

2 Country Homes Real Estate Auction in Montello and Pardeeville Wisconsin

Live and Online Auction November 11th 11:00AM

N8614 & N8606 Fenske Rd.
Pardeeville, WI 53954

W5755 Fish Ct.
Montello, WI 53949



Auction Location:
W6368 Pine Street
Dalton, WI 53926



**HAMELE
AUCTION
SERVICES**



United
Country
Real Estate

Midwest Lifestyle
Properties



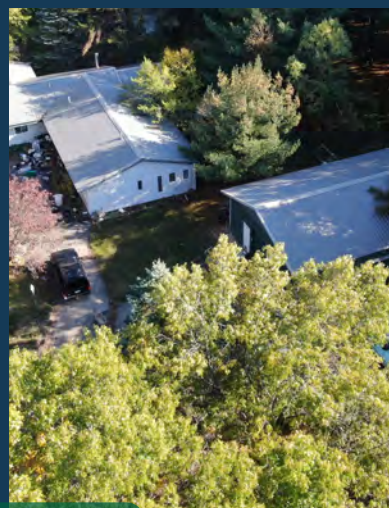
hameleauctions.com
608.697.3349



Terms: Live and Online auction Nov 11th 2023. Minimum Bids for Each property are as follows: N8614 & N8606 Fenske Rd Pardeeville WI minimum bid of \$175,000 and W5755 Fish Ct Montello WI minimum of \$80,000 properties will sell at or above the posted minimum bids. 10% Buyer's Fee will be added to high bid to determine total contract price. \$5,000 nonrefundable down payment per Auction Lot. Property is sold as is with no warranties. Closing to be on or before December 11th 2023.

Preview Dates Oct 25th 4-6pm & Oct 28th 11-1pm.

Auction Location will be W6368 Pine St Dalton WI.



**N8614 & N8606 Fenske Rd.
Pardeeville, WI 53954**

**W5755 Fish Ct.
Montello, WI 53949**



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Midwest Lifestyle
Properties



Midwest Lifestyle
Auctions



1965968	Active	Single Family	Price: \$175,000 AU
N8614 Fenske Road	Town	Scott	B30
Pardeeville WI 53954	County:	Columbia	
Subdivision:			

Bedrooms:	5	Est Above Grade SqFt:	1,900
Full Baths:	2	Est Part/All Below Grd SqFt:	0
Half Baths:	0	Est Total Finished SqFt:	1,900 <i>Other</i>
Year Built:	999 <i>Other</i>	Full Garage	3
Est. Acres:	6.30 <i>Assessor</i>		
Open House Info			Click M for Map:
10/25/2023 4:00-6:00			Documents (if any):
10/28/2023 11:00-1:00			Calculate Payment:
			USPS Zip Report:
			Show Date:

From Hwy 22 & Hwy 33 take Hwy 33 east to north on Fenske Rd

		<u>Baths</u>		<u>School Info</u>	
		Full	Half	(D)	(E)
Living/Great:	M 20x17	PrimaryBdrm:	M 15x11	Laundry:	L
Formal Dining:		2nd Bedroom:	U 14x11	Upper:	1 0
Dining Area:		3rd Bedroom:	U 5x9	Main:	1 0
Kitchen:	M 16x17	4th Bedroom:	U 13x11	Lower:	0 0
Family Room:		5th Bedroom:	U 16x9		

Lake/River:		Net Taxes:	\$ 2,104 / 2022	HOA Dues/Yr:	
Feet WaterFront:		Parcel #:	11036-394.A	Builder:	
Lot Dimensions:		Zoning:	AG1		

Type	2 story	Fuel	Electric
Architecture	National Folk/Farm	Heating/Cooling	Radiant
Primary Bed Bath	None	Water/Waste	Well, Non-Municipal/Prvt dispos
Kitchen Features	Kitchen Island	Driveway	Unpaved
Basement	Full	Barrier-free	First floor bedroom, First floor full bath, Level drive, Level lot
Garage	3 car, Attached	Terms/Misc.	AUCTION
Exterior	Vinyl, Brick		
Lot Description	Rural-not in subdivision, Horses Allowed		

