

City of Mauston Duplex

Online Only Auction November 9th 6:00PM

414 Division Street
Mauston, WI 53948

2 Units



**HAMELE
AUCTION
SERVICES**



United
Country
Real Estate

Midwest Lifestyle
Properties



hameleauctions.com

608.697.3349



Terms: Minimum Bid of \$30,000. 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, a \$5000 nonrefundable down payment to be paid to within 24hrs after auction ending, buyer to close on property on or before December 8th 2023 .Property will sell at or above the minimum bid. List price is the minimum bid. Property is zoned SR3 and can be used as a duplex or single family home. Use as a duplex a conditional use is required. Large lot with 2 small garages across from the Fire Department.

Preview dates Nov 1st 4-6pm and Nov 4th 11-1pm



**HAMELE
AUCTION
SERVICES**

**United
Country
Real Estate**

**Midwest Lifestyle
Properties**

**United
Country
Real Estate**

**Midwest Lifestyle
Auctions**

Table of Contents

1. MLS Sheet

2. Flyer

3-6. Terms & Conditions

7-8. Addendum to Terms & Conditions



Midwest Lifestyle
Properties



Midwest Lifestyle
Auctions



1965388	Active	Multi Family	Price:	\$30,000 AU
414 Division Street		City	Mauston	L16
Mauston WI 53948		County:	Juneau	
		Subdivision:		
Efficiency Units:	0	Total Units:	2	
1 Bedroom Units:	1	Year Built:	999 Other	
2 Bedroom Units:	1	School District:	Mauston	
3+ Bedroom Units:	0	Elementary:	Call School District	
		Middle School:	Call School District	
		High School:	Mauston	
Open House Info				
	11/1/2023	11/4/2023		
	4:00-6:00	11:00-1:00		
			Click M for Map:	
			Documents (if any):	
			Calculate Payment:	

From 12/16 take Division St south to property on the corner of Division and E Milwaukee St.

		<u>Baths</u>				<u>Landlord Pays</u>			<u>UNIT 1</u>		<u>UNIT 2</u>
Unit	BedRms	Full	Half	Lease Expires	Mo Rent	SqFt	Parking	Elec	Heat	W/S	
Upper	1	1	0	n/a	0	560	2 Space	No	No	No	Living/Great: U 15X9 M 11X15
Main Level	2	1	0	n/a	0	0	2 Space	No	No	No	Kitchen: U 10X11 M 12X11
											FormalDining M15X15
											Dining Area:
											Prim BedRm: U 11X12 M 11X11
											2nd BedRm: M 9X12
											3rd BedRm:
											Loft U 8X14 Three-SM 9X12
# Stoves:	0	# Units w/AC:	0	# Furnaces:	0	HeatType:	Other	Parking Stalls In:	1		
# Refrig:	0	# Washers:	0	# Wtr Soft:	0	Heat Fuel:	Other	Parking Spaces	2		
DishWash:	0	# Dryers:	0	# Wtr Htrs:	0						

Parcel #: 292510945	Total Income: \$ 0	Net Taxes: \$ 3,918/ 2022
Zoning: SR3	Total Expenses: \$	Est Acres: 0.2750 Assessor
Lake/River:	Net Op Income: \$ /	

Type	2 flat-up and down	Exterior	Other
Basement	Full, Other foundation	Terms	AUCTION, REO
Park/Unit	1 stall garage, Detached, 2 spaces	Barrier-free	Level drive
Water/Waste	Municipal water, Municipal sewer	Miscellaneous	Internet - Cable

Unit 1 Family/Rec rm
Unit 2 Family/Rec rm, Dining room

Included: N/A
Excluded: N/A

City of Mauston Duplex Bank Owned Online Only Auction ending Nov 9th 2023 at 6:00pm. Terms: Minimum Bid of \$30,000. 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, a \$5000 nonrefundable down payment to be paid to within 24hrs after auction ending, buyer to close on property on or before December 8th 2023 .Property will sell at or above the minimum bid. List price is the minimum bid. Property is zoned SR3 and can be used as a duplex or single family home. Use as a duplex a conditional use is required. Large lot with 2 small garages across from the Fire Department. Preview dates Nov 1st 4-6pm and Nov 4th 11-1pm

Sold Price:	Seller Concessions	Closing Date:
<i>This information provided courtesy of: United Country Midwest Lifestyle Properties</i>		
		<i>10/11/2023 09:36 AM</i>

