

5 Acre Rural Village of Endeavor

Online Only Auction

Ending October 7th 6:00 PM

Soft close

304 S Limits Road
Endeavor, WI 53930



5 +/- Acres with 1 Bedroom Home in Rural Village

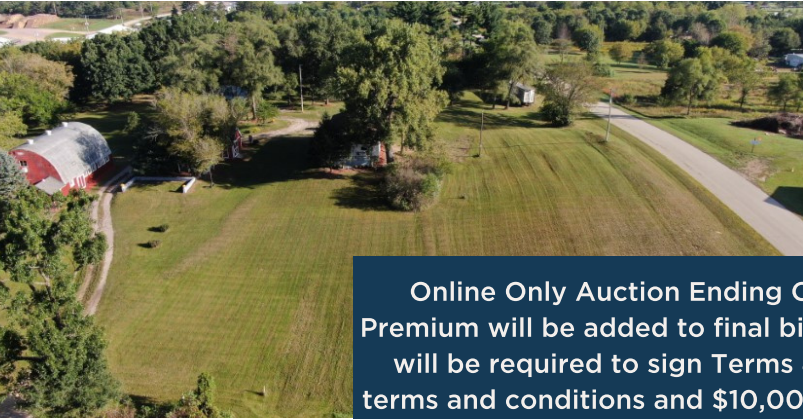


United Country
Real Estate

Midwest Lifestyle
Properties

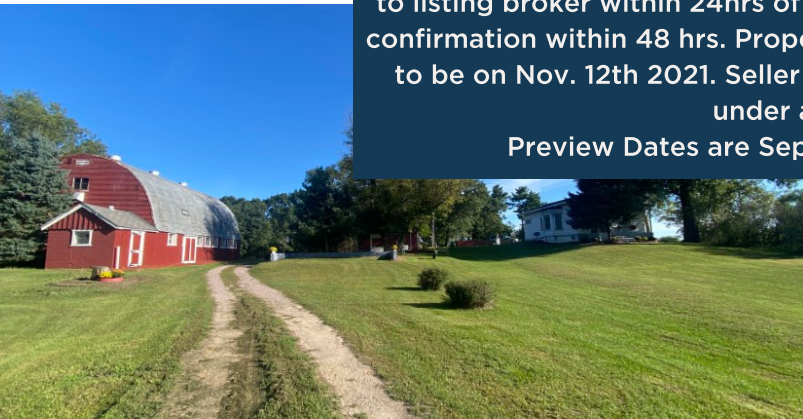
hameleauctions.com
608.697.3349

HAMELE
AUCTION
SERVICES



Online Only Auction Ending Oct. 7th 6pm (Soft Close). A 10% Buyer's Premium will be added to final bid to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions and \$10,000 nonrefundable down payment is required to listing broker within 24hrs of bid acceptance. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on Nov. 12th 2021. Seller will entertain offers prior to auction date under all auction terms.

Preview Dates are Sept. 29th 4-6pm & Oct. 6th 4-6pm.



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5 Acre Rural Village of Endeavor Online Only Real Estate Auction

304 S Limits Road
Endeavor, WI 53930



Village of Endeavor 5 Acre Farmette Like Setting with Home, Barn, Shed and Garage and huge yard be offered at an online only auction. This property features a 32x50 Barn with a loft that has concrete floor and plenty of room for storage or convert into living space, 18x40 shed/garage, 16x24 Garage, 12x16 covered patio entertainment area, 40 ft storage shipping container, 1 bedroom, 1 bath 900+sq ft Concrete Block Home all resting on a nice 5 plus acre lot with easy access to the interstate for commuting. Natural Gas, Forced Air Furnace, Well, Septic. Property has a lot to offer.

Contact Travis Hamele for more info 608-697-3349 travis@hameleauctions.com.

Online Only Auction Ending Oct. 7th 6pm (Soft Close). A 10% Buyer's Premium will be added to final bid to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions and \$10,000 nonrefundable down payment is required to listing broker within 24hrs of bid acceptance.

High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on Nov. 12th 2021. Seller will entertain offers prior to auction date under all auction terms.

Preview Dates are Sept. 29th 4-6pm & Oct. 6th 4-6pm.

