

Home on Spacious Lot in Adams County WI

Online Only Auction

Ending October 14th 6:00 PM

Soft close

1822 Deerborn Drive
Friendship, WI 53927



4.5 Acres with 3 Bedroom Home



United
Country
Real Estate

Midwest Lifestyle
Properties

hameleauctions.com

608.697.0160



HAMELE
AUCTION
SERVICES



Adams County ONLINE Auction starts ending Oct 14th 6pm. 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 at time of registration & high bidders will sign an offer to purchase. A \$5000 nonrefundable down payment required. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on or before November 30th 2021. Seller will entertain offers prior to auction date under all auction terms. Preview Dates are Sept 22nd from 2-4pm, Sept 26th 11-1PM & Oct 3rd 11-1PM.



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Home on Spacious Lot in Adams County WI ONLINE ONLY 10/14 6PM

1822 Deerborn Drive
Friendship, WI 53927



The property with all the possibilities? Here it is. This ONLINE ONLY Estate auction features a home and 7 + outbuildings, the auction starts ending at 6PM on Oct 14. This property has been part of a family farm for many years but now is time to be part of someone else's legacy. The home. With 2132 (EST) Sq feet. 3 bedrooms, 1 Full bath that is very spacious and a ½ Bath on the main level and a shower stall down stairs. There are 2 very large living room/ family room areas ready for your creative eye. There is a 3 season porch with a corn burner for those cool fall morning's and newer mechanicals that make this a solid contender for whatever your plan is. With The Petenwell Flowage and Castle Rock less that a few miles to the west, this property is set up for endless possibilities. Family compound? VRBO? Your own personal hobby farm?

Adams County ONLINE Auction starts ending Oct 14th 6pm. 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 at time of registration & high bidders will sign an offer to purchase. A \$5000 nonrefundable down payment required. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on or before November 30th 2021. Seller will entertain offers prior to auction date under all auction terms. LIST PRICE IS ONLY A SUGGESTED OPENING BID AND IS NOT REPRESENTATIVE OF THE FINAL CONTRACTUAL PRICE.

Preview Dates are Sept 22nd from 2-4pm, Sept 26th 11-1PM and Oct 3rd 11-1PM.

HAMELE AUCTION: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000. Wisconsin Realtor: Jason Syens 608.697.0160. 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








1919586 Active Single Family

1822 Deerborn Drive Town Quincy A15
Friendship WI 53927 County: Adams
Subdivision:

Bedrooms: 3 **Est Above Grade SqFt:** 1,432
Full Baths: 1 **Est Part/All Below Grd SqFt:** 500
Half Baths: 2 **Est Total Finished SqFt:** 2,132 *List*
Year Built: 1900 *Other* **Full Garage** 6
Est. Acres: 4.50 *List Agent*

Open House Info
9/22/2021 4:00-6:00 **Click M for Map:** 
9/26/2021 11:00-1:00 **Documents (if any):** 
Calculate Payment: 

From county Rd Z take Deerborn Drive to the East

						Baths		School Info	
						Full	Half		
Living/Great:	M 16X13	PrimaryBdrm:	M 11X12	Laundry:	M 7X7	Upper:	0	1	(D) Adams-Friendship
Formal Dining:	M 15X15	2nd Bedroom:	M 9x14		M 15x6	Main:	1	1	(E) Call School District
Dining Area:		3rd Bedroom:	M 10X8		L 14X22	Lower:	0	0	(M) Call School District
Kitchen:	M 19X13	4th Bedroom:							(H) Call School District
Family Room:		5th Bedroom:							

Lake/River:		Net Taxes:	\$ 1,475 / 2020	HOA Dues/Yr:	
Feet WaterFront:		Parcel #:	026-00560-0000	Builder:	
Lot Dimensions:		Zoning:	Res		

