

The Mixed-Use Income Property in Wonewoc WI Online Only Auction

207, 209 & 211 Center Street, Wonewoc, WI 53968

Lot Starts Ending 6:00 PM 5/21/20

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



Details: Online bidding starts ending 5/21/20 at 6:00 PM Central time. This is an online internet only auction. NO SHIPPING!

Attention Investors Hamele Auction Service and United Country Midwest Lifestyle Properties are offering a 3 buildings for 1 price of investment on the main drag in Wonewoc WI at online only auction May 21st 2020 starting to close at 6:00pm the property consisting of the following:

Building 207: The building is approx. 3126 sq ft of commercial space, bathroom, 2 9x17 offices, storage area, alley entrance, basement, ramped entry, city water and sewer, natural gas, forced air heat with central air, 200amp service with sub panels, on approx. 5577 sq ft lot.

Building 209: The building is approx. 4,292 sq ft 2 story, lower level is commercial store front that is about 23x67, basement, city water and sewer, no bathroom, natural gas, forced heat with central air, 200amp service with sub panels, (2) 2 bedroom apartments with tall ceilings, apartments have window air & electric heat, access to coin laundry and dryer, rear entrance for apartments and storefront, on approx. 3,828sq ft lot.

Building 211: The building is approx. 4,884 sq ft 2 story, lower level is commercial store front, basement, city water & sewer, bathroom, natural gas, forced heat with central air, 200amp service with sub panels, (2) 2 bedroom apartments, each unit has forced heat with central air, access to coin laundry and dryer, rear entrance for apartments and storefront, on approx. 4,356 sq ft lot.

Currently the apartments are each at \$450 plus utilities per month, 207 & 209 currently vacant and 211 is occupied with an antique dealer for \$200 per month. All three commercial units are connected internal so one could have around 7700 sq ft of commercial space. Tenant coin laundry does about \$2000 per year. Taxes were \$4946 for 2019 and the 2019 assessment was \$176,400.

Online Only Auction ending May 21st 2020 at 6:00pm. Terms: Minimum Bid of \$120,000. 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 June 22nd 2020. Property will sell at or above the minimum bid. Preview May 6 & 13 4-6pm.

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



HAMELE
AUCTION
SERVICES





1880644	Active	Business/Comm	Price: \$120,000	AUC
207, 209, 211 Center ST	#	Village	Wonewoc	L26
Wonewoc WI 53968		County:	Juneau	
Trade Name:		Units in Bldg: 3		
<hr/>				
RE For Sale:	Yes	Ann Rent/SqFt:	\$	
Bus for Sale:	No	Bldg Gross SqFt:	12,302	Appraiser
Lease Only:	No	Net Leasable SqFt:	12,302	
# of Stories:	2	Onsite Parking:	4	
Approx Bldg Dim:	Multi	Parking Fees/Mo:	\$ 0	
Year Built:	999	<i>Other</i>		
Street Frontage:	94			
		Click M for Map:		
		Documents (if any):		
		Calculate Payment:		

Hwy 33 into Wonewoc property is located on Center St which is Hwy 33

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	\$	3,126
2	multi			\$ 10800	\$ 0.00	\$	
3	multi			\$ 13000	\$ 0.00	\$	
Gross Op Inc: \$ 0				Net Taxes: \$ 4,976 / 2019		Est. Acres: 0.3200 <i>Assessor</i>	
Ann Op Exp: \$ 0				Parcel #: 291910296		Lot Dim:	
Net Op Inc: \$ 0				Year: 0		# Loading Docks: 0	
				Ceiling Hgt Min: 8		Max: 12	
				Industrial Park:		Zoning: Comm	
Included: Appliances in Apartments: stove, fridge, Dishwasher							
Excluded: Tenant Items							
Type	Retail, Office, Apartment building			Building Parking		1-5 spaces	
Location	Business district			Seating Capacity		51-75 persons	
Present Use	Retail, Office, Apartment building			Licenses		None	
Exterior	Brick, Steel			Sale Includes		Lease(s)	
Roofing	Composition			Lease Type		Other	
Heating/Cooling	Forced air, Radiant, Central air			Tenant Pays		Heat, Air Conditioning, Electric, Water, Sewer	
Fuel	Natural gas, Electric			Terms/Option		AUCTION	
Water/Waste	Municipal water, Well			Occupancy		Tenant(s)	
Features	Private Restrooms, Display window, Inside storage, Private office(s)						

Online Only Auction ending May 21st 2020 at 6:00pm. Terms: Minimum Bid of \$120,000. 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 June 22nd 2020. Property will sell at or above the minimum bid. Preview May 6 & 13 4-6pm . List price is a the minimum bid. Property consists of 3 buildings total 12302+/- sq ft with 5272+/- sq ft currently not leased out and the 4 apartments, coin laundry & one store front is bringing in approx. \$25,000 per year. Great opportunity to increase the income with empty store front or use one side for your own business & have it pay for itself.