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



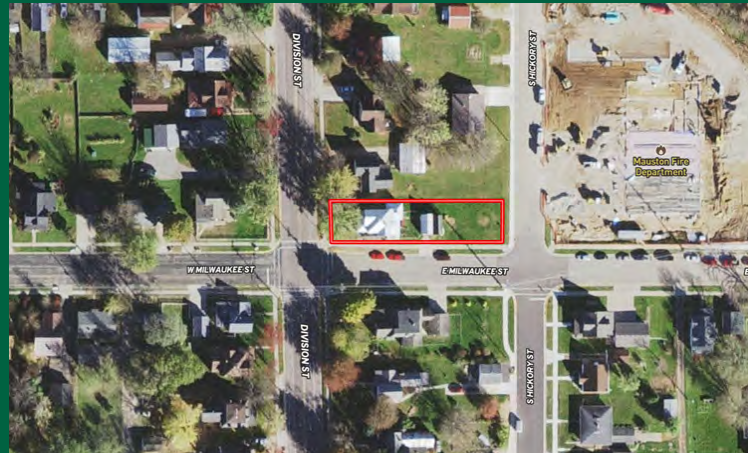
Travis Hamele
United Country Midwest Lifestyle Properties
Pref: 608-697-3349
travis@hameleauctions.com
www.hameleauctions.com



City of Mauston Duplex

Online Only Auction November 9th 6:00PM

414 Division Street, Mauston, WI 53948



City of Mauston Duplex Bank Owned Online Only Auction ending Nov 9th 2023 at 6:00pm.

Terms: Minimum Bid of \$30,000. 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, a \$5000 nonrefundable down payment to be paid to within 24hrs after auction ending, buyer to close on property on or before December 8th 2023 .Property will sell at or above the minimum bid. List price is the minimum bid. Property is zoned SR3 and can be used as a duplex or single family home. Use as a duplex a conditional use is required. Large lot with 2 small garages across from the Fire Department.

Preview dates Nov 1st 4-6pm and Nov 4th 11-1pm

Contact Travis Hamele for More info 608-697-3349 or 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.



Midwest Lifestyle Properties



HAMELE AUCTION SERVICES



Midwest Lifestyle Auctions



**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 414 Division St Mauston WI. Juneau County

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 Bank of Wisconsin Dells ("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 December 8th 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 \$750 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 414 Division St Mauston, WI November 9th 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, 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 December 8th 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). Minimum bid of \$30,000 property will sell at or above \$30,000. 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. Minimum bid of \$30,000 property will sell at or above \$30,000. \$5,000 nonrefundable down payment due within 24hrs of delivery of Sellers acceptance of the offer to purchase. Property is sold as is with no warranties. Closing to be on or before December 8th 2023.

Broker Participation: Auction Company to pay \$750 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 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 November 9th 2023.

This addenda is dated: _____

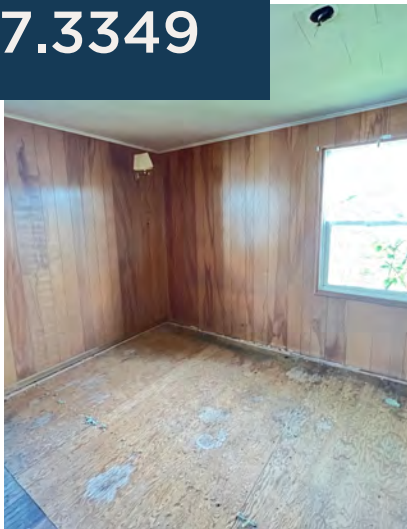
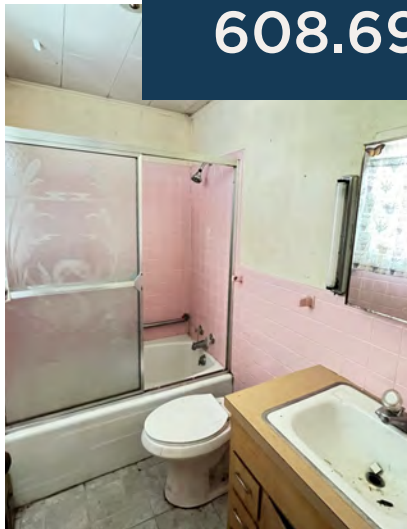
Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____



**Travis Hamele
608.697.3349**





**HAMELE
AUCTION
SERVICES**



**United
Country
Real Estate**

**Midwest Lifestyle
Properties**

**United
Country
Real Estate**

**Midwest Lifestyle
Auctions**