Type	1 story	Fuel	Liquid propane, None
Architecture	Ranch	Heating/Cooling	Forced air, Central air, Multiple Heating Units
Primary Bed Bath	Full	Water/Waste	Non-Municipal/Prvt dispos
Kitchen Features	Pantry, Range/Oven, Refrigerator, Microwave	Driveway	Unpaved
Fireplace	Gas, Pellet	Terms/Misc.	AUCTION
Basement	Full, Shower only, Block foundation		
Garage	Detached, 4+ car, Additional Garage		
Exterior	Aluminum/Steel		
Lot Description	Rural-not in subdivision		

Interior Features Washer, Dryer

Included: Everything in the home once the personal property is gone. Most kitchen appliances, Washer Dryer, Range and some miscellaneous furniture

Excluded: N/A

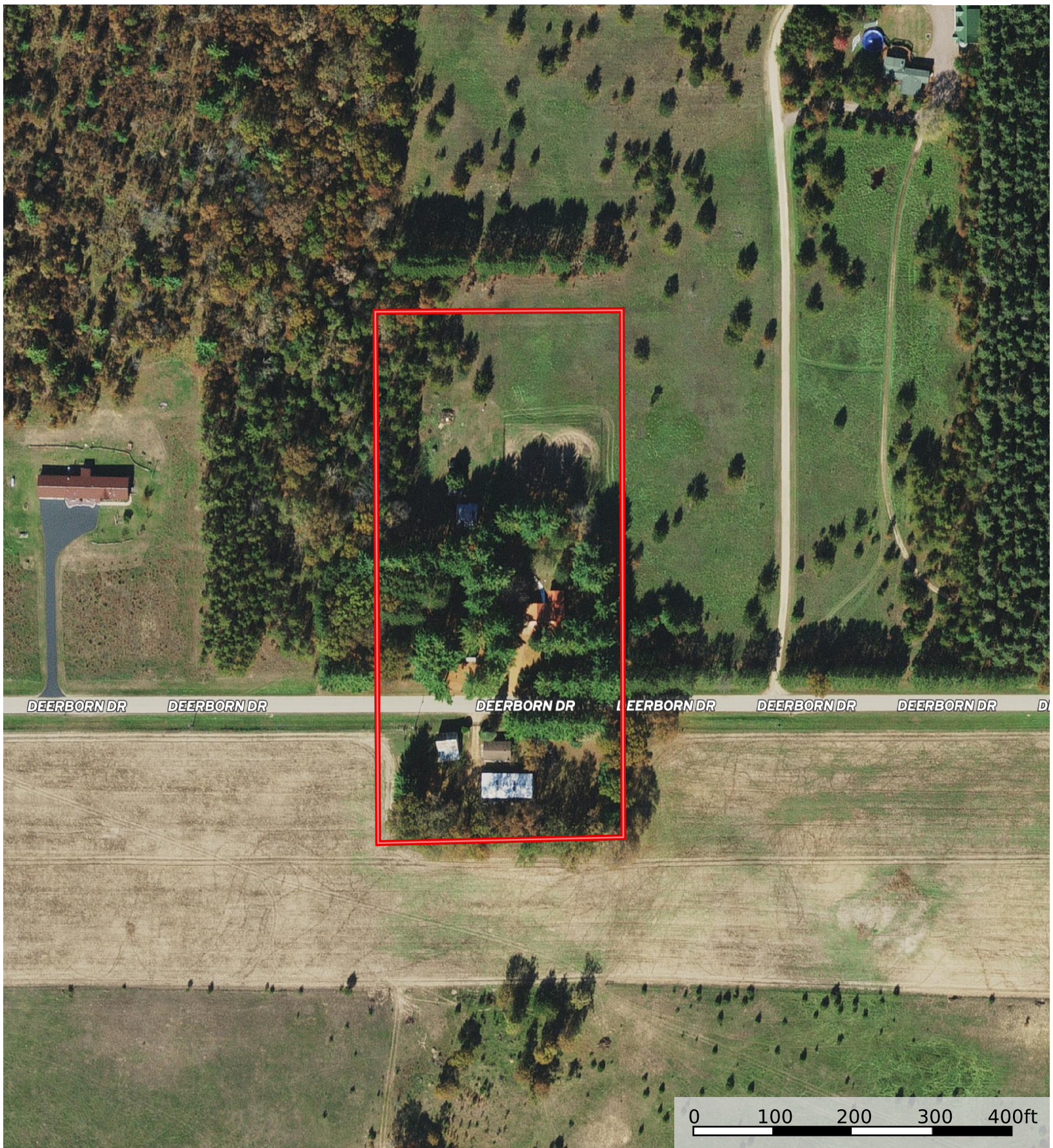
Adams County ONLINE Auction starts ending Oct 14th 6pm. A 10% Buyer's Premium will be added to final bid to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions at time of registration & high bidders will sign an offer to purchase. A \$5000 nonrefundable down payment required. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on or before November 30th 2021. Seller will entertain offers prior to auction date under all auction terms. Preview Dates are Sept 22nd from 2-4pm and Sept 26th 11-1PM. LIST PRICE IS ONLY A SUGGESTED OPENING BID AND IS NOT REPRESENTATIVE OF THE FINAL CONTRACTUAL PRICE.

