

# Sauk County Log Home Real Estate Online Only Auction

Online Only Auction August 17th 6:00PM

S7154 Hwy 12  
North Freedom, WI 53951



**HAMELE  
AUCTION  
SERVICES**



 **United  
Country  
Real Estate**

**Midwest Lifestyle  
Properties**



[hameleauctions.com](http://hameleauctions.com)  
608.697.3349





Terms: Online Only Auction ending August 17th 2023 at 6:00pm. High Bid Subject Sellers Confirmation within 48hrs of auction. 10% Buyer's Fee added to high bid to determine total contract price, Buyer to sign Offer to Purchase w/no contingencies & all auction documents to be signed following the closing of the auction and a \$10,000 nonrefundable down payment to be paid to within 24hrs after buyer receives offer to purchase, buyer to close on property on or before October 2nd 2023. Property will sell at or above the minimum bid. List price is the starting bid of the auction non contractual price. Seller will entertain offers under all auction terms prior to auction ending.

Open House Preview Days August 5th 11-1pm, August 9th 4-6pm & August 12th 11-1pm.



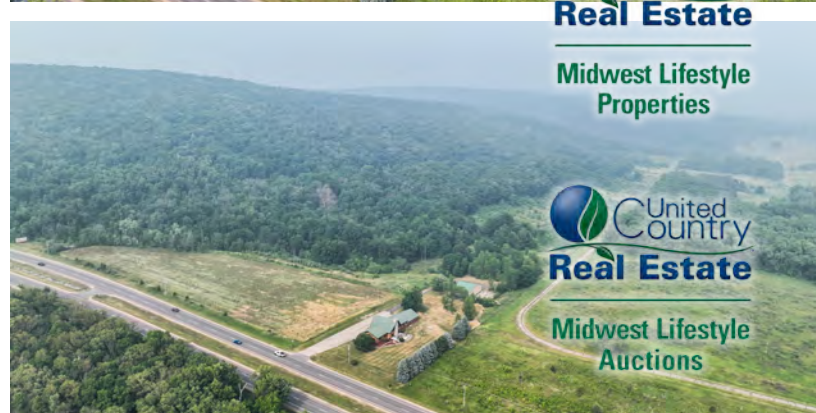
United Country  
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Midwest Lifestyle  
Properties




Midwest Lifestyle  
Auctions





<b>1959975</b>	<b>Active</b>	<b>Single Family</b>	<b>Price:</b>	AU
<b>S7154 Hwy 12</b>	<b>Town</b>	Sumpter		Q31
<b>North Freedom WI 53951</b>	<b>County:</b>	Sauk		
	<b>Subdivision:</b>			
-----				
<b>Bedrooms:</b>	5	<b>Finished Above Grade SqFt:</b>	3,000	
<b>Full Baths:</b>	3	<b>Fin Part/All Below Grd SqFt:</b>	0	
<b>Half Baths:</b>	0	<b>Total Finished SqFt:</b>	3,000	Other
<b>Year Built:</b>	2000	<i>Other</i>		
<b>Est. Acres:</b>	5.50	<i>Assessor</i>	<b>8/5/2023</b>	<b>11:00-1:00</b>
<b>Full Garage</b>	2			
		<b>Open House Info</b>		
		<b>8/9/2023</b>	<b>4:00-6:00</b>	
		<b>Show Date:</b>		
		 <a href="#">Schedule a Showing</a>		
			        	

