

Columbia County WI 20 Acre Tillable Land Auction

Online Only Auction March 2nd 6:00PM



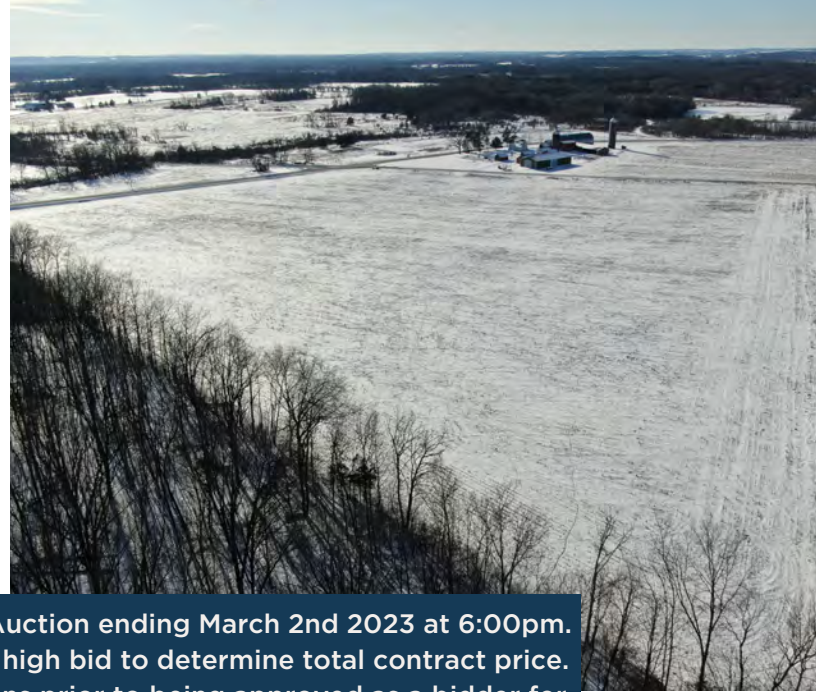
20 Ac County Hwy X
Portage, WI 53901



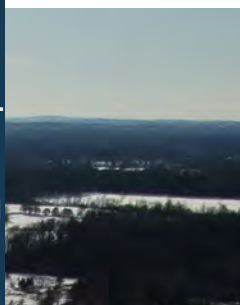
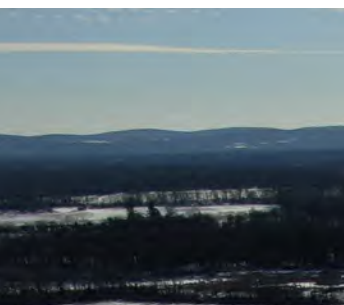

United Country
Real Estate
Midwest Lifestyle
Properties

hameleauctions.com
608.697.3349

 HAMELE
AUCTION
SERVICES



Online Only Auction Real Estate Auction ending March 2nd 2023 at 6:00pm. Terms: 10% Buyer's Fee added to high bid to determine total contract price. Buyer to sign Terms and Conditions prior to being approved as a bidder for this auction. Buyer to sign Offer to Purchase w/no contingencies and a \$5,000 nonrefundable down payment to be paid to within 24hrs after approval of high bid, buyer to close on property on or before April 14th 2023. Property is being sold as is. High bid is subject to Seller's confirmation of bid within 48hrs of midnight of auction ending. Price of \$1 is a non-contractual price it is for MLS listing requirements of having price in listing. Contact Land Pro Travis Hamele for more info or to set up a preview of property 608-697-3349 or travis@hameleuactions.com



Midwest
Lifestyle
Properties



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1949543 **Active** **Lots & Acreage**

20AC Hwy X **Town** Lewiston B16
Portage WI 53901 **County:** Columbia
Subdivision:

