

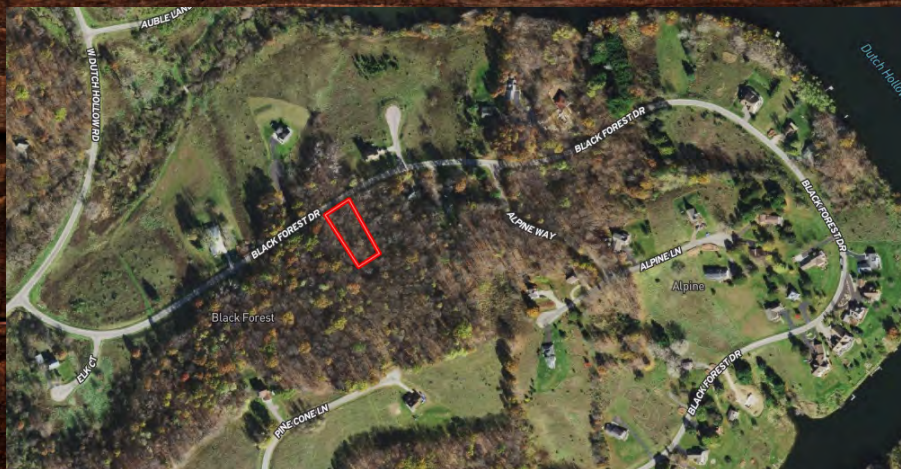
Sauk County Buildable Lot Absolute Online Auction

Ending July 22nd 6:00 PM

Soft close

Lot 165 Black Forest Drive
Wonewoc, WI 53968

.61 Acre Buildable Lot in Dutch Hollow Creek Subdivision

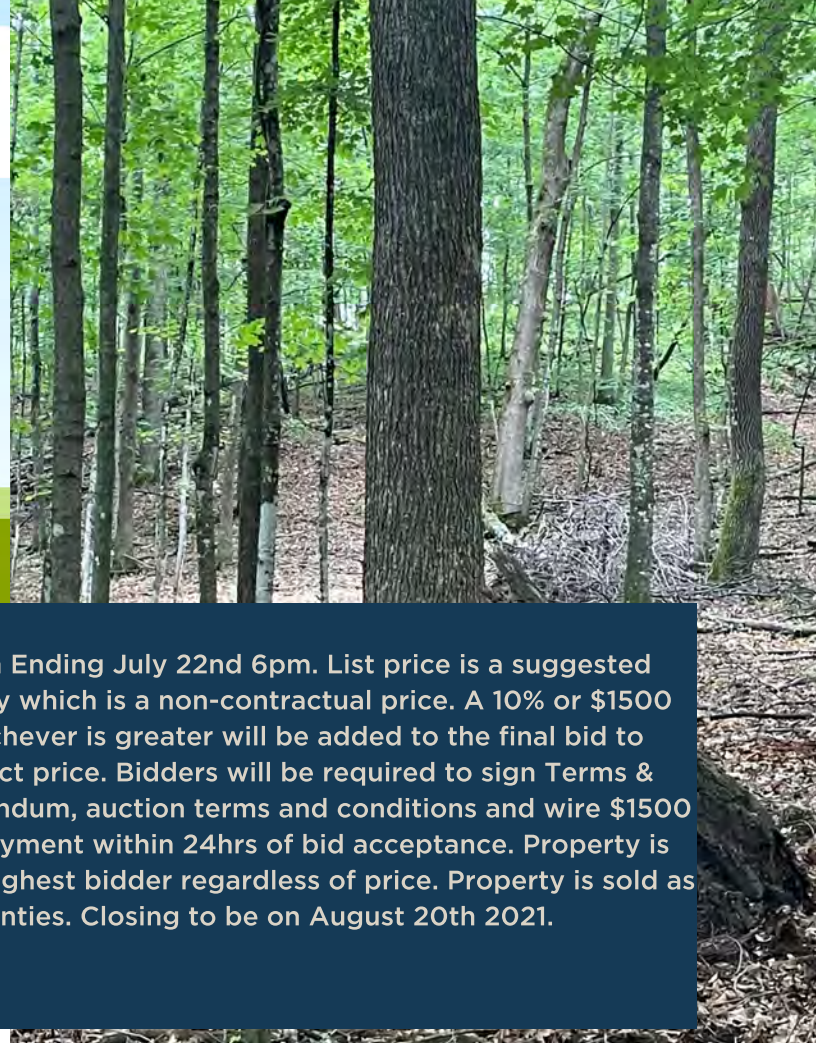
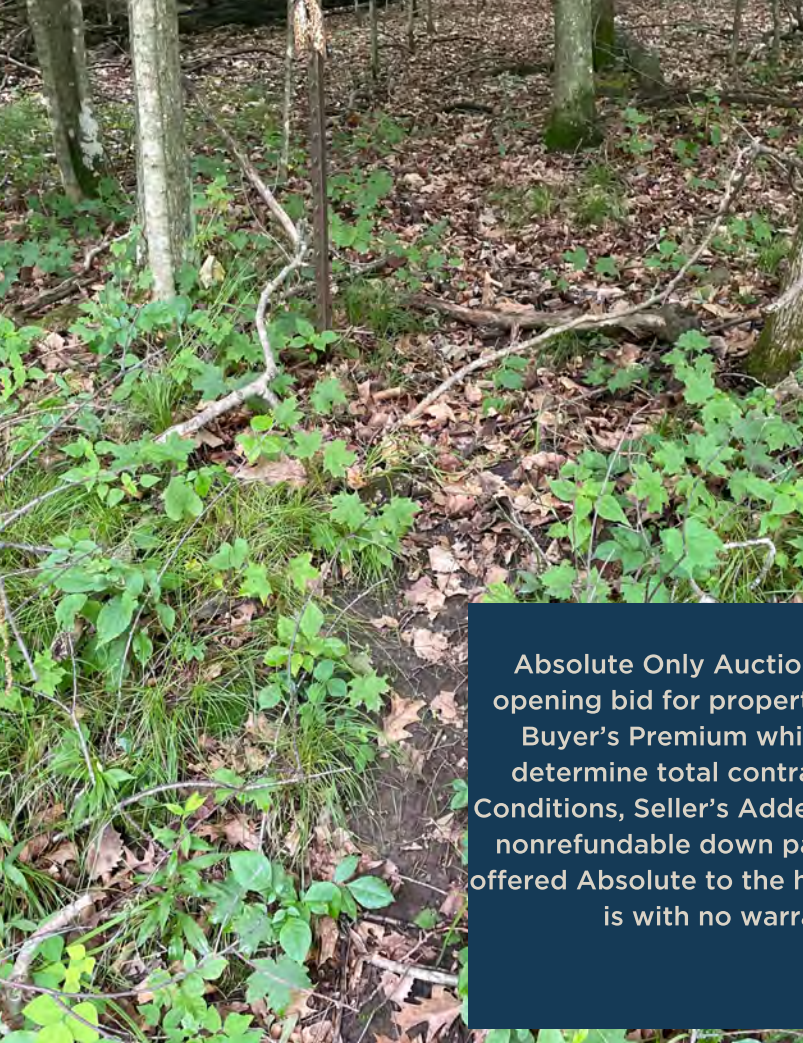