 From Baraboo take Hwy 12 south to property on east side of Hwy 12

<b>Living/Great:</b>	M 22x28	<b>Primary Bedrm:</b>	M 12x18	<b>Laundry:</b>	M	<b>Baths</b>		<b>School Info</b>	
<b>Formal Dining:</b>	M 12x16	<b>2nd Bedroom:</b>	M 12x15	<b>Den/Office</b>	M 15x15	<b>Full</b>	<b>Half</b>	<b>(D)</b>	Sauk Prairie
<b>Dining Area:</b>		<b>3rd Bedroom:</b>	M 13x14			<b>Upper:</b>	1	0	<b>(E)</b> Call School District
<b>Kitchen:</b>	M 17x29	<b>4th Bedroom:</b>	M 13x15			<b>Main:</b>	2	0	<b>(M)</b> Sauk Prairie
<b>Family Room:</b>		<b>5th Bedroom</b>	U 16x16			<b>Lower:</b>	0	0	<b>(H)</b> Sauk Prairie
<b>Lake/River:</b>		<b>Parcel:</b>	034-0652-00000	<b>Net Taxes:</b>	\$ 3,449 / 2022	<b>Land Assess:</b>	\$ 56,200		
<b>Feet WaterFront:</b>		<b>Zoning:</b>	ag	<b>Builder:</b>		<b>Improvements:</b>	\$ 134,700		
<b>Lot Dim:</b>		<b>HOA Dues/Yr:</b>		<b>Owner:</b>		<b>Total Assess:</b>	\$ 190,900 / 2022		
<b>Type</b>	1 1/2 story	<b>Fuel</b>	Liquid propane	<b>Heating/Cooling</b>	Forced air, Central air	<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispos	<b>Driveway</b>	Paved, Unpaved
<b>Architecture</b>	Log Home	<b>Barrier-free</b>	Open floor plan, First floor bedroom, First floor full bath, Level drive, Level lot	<b>Terms/Misc.</b>	AUCTION				
<b>Primary Bed Bath</b>	Walk through								
<b>Kitchen Features</b>	Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave								
<b>Fireplace</b>	Wood, 1 fireplace								
<b>Basement</b>	Full, Sump pump, Poured concrete foundatn								
<b>Garage</b>	2 car, Attached, Heated								
<b>Exterior</b>	Log								
<b>Lot Description</b>	Rural-not in subdivision, Adjacent park/public land								
<b>Interior Features</b>	Wood or sim. wood floor, Vaulted ceiling, Washer, Dryer								
<b>Exterior Features</b>	Patio, Storage building								
<b>Included:</b>	stove, fridge, dishwasher, microwave, washer and dryer								
<b>Excluded:</b>	all personal property								
<p>Terms and Conditions: Online Only Auction ending August 17th 2023 at 6:00pm. High Bid Subject Sellers Confirmation within 48hrs of . 10% Buyer's Fee added to high bid to determine total contract price, Buyer to sign Offer to Purchase w/no contingencies &amp; all auction documents to be signed following the closing of the auction and a \$10,000 nonrefundable down payment to be paid to within 24hrs after buyer receives offer to purchase, buyer to close on property on or before October 2nd 2023. Property will sell at or above the minimum bid. Open House Preview Days August 5th 11-1pm, August 9th 4-6pm &amp; August 12th 11-1pm. List price is the starting bid of the auction non contractual price. Seller will entertain offers under all auction terms prior to auction ending.</p> <p>Seller will entertain offers prior to auction closing under all auction terms. Measurements to be verified by buyer. Commission is based off of the high bid before buyers fee added. Agent must fill out and deliver buyer's registration form to earn a commission.</p>									
<b>LstAgt:</b>	<b>Travis Hamele</b>	<b>56079-90</b>	<b>CoList:</b>	<b>List Date:</b>	7/14/2023	<b>Expire Date:</b>	10/31/2023		
	Pref: 608-697-3349			<b>Subagent Comm:</b>	3%	<b>Electronic Consent:</b>	Yes		
	travis@hameleauctions.com			<b>BuyerAgent Comm:</b>	3%	<b>Exclusive Agency:</b>	No		
	United Country Midwest Lifestyle Properties			<b>DOM:</b>	3	<b>CDOM:</b>	3	<b>Licensee Interest:</b>	No
	Off: 608-742-5000	Fax #:	608-742-5004	<b>AO Date:</b>		<b>Limited Service:</b>	No		
	1325 W Wisconsin St			<b>Closing Date:</b>		<b>Multiple Rep:</b>	Yes		
	Portage WI 53901-1563			<b>Financing:</b>		<b>Named Exceptions:</b>	No		
<b>SaleAgt:</b>		<b>Sold Price:</b>		<b>Sale Factors:</b>		<b>Policy Letter:</b>	No		
		<b>Concessions:</b>		<b>Competing Offers:</b>		<b>Variable Comm:</b>	Yes		