HAMELE AUCTION: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000. Registered Wisconsin Auctioneer and Realtor: Travis Hamele #2224-052 608.697.3349. 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**





1919202	Active	Single Family	
304 S Limits Dr	Village	Endeavor	N04
Endeavor WI 53930	County:	Marquette	
	Subdivision:		
<hr/>			
Bedrooms:	1	Est Above Grade SqFt:	912
Full Baths:	1	Est Part/All Below Grd SqFt:	0
Half Baths:	0	Est Total Finished SqFt:	912 <i>Other</i>
Year Built:	999 <i>Other</i>	Full Garage	2
		Est. Acres:	5.37 <i>Assessor</i>
Open House Info			
9/29/2021 4:00-6:00		Click M for Map:	
10/6/2021 4:00-6:00		Documents (if any):	
		Calculate Payment:	



From I39 take Hwy 23 east to left on Cty CX to left on S Limit Dr by fire station property on right

Living/Great:	M 20x11	PrimaryBdrm:	M 13x10	Laundry:	M	Baths	School Info
Formal Dining:		2nd Bedroom:				Full	(D) Portage
Dining Area:		3rd Bedroom:				Upper:	(E) Endeavor
Kitchen:	M 17x13	4th Bedroom:				Main:	(M) Wayne Bartels
Family Room:		5th Bedroom:				Lower:	(H) Portage

Lake/River:		Net Taxes:	\$ 1,183 / 2020	HOA Dues/Yr:	
Feet WaterFront:		Parcel #:	121-00217-0000	Builder:	
Lot Dimensions:		Zoning:	RES		

Type	1 story	Fuel	Natural gas
Architecture	Bungalow	Heating/Cooling	Forced air
Primary Bed Bath	None	Water/Waste	Well, Non-Municipal/Prvt dispos
Kitchen Features	Range/Oven, Refrigerator	Driveway	Unpaved
Basement	Partial, Block foundation	Barrier-free	Open floor plan, First floor bedroom, First floor full bath
Garage	2 car, Detached, Additional Garage	Terms/Misc.	AUCTION
Exterior	Brick		

Interior Features Washer, Dryer, Internet - DSL

Exterior Features Deck, Patio, Storage building

Included: Stove, Fridge, Washer, Dryer, Storage Container

Excluded: Sellers personal items. Wood in Barn

Village of Endeavor 5 Acre Farmette Like Setting with Home, Barn, Shed and Garage and huge yard be offered at Online Only Auction Ending Oct. 7th 6pm (Soft Close). List price is a suggested opening bid for property which is a non contractual price. A 10% Buyer's Premium will be added to final bid to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions and \$10,000 nonrefundable down payment is required to listing broker within 24hrs of bid acceptance. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on Nov. 12th 2021. Seller will entertain offers prior to auction date under all auction terms. Preview Dates are Sept. 29th 4-6pm & Oct. 6th 4-6pm.

Sold Price:	Seller Concessions:	Closing Date:
<i>This information provided courtesy of:</i>	United Country Midwest Lifestyle Properties	09/08/2021 03:55 PM


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

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



304 S Limit St Endeavor Online Auction 9-7-21
Marquette County, Wisconsin, 5.373 AC +/-



 Boundary

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2020**

VILLAGE OF ENDEAVOR
MARQUETTE COUNTY

ERNEST L & BARBARA TABER
1760 STATE ROAD 80
CUBA CITY WI 53807

TABER, ERNEST L & BARBARA

BILL NUMBER: 217

IMPORTANT: - Correspondence should refer to parcel number.
- See reverse side for important information.
- Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

174704 169302 ACRES: 5.373
SEC 07, T 14 N, R 09 E, SE¼ of NE¼
PLAT: 0938-0938 CSM
CSM 938 BEING PART OF SE-NE 5.373A

Property Address: 304 S LIMIT DR

Parcel #: 121-00217-0000
Alt. Parcel #: 2107140914020

Assessed Value Land 25,900	Ass'd. Value Improvements 22,400	Total Assessed Value 48,300	Ave. Assmt. Ratio 0.8872	Net Assessed Value Rate (Does NOT reflect credits) 0.025720432
Est. Fair Mkt. Land 29,200	Est. Fair Mkt. Improvements 25,200	Total Est. Fair Mkt. 54,400	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$64.16