United Country
Real Estate

Midwest Lifestyle
Properties

hameleauctions.com
608.617.9924

HAMELE
AUCTION
SERVICES



Absolute Only Auction Ending July 22nd 6pm. List price is a suggested opening bid for property which is a non-contractual price. A 10% or \$1500 Buyer's Premium whichever is greater will be added to the final bid to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions and wire \$1500 nonrefundable down payment within 24hrs of bid acceptance. Property is offered Absolute to the highest bidder regardless of price. Property is sold as is with no warranties. Closing to be on August 20th 2021.



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1. Flyer with full description

2. Map

3. MLS sheet

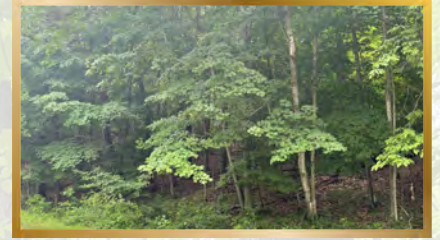
4. Taxes

5-8. Terms & Conditions

9-10. Addenda to T&C

Sauk County Buildable Lot Absolute Online Auction

595 Bass Lake Road
Stoughton, WI 53589



Sauk County Buildable Lot in the Dutch Hollow Creek Subdivision. This .61 acre Lot is mostly wooded with a very peaceful setting. Enjoy the views on the way to the property as you drive through some of Sauk County's Rolling Hills.

Absolute Only Auction Ending July 22nd 6pm. List price is a suggested opening bid for property which is a non-contractual price. A 10% or \$1500 Buyer's Premium whichever is greater will be added to the final bid to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions and wire \$1500 nonrefundable down payment within 24hrs of bid acceptance. Property is offered Absolute to the highest bidder regardless of price. Property is sold as is with no warranties. Closing to be on August 20th 2021.

HAMELE AUCTION: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000. Registered Wisconsin Auctioneer: Marty Griepentrog #2692-52 608-617-9924. 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




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lot 165 Black Forest Dr
AC +/-



 Boundary



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



1913288	Active	Lots & Acreage	Price:
Lot 165 Black Forest Dr		Town	Woodland
Wonewoc WI 53968		County:	Sauk
		Subdivision:	
<hr/>			
Total Acreage:	0.61Other	Price/Acre:	
Wooded Acres:	0.61	Price/SqFt:	\$0.15
Pasture Acres :	0.00	Number of Lots:	1
Tillable Acres:	0.00	Lot Number(s):	165
Wetland Acres:	0.00		
Open House:			

From Hwy 58 head west on Mini Creek Rd and than south on East Dutch Hollow Rd To a right on Black Forest Dr Look For Auction Sign.