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS **Orig MLS:** South Central WI

S7154 Hwy 12

\$1,000

1959975

Printed By: Travis Hamele

07/17/2023 11:43 AM **Not for Public Distribution**



# Sauk County Log Home Real Estate

## Online Only Auction August 17th 6:00PM

S7154 Hwy 12, North Freedom, WI 53951



Bid your price on this Sauk County, Prairie Du Sac, WI log home on 5+ acre Real Estate Auction. Family home with a business opportunity? Private retreat? Short-term rental? Perhaps, you've been wanting to transition from city life to country life. Opportunity is banging down your front door! Own a piece of rustic simplicity, beautiful, full-log, log home with 5.5 acres bordering gorgeous Devil's Lake State Park. Just seconds off Hwy 12, the morning commute is a snap, keeping a bit of the fast-paced city life in your lane, only to welcome you back home to evenings and weekends of relaxation! Parking is not a problem as you pull off Hwy 12 onto your paved driveway, which leads to a heated, 3-car, amply-spaced garage. As you enter the house, your briefcase slips silently from your hand onto the breezeway floor. Delicious dinner smells and familiar voices fill the air. This kitchen gets all the love and attention! Friends and family frequently gather around the spacious island to watch the cooking and baking magic and to steal a sample or two. Stately log beams and complimenting pine cabinetry lend to the feel of a simpler time. Off to the side, a formal dining room and a sitting room provide additional entertaining space for family holidays or business dinners. After dinner, everyone moves into the great room- framed with abundant lighting even at the close of the day. The fieldstone fireplace puts the "great" in the great room, and the warmth that radiates throughout gives the winter weather a romantic feel. As you step out of the great room through the patio door, you embrace the peace and tranquility of this outside space. Who needs professional help when this inviting outdoor patio provides you with all the mental health treatment you'll need? Nature is always at your door with breathtaking views of the Southern Bluff of Devil's Lake. Fall puts on a spectacular show! Watching the sunrise with your cup of coffee and wine to toast the sunset; the best property double-play! With 4 bedrooms, 3 baths, first-floor laundry, and a loft, there is always room for extra friends and family! An unfinished basement allows you to design that family recreation room or business office you've always wanted! You can bring all your toys to fill the 40 x 60 storage shed, with additional space prepared for you to build on. Maybe that business you've been dreaming about can be a reality here? The best of both worlds! Don't overthink this! Are you ready to light that fireplace?

Open house dates: August 5th 11-1pm, August 9th 4-6pm & August 12th 11-1pm

Terms: Online Only Auction ending August 17th 2023 at 6:00pm. High Bid Subject Sellers Confirmation within 48hrs of . 10% Buyer's Fee added to high bid to determine total contract price, Buyer to sign Offer to Purchase w/no contingencies & all auction documents to be signed following the closing of the auction and a \$10,000 nonrefundable down payment to be paid to within 24hrs after buyer receives offer to purchase, buyer to close on property on or before October 2nd 2023. Property will sell at or above the minimum bid. List price is the starting bid of the auction non contractual price. Seller will entertain offers under all auction terms prior to auction ending. Contact Travis Hamele for More info 608-697-3349 or [travis@hameleauctions.com](mailto:travis@hameleauctions.com) (Registered Wisconsin Auctioneer 2224-052)

United Country Midwest Lifestyle Properties & Hamele Auctions 1325 W Wisconsin St., Portage, WI 53901. Realtor and auctioneer: Travis Hamele (Registered Wisconsin Auctioneer 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](http://www.hameleauctions.com).