Sold Price:	Seller Concessions:	Closing Date:
<i>This information provided courtesy of:</i>	United Country Midwest Lifestyle Properties	09/13/2021 11:48 AM

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

Jason Syens
United Country Midwest Lifestyle Properties
Pref: 608-617-0160
Jason@midwestlifestyleproperties.com
www.hameleauctions.com





 Boundary

TOWN OF QUINCY
 KATHY BORK, TREASURER
 2599 CO RD Z (TOWN HALL)
 FRIENDSHIP WI 53934

Please inform the treasurer of any address change.

EUGENE VAN MATER
 ALAN VAN MATER
 1822 DEERBORN DR
 FRIENDSHIP WI 53934

Property Address
 1822 DEERBORN DR

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2020
 TOWN OF QUINCY
 ADAMS COUNTY

BILL NO. 24207
 Correspondence should refer to parcel number
 PARCEL#: 026-00560-0000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Avg. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
9,800	60,100	69,900	0.8162	12,000	73,600	85,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction	2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change	Gross Property Tax	
STATE OF WISCONSIN						1,404.79	
ADAMS COUNTY	120,319	126,684	550.61	551.97	0.2%	First Dollar Credit	-54.97
TOWN OF QUINCY	234,609	234,512	225.60	225.67		Lottery Credit	-134.71
MID STATE TECHNICAL COL	219,131	217,998	75.11	80.92	7.7%	Net Property Tax	1,215.11
ADAMS-FRIENDSHIP SCHOOL	1,173,162	1,123,117	477.88	546.23	14.3%		
Total	1,747,221	1,702,311	1,329.20	1,404.79	5.7%		
	First Dollar Credit		53.25	54.97	3.2%		
	Lottery & Gaming Credit		147.76	134.71	-8.8%		
	Net Property Tax		1,128.19	1,215.11	7.7%		
School taxes reduced by school levy tax credit	\$ 116.76						
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	
530006 528936 528935 ACRES: 2.100			0.020097022			PAY BY January 31, 2021	
SEC 08, T 17 N, R 05 E						▶ \$ 1,215.11	
PLAT: MB-METES AND BOUNDS						Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.	
PT S81/4 NE1/4 IN SW COR.						Failure to pay on time. See reverse.	
			RETAIN THIS PORTION AS YOUR COPY			Installments may be paid as follows:	
			SEE REVERSE SIDE FOR IMPORTANT INFORMATION			540.20 DUE BY 01/31/2021	
						674.91 DUE BY 07/31/2021	