Interior Features Wood or sim. wood floor

Included: All items on site day of auction

Excluded: n/a

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Sold Price:	Seller Concessions:	Closing Date:
<i>This information provided courtesy of:</i>	United Country Midwest Lifestyle Properties	10/18/2023 02:31 PM

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





1965954 Active Single Family Price: \$80,000 AU

W5755 Fish Court Town Montello N08
Montello WI 53949 County: Marquette
 Subdivision:

Bedrooms: 2 **Est Above Grade SqFt:** 2,027
Full Baths: 2 **Est Part/All Below Grd SqFt:** 0
Half Baths: 0 **Est Total Finished SqFt:** 2,027 Other
Year Built: 1992 Assessor **Full Garage** 2
Est. Acres: 1.93 Assessor

Open House Info
10/25/2023 4:00-6:00
10/28/2023 11:00-1:00

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

I39 To exit 106 then east on Hwy 23 to right on Cty Hwy XX then right on Fish Ct property on left.

		<u>Baths</u>		<u>School Info</u>				
		Full	Half	(D)	(E)	(M)	(H)	
Living/Great:	M 15x8	PrimaryBdrm:	M 11x10	Laundry:	M	Upper:	0 0	(D) Montello
Formal Dining:		2nd Bedroom:	M 14x9	Den/Office	M 10x9	Main:	2 0	(E) Call School District
Dining Area:		3rd Bedroom:		Bonus Room	M 23x11	Lower:	0 0	(M) Montello
Kitchen:	M 11x9	4th Bedroom:						(H) Montello
Family Room:	M 14x14	5th Bedroom:						

Lake/River:		Net Taxes:	\$ 2,030 / 2022	HOA Dues/Yr:	
Feet WaterFront:		Parcel #:	022-01408-0010	Builder:	
Lot Dimensions:		Zoning:	Res		

Type	1 story	Fuel	Natural gas, Electric
Architecture	Ranch	Heating/Cooling	Forced air, Radiant, Central air
Primary Bed Bath	None	Water/Waste	Well, Non-Municipal/Prvt dispos
Fireplace	Gas, Free standing STOVE	Driveway	Paved
Basement	None	Barrier-free	Open floor plan, First floor bedroom, First floor full bath, Level lot
Garage	2 car, Detached	Terms/Misc.	AUCTION
Exterior	Vinyl		
Lot Description	Wooded, Rural-in subdivision		

Exterior Features Storage building

Included: All items on site day of auction

Excluded: items that will be removed prior to Nov 11th 2023

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2 Country Homes Real Estate Auction in Montello and Pardeeville Wisconsin

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N8614 & N8606 Fenske Rd Pardeeville WI 53954 and W5755 Fish Ct Montello WI 53949



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N8614 Fenske Rd Pardeeville WI is a 1900+/- sq ft 5-bedroom 2 bath country home resting on 6.3+/- acres of land with outbuildings, small area for crops or garden, hardwood floors and 3 car attached garage. Home and land with a little TLC can be shaped into once again beautiful country home. Also on the property is a single wide trailer with the address N8606 Fenske Rd has been used as a rental in the past. Town of Scott Columbia County 2023 Assessment \$203,800 2022 Taxes \$2,104.24. Minimum Bid of \$175,000 (Property will sell at \$175,000 or above plus the 10% buyers premium to determine total contract price.)

W5755 Fish Court Montello Wi is a 2027+/- sq ft 2 bed 2 bath Ranch home resting on 1.93 acres with 30x40 pole shed garage, small storage buildings. Watch the deer, turkey and other wildlife entertain you in the back yard with large pine trees. Within walking distance of Lake Emery. Minimum Bid of \$80,000 (Property will sell at \$80,000 or above plus the 10% buyers premium to determine total contract price.)

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.