**Midwest Lifestyle  
Properties**



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Boundary



TOWN OF SUMPTER  
ROBIN MEIER, TREASURER  
E11097 KINGS CORNER RD  
NORTH FREEDOM WI 53951

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

JAMES J DELANEY REVOCABLE LIVING TRUST



**Parcel Number: 034 0652-00000**  
**Bill Number: 580662**

580662/034 0652-00000

**JAMES J DELANEY REVOCABLE LIVI**  
**S7303 NEW HAVEN RD**  
**NORTH FREEDOM WI 53951**

**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**

**S7154 US HWY 12**  
Sec. 34, T11N, R6E  
S 34 T11N R6E A STRIP 200' WIDE LYING N OF BOW FENCE &  
E OF HWY IN NW SE 5.50A  
5.500 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 56,200	ASSESSED VALUE IMPROVEMENTS 134,700	TOTAL ASSESSED VALUE 190,900	AVERAGE ASSMT. RATIO 0.772626633	NET ASSESSED VALUE RATE 0.01844806 (Does NOT reflect credits)	NET PROPERTY TAX 3449.45
ESTIMATED FAIR MARKET VALUE LAND 80,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 174,300	TOTAL ESTIMATED FAIR MARKET VALUE 255,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 334.05	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
Sauk County	23,100	24,328	884.57	968.85	9.5%
Town of Sumpter	77,642	78,878	555.21	607.39	9.4%
Sauk Prairie Schools	490,978	527,344	1,748.97	1,767.23	1.0%
MATC	62,127	65,902	177.26	178.27	0.6%
<b>TOTAL</b>	<b>653,847</b>	<b>696,452</b>	<b>3,366.01</b>	<b>3,521.74</b>	<b>4.6%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>-71.23</b>	<b>-72.29</b>	<b>1.5%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>3,294.78</b>	<b>3,449.45</b>	<b>4.7%</b>

**TOTAL DUE: \$3,449.45**  
**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
Sauk Prairie Schools	270,963	765.60	2040				

PAY 1ST INSTALLMENT OF: \$1,725.45  
BY JANUARY 31, 2023

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF SUMPTER  
ROBIN MEIER, TREASURER  
E11097 KINGS CORNER RD  
NORTH FREEDOM WI 53951

PIN# 034 0652-00000

JAMES J DELANEY REVOCABLE LIVING TRUST  
BILL NUMBER: 580662

PAY 2ND INSTALLMENT OF: \$1,724.00  
BY JULY 31, 2023

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 034 0652-00000

JAMES J DELANEY REVOCABLE LIVING TRUST  
BILL NUMBER: 580662

PAY FULL AMOUNT OF: \$3,449.45  
BY JANUARY 31, 2023

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF SUMPTER  
ROBIN MEIER, TREASURER  
E11097 KINGS CORNER RD  
NORTH FREEDOM WI 53951

PIN# 034 0652-00000

JAMES J DELANEY REVOCABLE LIVING TRUST  
BILL NUMBER: 580662



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 S7154 Hwy 12 Town of Sumpter Sauk County 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 James J Delaney Revocable Living Trust (James J Delaney Trustee) ("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 \$ 10,000 . 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 October 2<sup>nd</sup> 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 3% commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

**TITLE INSURANCE:**

The property shall be sold with a Title Insurance Policy issued at Seller's cost.



**FINANCING:**

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

**ENVIRONMENTAL DISCLAIMER:**

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

**ADDENDA:**

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: \_\_\_\_\_

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**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 WARRANTY 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 S7154 Hwy 12 Town of Sumpter Sauk County WI**  
**August 17th 2023 6pm Soft Close**

**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, sold subject to seller' confirmation of high bid withing 48hrs of auction ending, free and clear of all liens or judgments. Seller only warrants insured title & Trustees Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$10,000 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 August 20<sup>th</sup> 2023. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$10,,000 nonrefundable down payment will be credit on the closing statement to be signed by buyer(s) and seller(s).. Closings to take place at Title Company of Sellers choice.

**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 "AI-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. Sold Subject to Sellers Confirmation of high bid within 48hrs of auction ending. \$10,000 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 October 2<sup>nd</sup> 2023.



**Broker Participation:** Auction Company to pay 3% of high bid to the agent that 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](mailto: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 August 17<sup>th</sup> 2023.

