage	Terms/Misc. AUCTION
Exterior Vinyl	
Lot Description Rural-not in subdivision	

Interior Features Washer, Dryer, Hi-Speed Internet Avail
Exterior Features Deck, Storage building

Included: Stove, Fridge, Washer, Dryer, Window Coverings

Excluded: All personal property

Online Only Auction ending April 2 2020 at 6:00pm. Terms: Minimum Bid of \$90,000. 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 \$2500 nonrefundable down payment to be paid to within 24hrs after auction ending, buyer to close on property on or before May 4th 2020. Property will sell at or above the minimum bid. Preview March 18th & 25th 4-6pm. List price is a the minimum bid. No pre auction offers. Property consists of a 3 bedroom 1 bath home on 4 acres w/24x24 garage, 12x15 garden shed, 18x18 car port, deck, fenced garden. Within a short walk to the Neenah Creek that has been great fishing creek. 20 minutes to Wis Dells 10 minutes to FCI Oxford. Plenty of open area to expand garden.

Sold Price:	Concessions:	Closing Date:
<i>This information provided courtesy of:</i> United Country Midwest Lifestyle Properties		03/02/2020 08:21 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



Midwest Lifestyle Properties

TOWN OF JACKSON
DELORES BENISH, TREASURER
673 STATE ROAD 82
WISCONSIN DELLS WI 53965

Please inform the treasurer of any address change.

WENDELL A & JOLLET D SPRINGER
3171 1ST CT
OXFORD WI 53952

Property Address
3171 1ST CT

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
TOWN OF JACKSON
ADAMS COUNTY

BILL NO. 40142
Correspondence should refer to parcel number
PARCEL#: 012-00355-0000

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.	
20,000	99,100	119,100	0.9025	22,200	109,800	132,000	<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			1,963.35
ADAMS COUNTY	104,816	118,510	914.30	904.07	-1.1%	First Dollar Credit	-48.15
TOWN OF JACKSON	160,103	175,046	203.64	221.53	8.8%	Lottery Credit	-133.59
MID STATE TECHNICAL COLL	139,191	149,461	116.08	123.33	6.2%	Net Property Tax	1,781.61
WESTFIELD SCHOOL DIST	310,864	333,110	695.73	714.42	2.7%	Garbage Pickup	137.19
Total	714,974	776,127	1,929.75	1,963.35	1.7%		
			49.53	48.15	-2.8%		
			120.30	133.59	11.0%		
			1,759.92	1,781.61	1.2%		
School taxes reduced by school levy tax credit	\$ 178.15	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	
		427784 415434 411265 ACRES: 4.000			0.016484813	PAY BY January 31, 2020	
		SEC 12, T 15 N, R 07 E				▶ \$ 1,918.80	
		PLAT: MB-METES AND BOUNDS				Warning: If not paid by due dates, installment option	
		PT E1/ SE1/4 LOT 2 CSM 4383 MICRO				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:	
						961.20 DUE BY 01/31/2020	
						957.60 DUE BY 07/31/2020	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction
TOWN OF JACKSON

Total
Additional Taxes
30,710.00

Total Additional Taxes
Applied to Property
20.25

Year
Increase Ends
2019

RETAIN THIS
PORTION AS
YOUR COPY

SEE REVERSE
SIDE FOR
IMPORTANT
INFORMATION

PAY 1ST INSTALLMENT OF:
\$961.20
By January 31, 2020

AND PAY 2ND INSTALLMENT OF:
\$957.60
By July 31, 2020

OR PAY FULL AMOUNT OF:
\$1,918.80
By January 31, 2020

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TOWN OF JACKSON
DELORES BENISH, TREASURER
673 STATE ROAD 82
WISCONSIN DELLS WI 53965
608-586-4449
2019 Real Estate Property Bill #
40142
Parcel #
012-00355-0000
Alt. Parcel #

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
ADAMS COUNTY TREASURER
JANI ZANDER
PO BOX 470
FRIENDSHIP WI 53934-0470
608-339-4202
2019 Real Estate Property Bill #
40142
Parcel #
012-00355-0000
Alt. Parcel #

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TOWN OF JACKSON
DELORES BENISH, TREASURER
673 STATE ROAD 82
WISCONSIN DELLS WI 53965
608-586-4449
2019 Real Estate Property Bill #
40142
Parcel #
012-00355-0000
Alt. Parcel #

SPRINGER, WENDELL A & JOLLET D
Include This Stub With Your Payment

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Include This Stub With Your Payment

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

UNITED COUNTRY HAMELE AUCTION AND REALTY
P.O. Box 257, Portage, WI 53901
608-742-5000

REAL ESTATE AUCTION TERMS AND CONDITIONS
With Buyer's Premium

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at 3171 1st Ct Oxford WI, Town of Jackson Adams County.

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 Wendell and Jollet Springer ("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 \$2500. 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 Auction Company Approves Check Ahead of time.

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 4th 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 WARRANTY 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 **3171 1st Ct Oxford, WI Adams County**

Ending April 2nd 6:00pm 2020

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 auction ending. Down payment due withing 48hrs of 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 \$2500 nonrefundable down payment along with a non-contingent offer to purchase. The balance of the total contract price is due and closing will take place on or before May 4th 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. \$2500 nonrefundable down payment. Property will sell at or above the minimum bid of \$90,000. Property is sold as is with no warranties. Closing to be on or before May 4th 2020.

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 1st 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 2nd 2020.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

		Industry Services Division 1400 E Washington Ave P.O. Box 7162 Madison, WI 53707-7162		County ADAMS COUNTY	
				Issue # 1 1358	
Sanitary Permit Application In accordance with SPS 383.21(2), Wis. Adm. Code, submission of this form to the appropriate governmental unit is required prior to obtaining a sanitary permit. Note: Application forms for state-owned POWTS are submitted to the Department of Safety and Professional Services. Personal information you provide may be used for secondary purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.				State Transaction Number	
				Project Address (if different than mailing address) 3171 1ST CT	
I. Application Information – Please Print All Information					
Property Owner's Name WENDELL A & JOLLET D SPRINGER			Parcel Owner Parcel # 012-00355-0000		
Property Owner's Mailing Address 3171 1ST CT			Property Location _____ ¼, _____ ¼, Section _____ 12		
City, State OXFORD, WI		Zip Code 53952	Phone Number _____		
II. Type of Building (check all that apply) Number of Bedrooms _____ Describe Use _____			Lot # _____		Subdivision Name CSM Number METES AND BOUNDS TOWN OF JACKSON
			Block # _____		
III. Type of Permit: (Complete line B if applicable)					
A. _____					
B. _____		List Previous Permit Number and Date Issued			
IV. Type of POWTS System/Component/Device: 					
V. Dispersal/Treatment Area Information:					
Design Flow (gpd)	Design Soil Application Rate(gpdsf)	Dispersal Area Required (sf)	Dispersal Area Proposed (sf)	System Elevation	
VI. Tank Info		Capacity in Gallons New Tanks Existing Tanks		Manufacturer Material Source	
VII. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.					
Plumber's Name (Print)		Plumber's Signature		MP/MPRS Number	Business Phone Number
Plumber's Address (Street, City, State, Zip Code)					
VIII. County/Department Use Only					
<input checked="" type="checkbox"/> System Installed		Permit Fee 0.00	Date Issued 08/09/1971	Issuing Agent Signature	
IX. Conditions of Approval/Reasons for Disapproval 					

Attach to complete plans for the system and submit to the County only on paper not less than 8 1/2 x 11 inches in size





- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not
- Stream, Intermittent
- River/Creek
- Water Body