Contact Travis Hamele for More info 608-697-3349 or
travis@hameleauctions.com
(Registered Wisconsin Auctioneer 2224-052)



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To Register: Live Bidders will register at W6368 Pine St Dalton WI on auction day (if buyer registers as an online bidder and shows up to bid live the bidder will receive a new bidding number the day of auction) online bidders will register at www.hameleauctions.hibid.com and once the bidder signs the bidder will receive a DocuSign of the bidder pack to sign and acknowledge all terms and conditions of the auction 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 & Online Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions with offer to purchase after auction has ended. Separate Offer To Purchase for each property.

Property will be offered as follows: Minimum Bids for Each property are as follows: N8614 & N8606 Fenske Rd Pardeeville WI minimum bid of \$175,000 and W5755 Fish Ct Montello WI minimum of \$80,000 properties will sell at or above the posted minimum bids, 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 Lot. Property is sold as is with no warranties. Closing to be on or before December 11th 2023

Additional Info:

- All items and rubbish that are on site day of auction for both properties will be made part of the sale of the property and property of the new buyer
- N8614 Fenske Rd Pardeeville WI was treated for a cockroach infestation by Plunketts Pest Control in October of 2023. Buyer understands that the property could have a Cockroach issue and waives all liability to Seller(s), Agents and Auctioneers
- N8606 Fenske Rd Pardeeville WI has a single wide trailer that has been there prior to the Town of Scott becoming Zoned. Seller is not warranting that the trailer is Grandfathered to remain on the property and be used as a residence beyond the date of closing.
- W5755 Fish Ct Montello WI- the inside of the home has mold and buyers will not be allowed to enter into the property. Buyer understands that the property has a mold issue and waives all liability to Seller(s), Agents and Auctioneers.
- **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).

For more information, please call Travis Hamele 608-697-3349 or email travis@hameleauctions.com



mapbox

Boundary



mapbox

Boundary

LIETZOW, BERT A

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2022**
TOWN OF PACKWAUKEE
MARQUETTE COUNTY

BILL NUMBER: 1433

IMPORTANT: Correspondence should refer to parcel number.
See reverse side for important information.
Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
294653 266812 241656 ACRES: 1.926
SEC 17, T 15 N, R 09 E, NE¼ of NE¼
PLAT: 2156-2156 CSM
BLOCK/CONDO: LOT 2
LOT 2 CSM 2156 BEING PART OF NE-NE 1.926A

BERT A LIETZOW
N8614 FENSKE RD
PARDEEVILLE WI 53954

Property Address: W5755 FISH CT

Parcel #: 022-01408-0010
Alt. Parcel #: 2217150911130

Assessed Value Land 11,300	Ass'd. Value Improvements 86,500	Total Assessed Value 97,800	Ave. Assmt. Ratio 0.7708	Net Assessed Value Rate (Does NOT reflect credits)	0.019818343
Est. Fair Mkt. Land 14,700	Est. Fair Mkt. Improvements 112,200	Total Est. Fair Mkt. 126,900	A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$ 135.70

Taxing Jurisdiction	2021		2022		2021 Net Tax	2022 Net Tax	% Tax Change
	Est. State Aids Allocated Tax Dist.		Est. State Aids Allocated Tax Dist.				
MARQUETTE COUNTY	83,625		75,548		938.65	839.32	-10.6%
TOWN OF PACKWAUKEE	135,770		137,939		163.55	163.26	-0.2%
MONTELLO SCH DIST	1,019,841		909,629		660.97	582.82	-11.8%
MADISON AREA MATC	154,509		146,876		98.47	91.55	-7.0%
LAKE EMERY REHAB DIST					246.44	261.28	6.0%
Total		1,393,745		1,269,992	2,108.08	1,938.23	-8.1%
					49.37	48.13	-2.5%
					2,058.71	1,890.10	-8.2%

Make Check Payable to: TREASURER TOWN OF PACKWAUKEE PO BOX 412 PACKWAUKEE WI 53953 (608) 589-5201	Full Payment Due On or Before January 31, 2023	Net Property Tax EMERY LAKE DISTRICT	1,890.10
	\$2,030.10		140.00
And Second Installment Payment Payable To COUNTY TREASURER JODY MYERS PO BOX 186 MONTELLO WI 53949	Or First Installment Due On or Before January 31, 2023		
	\$1,085.05		
	And Second Installment Due On or Before July 31, 2023		
	\$945.05		

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MONTELLO SCH DIST	102,505.27	70.61	2029

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2023
▶ \$ 2,030.10

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.