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases

Taxing Jurisdiction
 ADAMS-FRIENDSHIP SCHOOL

Total Additional Taxes
 134,762.50

Total Additional Taxes Applied to Property
 52.81

Year Increase Ends
 2023

PAY 1ST INSTALLMENT OF:
 \$540.20
 By January 31, 2021

AND PAY 2ND INSTALLMENT OF:
 \$674.91
 By July 31, 2021

OR PAY FULL AMOUNT OF:
 \$1,215.11
 By January 31, 2021

Amount Enclosed: \$ _____

Make Check Payable and Mail to:
 TOWN OF QUINCY
 KATHY BORK, TREASURER
 2599 CO RD Z (TOWN HALL)
 FRIENDSHIP WI 53934
 608-339-7230

2020 Real Estate Property Bill #
 24207

Parcel #
 026-00560-0000

Alt. Parcel #

VAN MATER, EUGENE

Include This Stub With Your Payment

Amount Enclosed: \$ _____

Make Check Payable and Mail to:
 ADAMS COUNTY TREASURER
 JANI ZANDER
 PO BOX 470
 FRIENDSHIP WI 53934-0470
 608-339-4202

2020 Real Estate Property Bill #
 24207

Parcel #
 026-00560-0000

Alt. Parcel #

VAN MATER, EUGENE

Include This Stub With Your Payment

Amount Enclosed: \$ _____

Make Check Payable and Mail to:
 TOWN OF QUINCY
 KATHY BORK, TREASURER
 2599 CO RD Z (TOWN HALL)
 FRIENDSHIP WI 53934
 608-339-7230

2020 Real Estate Property Bill #
 24207

Parcel #
 026-00560-0000

Alt. Parcel #

VAN MATER, EUGENE

Include This Stub With Your Payment

PA-6503 (R, 8-15)

TOWN OF QUINCY
 KATHY BORK, TREASURER
 2599 CO RD Z (TOWN HALL)
 FRIENDSHIP WI 53934

Please inform the treasurer of any address change.

EUGENE VAN MATER
 ALAN VAN MATER
 1822 DEERBORN DR
 FRIENDSHIP WI 53934

Property Address

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2020
 TOWN OF QUINCY
 ADAMS COUNTY

BILL NO. 24221
 Correspondence should refer to parcel number
 PARCEL#: 026-00576-0000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Avg. Assmnt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
5,600	10,100	15,700	0.8162	6,900	12,400	19,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2019 Est. State Aids Allocated Tax Det.	2020 Est. State Aids Allocated Tax Det.	2019 Net Tax	2020 Net Tax	% Tax Change	Gross Property Tax
STATE OF WISCONSIN					0.00		315.52
ADAMS COUNTY		120,319	126,684	123.67	123.98	0.38	First Dollar Credit -54.97
TOWN OF QUINCY		234,609	234,512	50.67	50.69		Lottery Credit
MID STATE TECHNICAL COL.		219,131	217,998	16.87	18.17	7.78	Net Property Tax 260.55
ADAMS-FRIENDSHIP SCHOOL		1,173,162	1,123,117	107.34	122.68	14.38	
Total		1,747,221	1,702,311	298.55	315.52	5.78	
		First Dollar Credit		53.25	54.97	3.28	
		Lottery & Gaming Credit					
		Net Property Tax		245.30	260.55	6.28	
School taxes reduced by school levy tax credit		\$26.23					
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)			
530006 528936 528935 ACRES: 0.800				0.020097022			
SEC 08, T 17 N, R 05 E				RETAIN THIS PORTION AS YOUR COPY			
PLAT: MB-METES AND BOUNDS				SEE REVERSE SIDE FOR IMPORTANT INFORMATION			
PT NE1/4 SE1/4							

TOTAL DUE FOR FULL PAYMENT
 PAY BY **January 31, 2021**
\$ 260.55
 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
 ADAMS-FRIENDSHIP SCHOOL

Total Additional Taxes 134,762.50
 Total Additional Taxes Applied to Property 11.46
 Year Increase Ends 2023

Installments may be paid as follows:
 130.28 DUE BY 01/31/2021
 130.27 DUE BY 07/31/2021