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				0.00	
MARQUETTE COUNTY	7,170	7,100	423.48	437.74	3.4%
VILLAGE OF ENDEAVOR	108,632	107,357	358.02	369.42	3.2%
PORTAGE SCH DIST	167,355	175,144	395.60	388.09	-1.9%
MADISON AREA MATC	11,934	11,998	45.70	47.04	2.9%
TIF DIST #1				0.00	
Total	295,091	301,599	1,222.80	1,242.29	1.6%
	First Dollar Credit		63.19	58.98	-6.7%
	Lottery & Gaming Credit				
	Net Property Tax		1,159.61	1,183.31	2.0%

Make Check Payable to:

TREASURER
VILLAGE OF ENDEAVOR
PO BOX 228
ENDEAVOR WI 53930
(608) 587-2486

Full Payment Due On or Before January 31, 2021

\$1,183.31

Or First Installment Due On or Before January 31, 2021

\$591.66

And Second Installment Payment Payable To

COUNTY TREASURER
JODY MYERS
PO BOX 186
MONTELO WI 53949

And Second Installment Due On or Before July 31, 2021

\$591.65

FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

Net Property Tax

1,183.31

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2021

► \$ 1,183.31

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 INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction
PORTAGE SCH DIST

**Total
Additional Taxes**
27,355.80

**Total Additional Taxes
Applied to Property**
73.26

**Year
Increase Ends**
2021

PLEASE RETURN LOWER
PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2020

Bill #: 217
Parcel #: 121-00217-0000
Alt. Parcel #: 2107140914020

Total Due For Full Payment

\$1,183.31

Pay to Local Treasurer By Jan 31, 2021

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT	2ND INSTALLMENT
Pay to Local Treasurer	Pay to County Treasurer
\$591.66	\$591.65
BY January 31, 2021	BY July 31, 2021

☐ Check For Billing Address Change.

ERNEST L & BARBARA TABER
1760 STATE ROAD 80
CUBA CITY WI 53807

FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

PA-6862 (R-8-15)

**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 304 S Limits ST Endeavor 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 Barb Taber ("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 \$5,000. 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 November 12th 2021 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 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

304 S Limits ST Village of Endeavor County Marquette

Ending October 7th 6:00pm 2021

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

Online Bidders: A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Online Bidders will be required to sign Terms & Conditions, Bidder Registration Form with offer to purchase within 24 hrs of the auction ending.

Terms of Purchase: All properties are offered and/or sold in AS-IS condition, free and clear of any and all liens or judgments. Seller only warrants good title & deed as a Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$5,000 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 November 12th 2021 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. \$5000 nonrefundable down payment. Property sold subject to seller confirmation of high bid within 48hrs of auction ending. Property is sold as is with no warranties. Closing to be on or before November 12th 2021.

Buyer's Premium: A 10% 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 October 6th 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 October 7th 2021.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

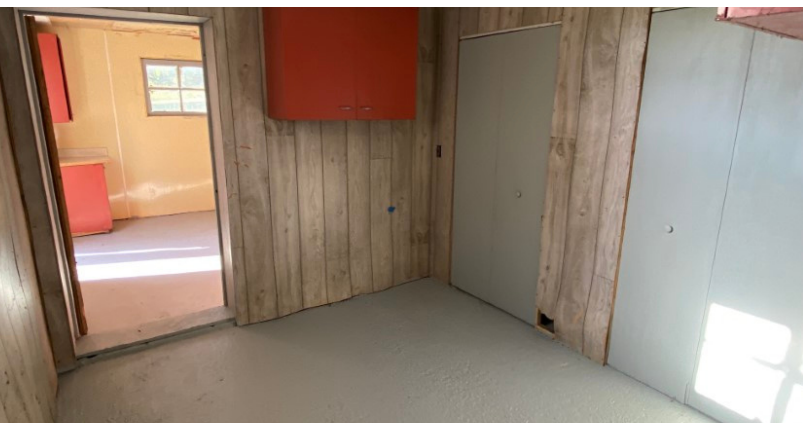


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