Sold Price:

Concessions:

Closing Date:

This information provided courtesy of: United Country Midwest Lifestyle Properties

04/07/2020 12:45 PM

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



HAMELE AUCTION SERVICE LLC
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 207/209/211 Center St Wonewoc WI. Juneau 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:

Hamele Auction Service LLC ("Auctioneer") has been appointed by Gehri Rentals 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 \$ 2500.^ص. This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.

BUYER'S PREMIUM:

A buyer's premium of ten percent (10%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before June 22nd 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, Hamele Auction Service LLC and/or United Country Midwest Lifestyle Properties 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 Hamele Auction Service LLC and/or United Country Midwest Lifestyle Properties 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:

Addenda to Terms & Conditions Relating to Online Auction at 207/209/211 Center St Wonewoc, WI Juneau County

Ending May 21st 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 within 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 June 22nd 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 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. \$2500 nonrefundable down payment. Property will sell at or above the minimum bid of \$120,000. Property is sold as is with no warranties. Closing to be on or before June 22nd 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 May 20th 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 May 21st 2020.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

<u>Appartment</u>	<u>Rent</u>	<u>Term</u>
209 #1	\$ 450.00	1/1/2021
209 #2	\$ 450.00	6/1/2020
211 #1	\$ 450.00	M2M
211 #2	\$ 450.00	7/1/2021

207

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION; The site is urban, highway commercial, approx 42.25x132', and About 5,577 SF lot size, located in the central business district of the village of Wonewoc, on center St which is the main street through the village and also State road 33.

The location is average Central business, highway commercial, the site is level, the site is served with village sewer and water, Natural Gas and a good electrical supply with 200a service with sub panels. All services appear adequate.

Structural improvements include a Masonry central business style commercial Building, two story building with unfinished finished upper area.

The building is on a full basement. The building is rectangular in shape about 42.25x74' see attached sketch, it contains approximately 3,126 SF. The building is Used for retail sales of hardware, and office space. See attached floor plan.

The interior finish is well finished recently remodeled retail area. It has a Carpeted floor, painted walls, suspended tile ceiling. Warm air furnace with CAC. Standard electrical and lighting, appears adequate.

The building has been recently renovated, it appears to have very good maintenance and appears to be in good condition. The building is attached to other central business buildings with a common wall which has been opened with a doorway leading to the next building and used as part of the total retail sales area. Services are separate and the subject is being appraised as a single building not as a complex building.

Age: approximate, 100 years 20 yr effective age with remaining economic life estimate of 50 years

Condition: Exterior: ave Interior: good

Exterior: Foundation: stone
Walls: paint, masonry with painted trim
Gutters: metal
Roof: composition shingle, ave cond, no leaks noted
Interior:
Flooring-wood, carpet & tile, average
Walls-paint, panel, average
Ceilings-stamped metal, average
Trim-hardwood, Good
Window treatments- Good
Restrooms- men's and women's, average condition

Heating & Cooling: NG forced warm air furnace and CAC.

Electrical service: adequate, 200A with sub panels

Car storage: paved lot at rear of building for about 3-4 cars. On street parking is also available.

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION; The site is urban, highway commercial, approx 29x132', and About 3,828 SF lot size, located in the central business district of the village of Wonewoc, on center St which is the main street through the village and also State road 33.

The location is average Central business, highway commercial, the site is level, the site is served with village sewer and water, Natural Gas and a good electrical supply with 200a service with sub panels. All services appear adequate.

Structural improvements include a Masonry central business style commercial Building, two story building with finished upper area containing two 2-BR apartments. The building is on a full basement. The building is rectangular in shape about 29x74' see attached sketch, it contains approximately 2,146 SF on each level. The building is Used for retail sales of hardware, and office space. See attached floor plan.

The interior finish is well finished recently remodeled retail area with two recently reconditioned 2 BR apartments on the upper level. It has a Carpeted floor, Painted walls. Suspended tile ceiling. Warm air furnace with CAC. Standard electrical and lighting, appears adequate.

The building has been recently renovated, it appears to have very good maintenance and appears to be in good condition. The building is attached to other central business buildings with a common wall which has been opened with a doorway leading to the next building and used as part of the total retail sales area. There is a common stairwell between the buildings which serve the apartments above each building. Services are separate and the subject is being appraised as a single building not as a complex building.

Age: approximate, 100 years 20 yr effective age with remaining economic life estimate of 50 years

Condition: Exterior: ave Interior: good

Exterior: Foundation: stone
Walls: paint, masonry with painted trim
Gutters: metal
Roof: composition shingle, ave cond, no leaks noted
Interior:
Flooring-wood, carpet & tile, average
Walls-paint, panel, average
Ceilings-stamped metal, average
Trim-hardwood, Good
Window treatments- Good
Restrooms- men's and women's, average condition

Heating & Cooling: NG forced warm air furnace and CAC.
Apartments have Electric Baseboard heat in each unit

Electrical service: adequate, 200A with sub panels, separate 100A el in each apartment

Car storage: paved lot at rear of building for about 3-4 cars. On street parking is also available.