This addenda is dated: \_\_\_\_\_

Bidders Signature(s)

\_\_\_\_\_ Name Printed \_\_\_\_\_

\_\_\_\_\_ Name Printed \_\_\_\_\_





# Exclusive Agriculture Zoning District

## Chapter 7 Sauk County Zoning Ordinance, Subchapter IV

This information herein is only a brief summary of the zoning district and may not be a complete and accurate representation of the applicable law. This information is not meant to replace or change the existing Sauk County Ordinances. Sauk County makes no representations or warranties with respect to the accuracy of the information presented and its employees shall not be liable for any loss, damage or inconvenience arising from the use of the information contained herein.

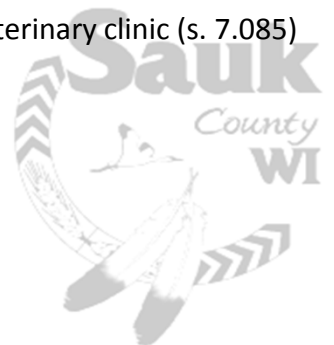
The exclusive agriculture (EA) zoning district provides for the conservation of natural resources while maintaining and enhancing a diverse, economically viable, commercial agricultural base. This district is certified under Wis. Stat. Ch. 91.

### Permitted Uses (Land use permit required)

- **Agricultural uses**
  - Agriculture incubator
  - Aquaculture facility (s. 7.045)
  - Food processing facility (s. 7.084)
  - Agriculture (s. 7.046)
  - Roadside stand and farmer's market (s. 7.076)
- **Community uses**
  - Child care center, 8 or fewer people (s. 7.051)
- **Food business uses**
  - Grocery store, confectionary, bakery, deli, and meat market (s. 7.084)
- **General Uses**
  - Accessory structure, detached (s. 7.075)
  - Accessible elements (s. 7.081)
  - Ponds (depending on size – see s. 7.063)
- **Home business uses**
  - Home-based business (depending on size, s. 7.052)
- **Recreational living uses**
  - Camping (s. 7.055)
- **Residential uses**
  - Dwelling temporarily used during construction (s. 7.057)
- **Resource uses**
  - Solar energy system (s. 7.078)
  - Wind energy system (s. 7.078)
  - Gasification energy system (s. 7.078)
- **Storage and fabrication uses**
  - Seasonal storage of recreational equipment and motor vehicles (s. 7.082)

### Conditional Uses (Conservation, Planning, & Zoning Committee approval + land use permit required)

- **Agricultural uses**
  - Agriculture-related business
  - Agricultural tourism (s. 7.044)
  - Sawmill (s. 7.048)
  - Livestock harvest facility (s. 7.049)
  - Stable and equestrian facility (s. 7.049)
- **Art uses**
  - Art gallery (s. 7.050; s. 7.052)
  - Art studio (s. 7.050; s. 7.052)
- **Community uses**
  - Cemetery, mausoleum (s. 7.074 (1))
  - Government facilities, buildings, and uses (s. 7.074 (1); s. 7.080)
  - Places of worship (s. 7.074 (1))
- **Education uses**
  - Library, museum (s. 7.074 (1))
  - Public/private elementary and secondary schools, colleges, universities, technical institutes, and related facilities (s. 7.074 (1))
- **Recreational uses**
  - Sport shooting range (s. 7.054)
- **Recreational living uses**
  - Bed and breakfast establishment (s. 7.083)
- **Residential uses**
  - Single family dwelling (s. 7.074 (3); Subch. IX; s. 7.075)
  - Multiple family dwelling, 2 units
  - Temporary secondary dwelling for dependency living arrangements or agricultural use (s. 7.059)
- **Resource uses**
  - Transportation, communications, pipeline, electric transmission, utility, or drainage uses
- **Retail sales and service uses**
  - Animal grooming, veterinary clinic (s. 7.085)





## Special Exceptions (Board of Adjustment approval + land use permit required)

- **Recreational living uses**

- Lodging house (s. 7.083)

- **Resource uses**

- Nonmetallic mining site, < 1 acre, not exceeding 24 months (S. 7.061, s 7.074 (2))
- Nonmetallic mining site, 1-15 acres, not exceeding 24 months (s. 7.062 s 7.074 (2))