PA-8882 (R. 6-15)

PLEASE RETURN LOWER PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2022

Bill #: 1433
Parcel #: 022-01408-0010
Alt. Parcel #: 2217150911130

Total Due For Full Payment \$2,030.10
Pay to Local Treasurer By Jan 31, 2023

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT	2ND INSTALLMENT
Pay to Local Treasurer	Pay to County Treasurer
\$1,085.05	\$945.05
BY January 31, 2023	BY July 31, 2023

Check For Billing Address Change.

BERT A LIETZOW
N8614 FENSKE RD
PARDEEVILLE WI 53954

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

TOWN OF SCOTT
 ANGIE SOMMERS, TREASURER
 W4276 CROWN RD
 PARDEEVILLE, WI 53954

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

Lietzow, Bert A

Parcel Number: 11036 394.A
 Bill Number: 1082300

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
 N8606 Fenske Rd
 Sec. 19, T13N, R11E
 Comm at SW cor of NW1/4; N 416'; E 636'; S 416'; W 636' to POB;
 exc ROW V261-623
 6.300 ACRES



1082300/11036 394.A
 BERT A LIETZOW
 N8614 FENSKE ROAD
 PARDEEVILLE WI 53954

Please inform treasurer of address changes.

ASSESSED VALUE LAND 53,900	ASSESSED VALUE IMPROVEMENTS 149,900	TOTAL ASSESSED VALUE 203,800	AVERAGE ASSMT. RATIO 1.061251964	NET ASSESSED VALUE RATE 0.01160704 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 2104.24	
ESTIMATED FAIR MARKET VALUE LAND 50,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 141,200	TOTAL ESTIMATED FAIR MARKET VALUE 192,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 295.93		
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		45,827	44,863	696.12	765.05	9.9%
Town of Scott		214,318	216,117	318.14	357.82	12.5%
Pardeeville Area School		330,082	340,565	1,013.95	1,103.57	8.8%
MATC		51,339	52,071	124.97	139.07	11.3%
TOTAL		641,566	653,616	2,153.18	2,365.51	9.9%
FIRST DOLLAR CREDIT				-62.52	-61.01	-2.4%
LOTTERY AND GAMING CREDIT				-221.75	-200.26	-9.7%
NET PROPERTY TAX				1,868.91	2,104.24	12.6%
TOTAL DUE: \$2,104.24						
FOR FULL PAYMENT PAY BY: JANUARY 31, 2023						
<small>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.</small>						

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
Pardeeville Area School	34,151	164.03	2038				
Pardeeville Area School	28,093	134.93	2026				

PAY 1ST INSTALLMENT OF: \$952.00

BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF SCOTT
 ANGIE SOMMERS, TREASURER
 W4276 CROWN RD
 PARDEEVILLE, WI 53954

PIN# 11036 394.A
 LIETZOW, BERT A
 BILL NUMBER: 1082300

PAY 2ND INSTALLMENT OF: \$1,152.24

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# 11036 394.A
 LIETZOW, BERT A
 BILL NUMBER: 1082300

PAY FULL AMOUNT OF: \$2,104.24

BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF SCOTT
 ANGIE SOMMERS, TREASURER
 W4276 CROWN RD
 PARDEEVILLE, WI 53954

PIN# 11036 394.A
 LIETZOW, BERT A
 BILL NUMBER: 1082300



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 properties which is the subject of the auction is located at N8614 & N8606 Fenske Rd Pardeeville WI Columbia County and W5755 Fish Ct Montello WI Marquette 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 Meghan Cardarella Personal Rep for Bert A Lietzow Estate ("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 for each property. 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 11th 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 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 Live/Online
Auction held at W6368 Pine St Dalton WI**