211

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION: The site is urban, highway commercial, approx 33x132', and About 4,356 SF lot size, located in the central business district of the village of Wonevot, on center St which is the main street through the village and also State road 33.

The location is average Central business, highway commercial, the site is level, the site is served with village sewer and water, Natural Gas and a good electrical supply with 200a service with sub panels. All services appear adequate.

Structural improvements include a Masonry central business style commercial Building, two story building with finished upper area containing two 2-BR apartments. The building is on a full basement. The building is rectangular in shape about 33x74' see attached sketch, it contains approximately 2,442 SF on each level. The building is Used for retail sales of hardware, and office space. See attached floor plan.

The interior finish is well finished recently remodeled retail area with two recently reconditioned 2 BR apartments on the upper level. It has a Carpeted floor, Painted walls. Suspended tile ceiling. Warm air furnace with CAC. Standard electrical and lighting, appears adequate.

The building has been recently renovated, it appears to have very good maintenance and appears to be in good condition. The building is attached to other central business buildings with a common wall which has been opened with a doorway leading to the next building and used as part of the total retail sales area. There is a common stairwell between the buildings which serve the apartments above each building. Services are separate and the subject is being appraised as a single building not as a complex building.

Age: approximate, 100 years 20 yr effective age with remaining economic life estimate of 50 years

Condition: Exterior: ave Interior: good

Exterior: Foundation: stone
Walls: paint, masonry with painted trim
Gutters: metal
Roof: composition shingle, about yr old (Per owner)

Interior:
Flooring-wood, carpet & tile, average
Walls-paint, panel, average
Ceilings-stamped metal, average
Trim-hardwood, Good
Window treatments- Good
Restrooms- men's and women's, average condition

Heating & Cooling: NG forced warm air furnace and CAC.
Apartments have Electric Baseboard heat in each unit

Electrical service: adequate, 200A with sub panels, separate 100A el in each apartment

Car storage: paved lot at rear of building for about 3-4 cars. On street parking is also available.

Include This Stub With Your Payment



LEE KUCHER TREASURER
PO BOX 37
WONEWOC WI 53968

Please inform the treasurer of any address change.

GEHRI RENTALS LLC
W9321 GEHRI RD
WONEWOC WI 53968

Property Address
211 CENTER ST

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
VILLAGE OF WONEWOC
JUNEAU COUNTY

BILL NO. 353655
Correspondence should refer to parcel number
PARCEL#: 291910294
ALT. PARCEL #: 29191294

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.	
5,000	57,300	62,300	0.8283	6,000	69,200	75,200	<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		1,655.76	
JUNEAU COUNTY	22,596	23,436	428.95	448.07	4.5%	First Dollar Credit	-61.82
VILLAGE OF WONEWOC	292,306	295,375	602.70	617.31	2.4%	Lottery Credit	
MADISON AREA TECH COLLEGE	20,738	21,241	62.01	66.44	7.1%	Net Property Tax	1,593.94
WONEWOC-UNION CENTER	236,079	261,879	509.88	523.94	2.8%		
Total	571,719	601,931	1,603.54	1,655.76	3.3%		
			65.98	61.82	-6.3%		
			1,537.56	1,593.94	3.7%		
School taxes reduced by school levy tax credit	\$ 130.94						
IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.							
601204 ACRES: 0.100							
PLAT: N/A-NOT AVAILABLE							
ORIGINAL PLAT S 1/2 OF LOT 4, BLK 11							
Net Assessed Value Rate (Does NOT reflect credits) 0.026577072							

TOTAL DUE FOR FULL PAYMENT
PAY BY January 31, 2020

► \$ 1,593.94

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:

796.97 DUE BY 01/31/2020
796.97 DUE BY 07/31/2020

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

PAY 1ST INSTALLMENT OF:
\$796.97
By January 31, 2020

AND PAY 2ND INSTALLMENT OF:
\$796.97
By July 31, 2020

OR PAY FULL AMOUNT OF:
\$1,593.94
By January 31, 2020

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

LEE KUCHER TREASURER
PO BOX 37
WONEWOC WI 53968
608-464-3114
2019 Real Estate Property Bill #
353655
Parcel #
291910294
Alt. Parcel #
29191294
GEHRI RENTALS LLC

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 #
353655
Parcel #
291910294
Alt. Parcel #
29191294
GEHRI RENTALS LLC

Include This Stub With Your Payment

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

LEE KUCHER TREASURER
PO BOX 37
WONEWOC WI 53968
608-464-3114
2019 Real Estate Property Bill #
353655
Parcel #
291910294
Alt. Parcel #
29191294
GEHRI RENTALS LLC

Include This Stub With Your Payment