PAY 1ST INSTALLMENT OF:
 \$130.28
 By January 31, 2021

AND PAY 2ND INSTALLMENT OF:
 \$130.27
 By July 31, 2021

OR PAY FULL AMOUNT OF:
 \$260.55
 By January 31, 2021

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:
 TOWN OF QUINCY
 KATHY BORK, TREASURER
 2599 CO RD Z (TOWN HALL)
 FRIENDSHIP WI 53934
 608-339-7230
 2020 Real Estate Property Bill #
 24221
 Parcel #
 026-00576-0000
 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
 2020 Real Estate Property Bill #
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 Parcel #
 026-00576-0000
 Alt. Parcel #

Amount Enclosed: \$ _____
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 608-339-7230
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 24221
 Parcel #
 026-00576-0000
 Alt. Parcel #

VAN MATER, EUGENE
 Include This Stub With Your Payment

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VAN MATER, EUGENE
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PV-695/3 (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 1822 Deerborn Drive, Friendship WI 53934, Parcels, 026-00560-0000, 026-00576-0000, . 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 Alan Van Mater et al ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 5000. This deposit will be required in the form of a cashier's check or certified check made out to Hamele Realty Trust. A personal or company check will only be accepted if approved by auction company.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before Oct 15th 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. All items on premise included with sale unless noted on the "Excluded List". 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 Country Midwest Lifestyle Properties and Hamele Auction Service 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 Country Midwest Lifestyle Properties and Hamele Auction Service 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: Excluded Items _____

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 an Online Auction
for property located at 1822 Deerborn Drive Friendship WI
Parcels 026-00560-0000, 026-00572-0000

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

Bidders: A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Live Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions with offer to purchase after auction has ended.

Terms of Purchase: All properties are offered and/or sold in AS-IS condition, free and clear of any and all liens or judgments. Seller only warrants good title & deed as a Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$5,000 **nonrefundable** down payment along with a signed non-contingent offer to purchase per auction parcel, Seller's Addendum and all auction term documents. Closing to take place on or before November 15th 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 an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidders responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Buyer has the opportunity to test paint prior to auction at own time and cost; also cannot be a contingency to purchase property. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY 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. \$5,000 nonrefundable down payment per Auction Parcel. High Bid Subject to Seller confirmation within 48 hrs of midnight the day the auction closes. Property is sold as is with no warranties. Closing to be on or before November 15th 2021. Seller will entertain offers prior to auction ending under all auction terms.

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 Sept 30th 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 term will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated September 30th 2021.

This addendum is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____



Jason Syens
608.697.0160

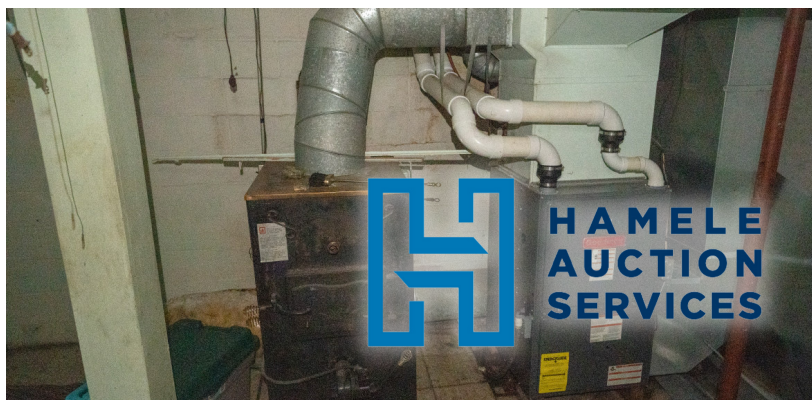


United Country
Real Estate

Midwest
Lifestyle
Properties



HAMELE
AUCTION
SERVICES



United Country
Real Estate

Midwest Lifestyle
Properties



HAMELE
AUCTION
SERVICES