## Lot Area, Setbacks, & Height Requirements (Subchapter VII)

- **Minimum lot area:** 35 acres (see Subch. IX for exceptions)

- **Minimum lot width at building setback line:** 100 feet

- **Maximum building height**

- **Principal:** 45 feet
- **Accessory:** 75 feet

- **All accessory structures** now require a land use permit

- **Principal and accessory structure minimum setbacks**

- **Side:** 10 feet
- **Rear:** 25 feet
- **Front:** 25 feet
- **Fences and walls** > 6 ft tall and > 50% opacity are considered structures, so they require a permit and must meet setback requirements

- **Minimum floor area** of principal structure: 500 feet (s. 7.093 (10))

- **Road setbacks** (distance from right-of-way line)

- **State and Federal highways:** 50 feet
- **County roads:** 42 feet
- **Town roads:** 30 feet
- **Exceptions:** see s. 7.098 (4)

- **Structures permitted within setbacks**

- Bay windows, balconies, chimneys, etc. extending < 3 feet into setback
- Platforms, walks, and drives < 6 inches above average ground level
- Fences and walls > 6 ft tall and > 50% opacity are considered a structure (see s. 7.144 (3))

## Setback Requirements for Livestock-Related and Manure Storage Structures

- **Livestock structures, < 1,000 animal units:** 100 feet from road and property line

- **Livestock structures, > 1,000 animal units:** 150 feet from road, 200 feet from property line

- **Manure storage structures:** 350 feet from road and property line

## Exclusive Agriculture Zoning District Secondary Standards

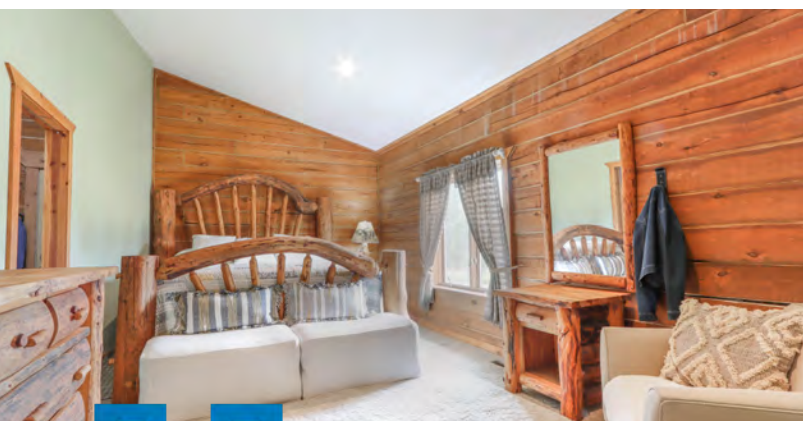
- A conditional use permit pursuant to Wis. Stat. 91.46 (2)(c) must be obtained for construction of a dwelling in an EA zone







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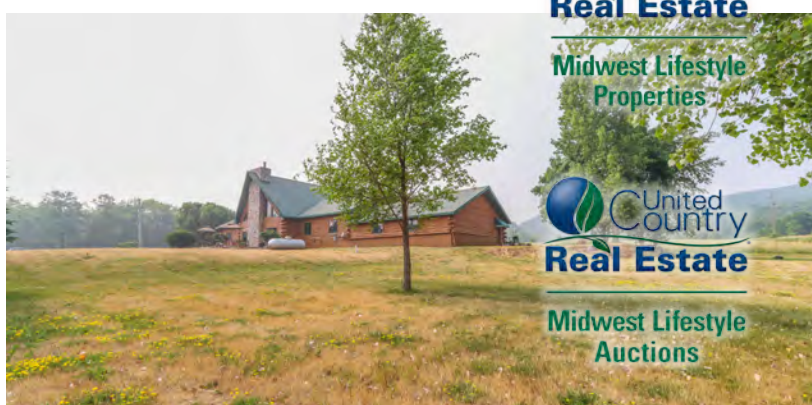
  
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