Properties include:

- **N8614 & N8606 Fenske Rd Pardeeville WI Town of Scott
Columbia County WI**

- **W5755 Fish Ct Montello, WI Town of Packwaukee
Marquette County WI.**

November 11th 2023 11:00am

To Register: Live Bidders will register at W6368 Pine St Dalton WI on auction day (if buyer registers as an online bidder and shows up to bid live the bidder will receive a new bidding number the day of auction) online bidders will register at www.hameleauctions.hibid.com and once the bidder signs the bidder will receive a DocuSign of the bidder pack to sign and acknowledge all terms and conditions of the auction 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 & Online Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions with offer to purchase after auction has ended. Separate Offer To Purchase for each property.

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 Personal Reps Deed for each property. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$5,000 per property a 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 December 11th 2023 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 ENVIRONMENTAL LAW.

Property will be offered as follows: Minimum Bids for Each property are as follows: N8614 & N8606 Fenske Rd Pardeeville WI minimum bid of \$175,000 and W5755 Fish Ct Montello WI minimum of \$80,000 properties will sell at or above the posted minimum bids, 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 Lot. Property is sold as is with no warranties. Closing to be on or before December 11th 2023

Additional Info:

- All items and rubbish that are on site day of auction for both properties will be made part of the sale of the property and property of the new buyer
- N8614 Fenske Rd Pardeeville WI was treated for a cockroach infestation by Plunketts Pest Control in October of 2023. Buyer understands that the property could have a Cockroach issue and waives all liability to Seller(s), Agents and Auctioneers
- N8606 Fenske Rd Pardeeville WI has a single wide trailer that has been there prior to the Town of Scott becoming Zoned. Seller is not warranting that the trailer is Grandfathered to remain on the property and be used as a residence beyond the date of closing.
- W5755 Fish Ct Montello WI- the inside of the home has mold and buyers will not be allowed to enter into the property. Buyer understands that the property has a mold issue and waives all liability to Seller(s), Agents and Auctioneers.

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 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 5:00pm November 10th 2023. Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

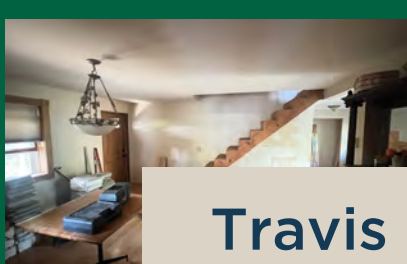
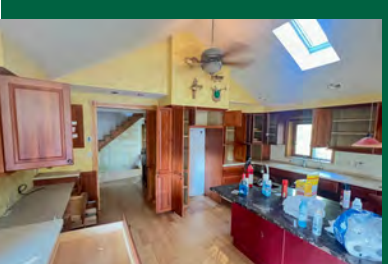
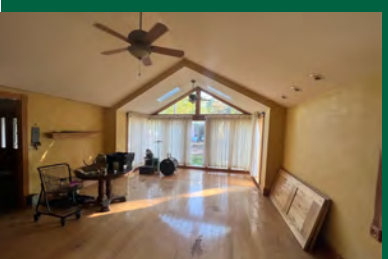
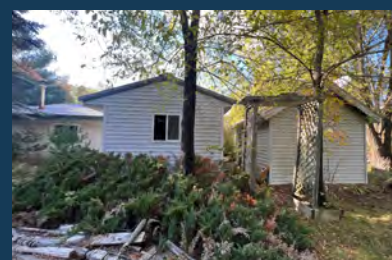
All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated November 11th 2023.

This addendum is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

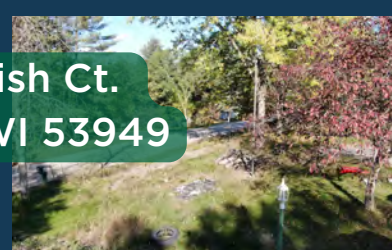


Travis Hamele
608.697.3349



N8614 & N8606 Fenske Rd.
Pardeeville, WI 53954

W5755 Fish Ct.
Montello, WI 53949



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