Total Acreage:	20.00 <i>Other</i>	Price/Acre:	\$0.05
Wooded Acres:	0.00	Price/SqFt:	
Pasture Acres :	0.00	Number of Lots:	1
Tillable Acres:	19.50	Lot Number(s):	
Wetland Acres:	0.00		

Open

From Portage take CX north to west on Cty X 3 miles to property on right. From Briggsville from Hwy 23 take Cty X east 4 miles property on left

Lot Dimensions:

Lake/River:
Feet WaterFront:

Specific Builder Required: No

School District: Portage
Elementary: Call School District
Middle: Call School District
High: Portage

Annual HOA

Click M for Map:
Documents (if any):
Calculate Payment:
USPS Zip Report:



Legal Description: Lengthy

Net Taxes: \$ 82 / 2022

Parcel #: 11020-562.A1

Zoning: AG 1

Type	Rural
Present Zoning	Agricultural
Utilities Avail. (To Lot)	Electricity, Telephone
Water System	None presently
Waste Disposal	None presently
Road	Paved
Improvements	None

Purchase Options	Sell entirely
Available Info	Aerial photos, Soil survey
Terms	AUCTION
Farm Features	Tillable

Lot Description Corner, Limited/Non-Buildable, Horses Allowed
Topography Level

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Sold Price:

Seller Concessions

Closing Date:

This information provided courtesy of: United Country Midwest Lifestyle Properties

02/01/2023 10:52 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS



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



Columbia County WI 20 Acre Tillable Land Auction

Online Only Auction March 2nd 6:00PM



20 Ac County Hwy X
Portage, WI 53901



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This 20 acre Town of Lewiston Columbia County parcel will be offered through an online only auction ending March 2nd 2023 at 6pm. Just over 19 acres of this 20 is tillable consisting of mostly Okee Loamy fine sand, Lapeer fine sandy loam and Briggsville silt loam. With this being all tillable one can still have opportunities to chase the turkeys that pitch down into the field to feed and with the east and north of the field being heavily timbered a good number of deer frequent the field.

Located approx. 4 miles outside of Portage and Briggsville on County Hwy X. Tract is zoned A1 and does not have enough acres to be a residential build site.