Lot Size:

School District: Wonewoc-Union Center

Click M for Map:

Documents (if any):



Lake/River:

Elementary: Wonewoc

Calculate Payment:

Feet WaterFront:

Middle: Wonewoc

High: Wonewoc

Specific Builder Required: No

Annual HOA Dues:

Legal Description:Lengthy

Net Taxes: \$ 65 / 2020

Parcel #: 044-0948-00000

Zoning: res

Type	Rural, Other	Purchase Options	Sell entirely
Present Zoning	Single family	Miscellaneous	Exp lower level possible, Neighborhood/Addtl
Utilities Avail. (To Lot)	Other		Fees, In an association
Water System	None presently	Terms	AUCTION
Waste Disposal	None presently		
Road	Paved		
Improvements	None		

Lot Description Rural - in subdivision

Features Wooded

Topography Sloping

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Sold Price:

Seller Concessions

Closing Date:

This information provided courtesy of: United Country Midwest Lifestyle Properties

06/30/2021 11:16 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2021 SCWMLS



Marty Griepentrog
United Country Midwest Lifestyle Properties
Cell: 608-617-9924
Marty@hameleauctions.com



TOWN OF WOODLAND
GARY DIECK, TREASURER
E2326 CRANDALL DR
WONEWOC WI 53968-9645

SAUK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

PIERCE, DOUGLAS R
PIERCE, CYNTHIA M

Parcel Number: 044 0948-00000
Bill Number: 467869

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.

Location of Property/Legal Description

Sec. 13, T13N, R2E
BLACK FOREST ADD TO BRANIGAR'S DUTCH HOLLOW
LAKE LOT 165

0.000 ACRES

467869/044 0948-00000

DOUGLAS R PIERCE
CYNTHIA M PIERCE
W15599 STATE RD 54
MELROSE WI 54642

Please inform treasurer of address changes.

ASSESSED VALUE LAND 4,000	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 4,000	AVERAGE ASSMT RATIO 0.999212408	NET ASSESSED VALUE RATE 0.01633787 (Does NOT reflect credits)	NET PROPERTY TAX 65.36
ESTIMATED FAIR MARKET VALUE LAND 4,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 4,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit 6.64	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Sauk County	29,977	30,602	26.24	18.10	-31.0%
Town of Woodland	175,959	175,958	13.49	9.32	-30.9%
Wonewoc-Union Ctr Schools	861,655	889,618	38.91	34.49	-11.4%
MATC	70,176	70,628	5.00	3.45	-31.0%
TOTAL	1,137,767	1,166,806	83.64	65.36	-21.9%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			83.64	65.36	-21.9%

TOTAL DUE: \$65.36
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2021

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
Wonewoc-Union Ctr Schools	88,639	3.99	2035				

PAY 1ST INSTALLMENT OF: \$65.36
BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF WOODLAND
GARY DIECK, TREASURER
E2326 CRANDALL DR
WONEWOC WI 53968-9645

PIN# 044 0948-00000
PIERCE, DOUGLAS R
BILL NUMBER: 467869

PAY 2ND INSTALLMENT OF: \$0.00
BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

SAUK COUNTY TREASURER
505 BROADWAY STREET, RM 148
BARABOO, WI 53913

PIN# 044 0948-00000
PIERCE, DOUGLAS R
BILL NUMBER: 467869

PAY FULL AMOUNT OF: \$65.36
BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF WOODLAND
GARY DIECK, TREASURER
E2326 CRANDALL DR
WONEWOC WI 53968-9645

PIN# 044 0948-00000
PIERCE, DOUGLAS R
BILL NUMBER: 467869



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

**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 Lot 165 Black Forest Dr Wonewoc 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:

Hamele Auction Service LLC ("Auctioneer") has been appointed by Douglas R Pierce, Cynthia M Pierce

("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 \$1500 . 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%) or \$1500 whichever is greater 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 August 20th 2021. **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 Midwest Lifestyle Properties and/or Hamele Auction Service LLC 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 Online Auction at
Lot 165 Black Forest Dr Wonewoc WI Sauk County
Ending July 22nd 6:00pm 2021

To Register: Online Bidders will register and bid online and purchase property(s) as follows:

Online Bidders: A 10% or \$1500 whichever is greater 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 \$1500 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 August 20th 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% or \$1500 whichever is greater Buyer's Fee will be added to high bid to determine total contract price. \$1500 nonrefundable down payment. Property sold Absolute to the Highest Bidder regardless of price. Property is sold as is with no warranties. Closing to be on or before August 20th 2021.

Buyer's Premium: A 10% or \$1500 whichever is greater Buyer's Premium for bidders will be added to all property high bids to equal total contract price. See Example: High Bid Price \$100,000 plus 10% Buyer's Premium equals total contract price (\$100,000 + \$10,000=\$110,000).

Broker Participation: Auction Company to pay 3% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later

than July 21st 2021. 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 July 22nd 2021.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____



Marty Griepentrog
608.617.9924



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