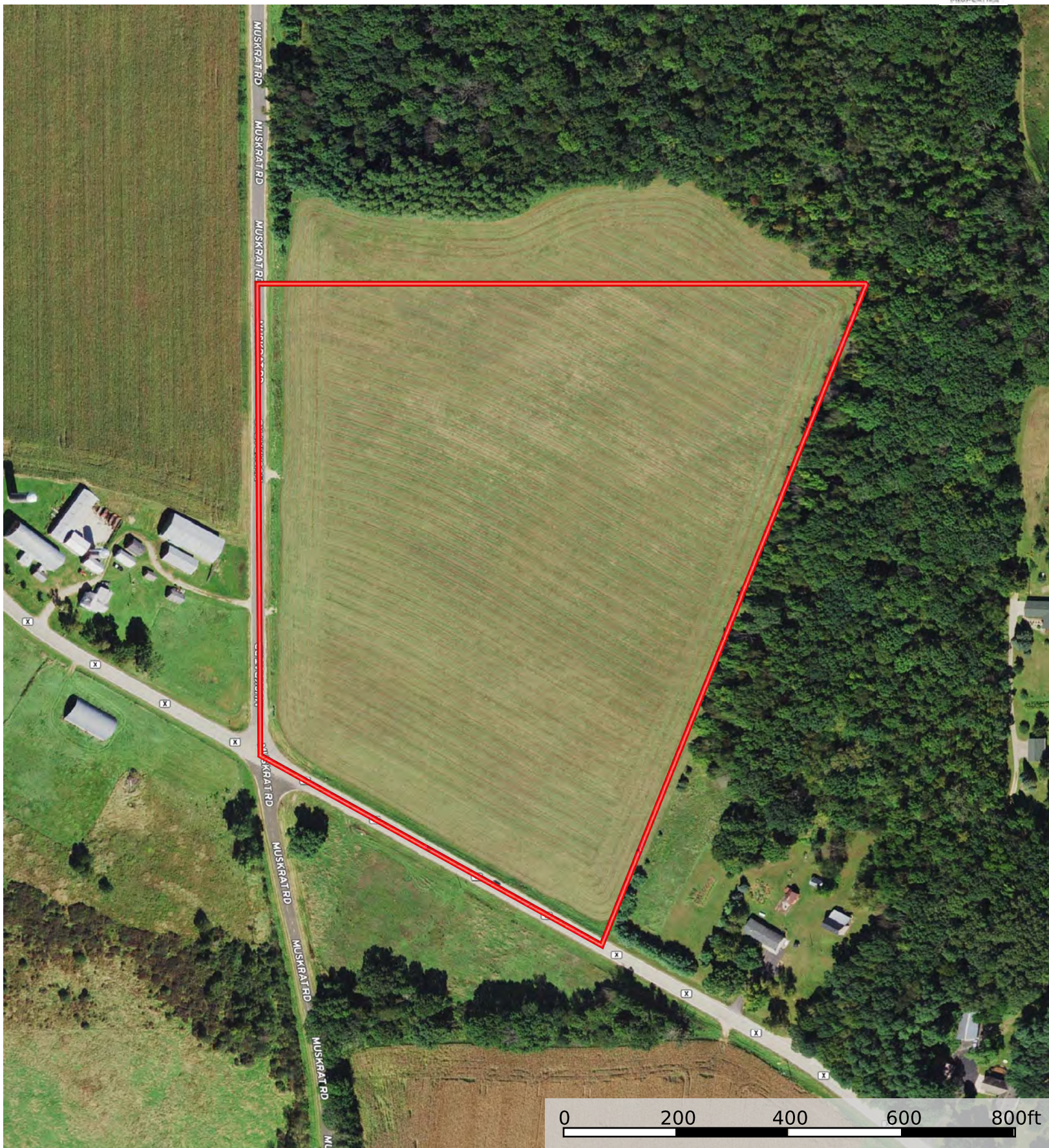
Terms: Online Only Auction Real Estate Auction ending March 2nd 2023 at 6:00pm. Terms: 10% Buyer's Fee added to high bid to determine total contract price. Buyer to sign Terms and Conditions prior to being approved as a bidder for this auction. Buyer to sign Offer to Purchase w/no contingencies and a \$5,000 nonrefundable down payment to be paid to within 24hrs after approval of high bid, buyer to close on property on or before April 14th 2023. Property is being sold as is. High bid is subject to Seller's confirmation of bid within 48hrs of midnight of auction ending. Price of \$1 is a non-contractual price it is for MLS listing requirements of having price in listing.


Contact Land Pro Travis Hamele for more info or to set up a preview of property 608-697-3349 or travis@hameleauctions.com



20 Acres Cty Hwy X Town of Lewiston Land Auction March

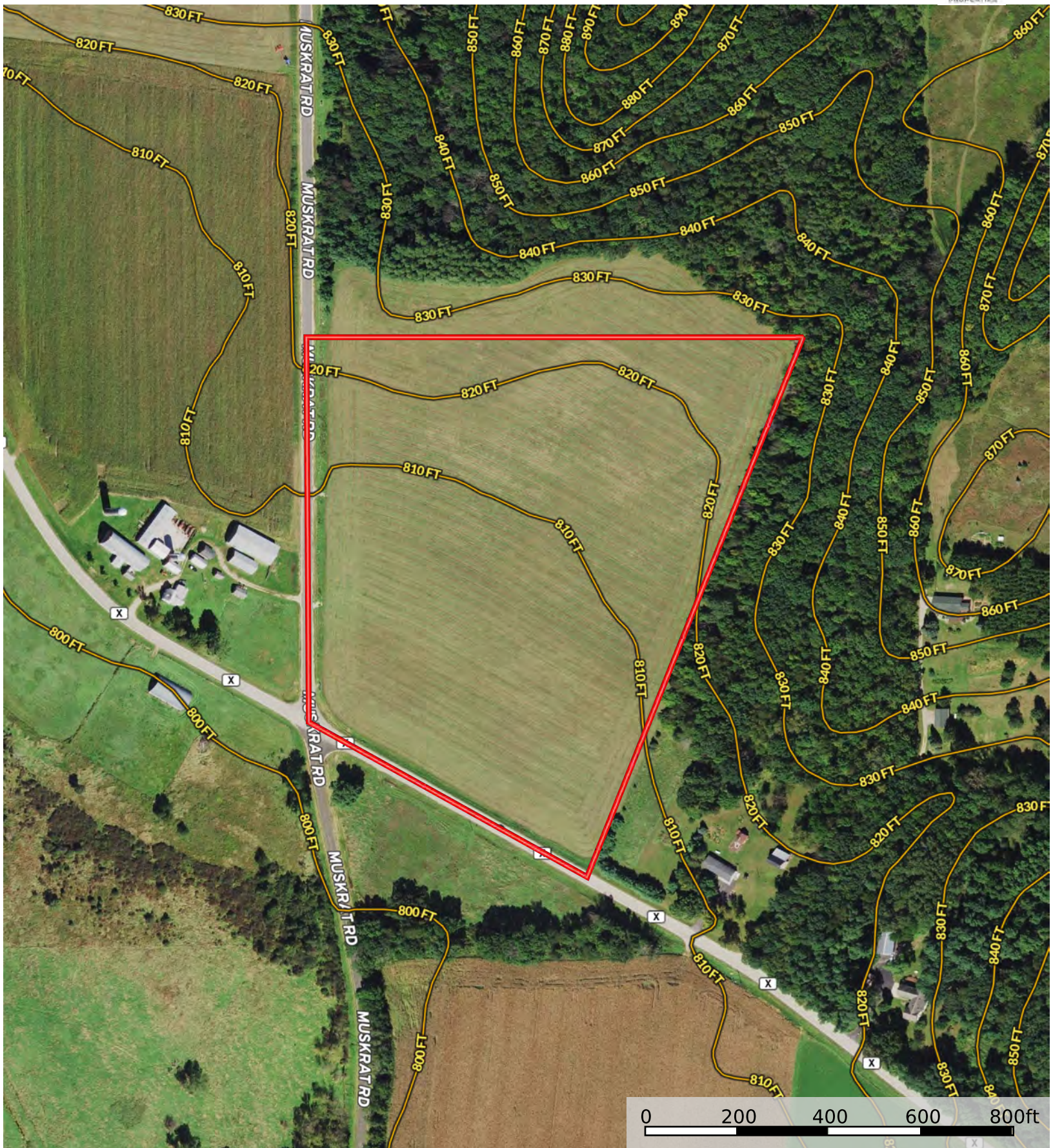
Columbia County, Wisconsin, 20 AC +/-



 Boundary

20 Acres Cty Hwy X Town of Lewiston Land Auction March

Columbia County, Wisconsin, 20 AC +/-



 Boundary

20 Acres Cty Hwy X Town of Lewiston Land Auction March

Columbia County, Wisconsin, 20 AC +/-



Boundary

20 Acres Cty Hwy X Town of Lewiston Land Auction March

Columbia County, Wisconsin, 20 AC +/-

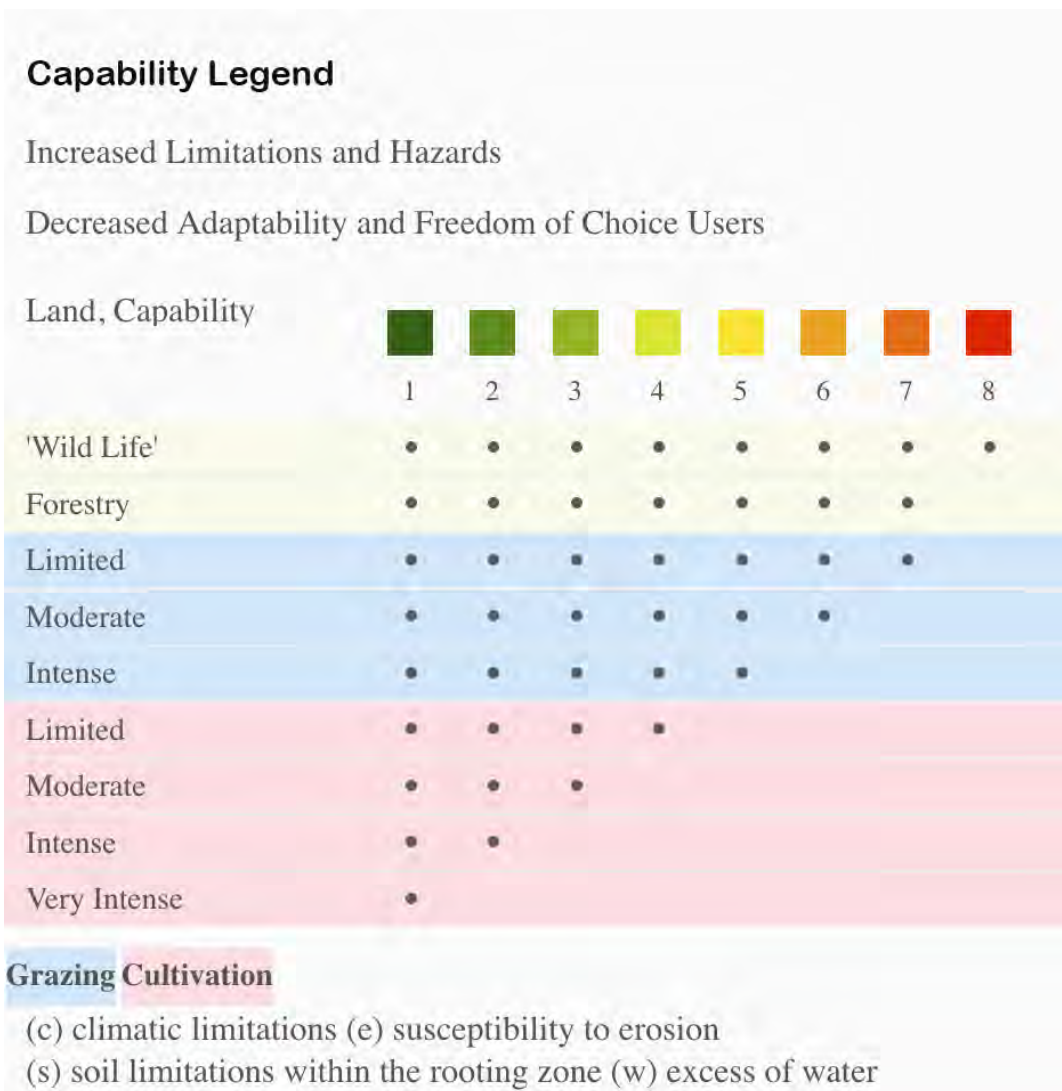


Boundary

|  Boundary 20.35 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OkB	Okee loamy fine sand, 2 to 6 percent slopes	8.49	41.7	0	54	3s
LaB	Lapeer fine sandy loam, 2 to 6 percent slopes	6.29	30.89	0	68	2e
BtB2	Briggsville silt loam, silty subsoil variant, 1 to 6 percent slopes, eroded	5.33	26.18	0	81	2e
LaC2	Lapeer fine sandy loam, 6 to 12 percent slopes, eroded	0.17	0.83	0	63	3e
KbA	Kibbie fine sandy loam, 0 to 4 percent slopes	0.07	0.34	0	73	2w
TOTALS		20.35(*)	100%	-	65.51	2.43

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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 20 acres Cty Hwy X Town of Lewiston Columbia County Tax Parcel 11020 562.A1.

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 Michael Wakerhauser ("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. Wire transfer is subject to a \$25.00 fee.

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. **REAL ESTATE CLOSING:**

Buyers must close all sale of real property on or before April 14th 2023. **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 2% 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 Only
Auction 20 Acres Cty Rd X Town of Lewiston Columiba County
Ending March 2nd 2023 6pm

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

Bidders: Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

Terms of Purchase: 10% Buyers fee added to high bid price to determine total contract price. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & 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 and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before April 14th 2023. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$5,000 nonrefundable down payment will be credit on the closing statement to be signed by buyer(s) and seller(s). High Bid Subject to Seller confirmation within 48 hrs of midnight the day of the auction. Closings to take place at Wisconsin River County Title in Portage WI.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make 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. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. 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 in an online only auction with a soft close. 10% Buyers fee added to high bid price to determine total contract price. High Bid Subject to Seller confirmation within 48 hrs of midnight the day of the auction. \$5,000 nonrefundable down payment due within 24hrs of delivery of Sellers approval of High Bid. Property is sold as is with no warranties. Closing to be on or before April 14th 2023.

Broker Participation: Auction Company to pay 2% 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 24hrs prior to auction. Fax 608-742-5004 or email travis@hameleauctions.com 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 March 1st 2023.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2022
 REAL ESTATE**

Wakerhauser, Michael J

**Parcel Number: 11020 562.A1
 Bill Number: 1065750**



1065750/11020 562.A1
**MICHAEL J WAKERHAUSER
 W10630 COUNTY X
 PORTAGE WI 53901**

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. 15, T13N, R8E
 Prt SE1/4 NE1/4, Com intersection Hwy X & Muskrat Rd, N 874', E 1122', SW along fence 1320', NW along c/1 Hwy X 726' to POB.
 20.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 5,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 5,100	AVERAGE ASSMT. RATIO 0.729758617	NET ASSESSED VALUE RATE 0.01599356 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 81.56
ESTIMATED FAIR MARKET VALUE LAND 300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 8.63	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
Columbia County	101,903	96,911	28.93	27.84	-3.8%
Town of Lewiston	144,598	146,976	9.23	9.26	0.3%
Portage Community School	1,693,324	1,684,747	42.36	39.42	-6.9%
MATC	124,730	122,894	5.19	5.04	-2.9%
TOTAL	2,064,555	2,051,528	85.71	81.56	-4.8%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			85.71	81.56	-4.8%

**TOTAL DUE: \$81.56
 FOR FULL PAYMENT
 PAY BY:
 JANUARY 31, 2023**

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
Portage Community School	358,722	14.70	2026				

PAY 1ST INSTALLMENT OF: \$81.56
 BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965
 PIN# 11020 562.A1
 WAKERHAUSER, MICHAEL J
 BILL NUMBER: 1065750

PAY 2ND INSTALLMENT OF: \$0.00
 BY JULY 31, 2023
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 COLUMBIA COUNTY
 STACY L OPALEWSKI TREASURER
 PO BOX 198
 PORTAGE, WI 53901
 PIN# 11020 562.A1
 WAKERHAUSER, MICHAEL J
 BILL NUMBER: 1065750

PAY FULL AMOUNT OF: \$81.56
 BY JANUARY 31, 2023
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF LEWISTON
 STEPHANIE WARREN, TREAS
 PO BOX 555
 WISCONSIN DELLS, WI 53965
 PIN# 11020 562.A1
 WAKERHAUSER, MICHAEL J
 BILL NUMBER: 1065750



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



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