

Home for Auction



Auction Services



380 N Main Street, Scandinavia

- Investment Opportunity!
- Spacious Home with great Potential!
- Great Location!
- Opening Bid \$10,000

ONLINE AUCTION
at HIBID.COM



BIDDING ENDS

May 1st, 2025
5PM CST



Udoni & Salan
Realty Group

Jeff Dolski 715-935-0545

Auctioneer No. 3112-52

UNITEDWAUPACA.COM

Residential
50306137**Active-No Offer****380 N MAIN Street Village of Scandinavia**
SCANDINAVIA, WI 54977**\$10,000**

04/11/2025 10:12 AM

List: **Payton Gunderson - PREF: 715-445-6164**of **United Country-Udoni & Salan Realty - Office: 715-258-8800**Ofc: **21200**Agt: **112865**

Co-List:

of

Ofc:

Agt:

Sell:

of

Ofc:

Agt:


Finished Beds: 3 Full Bath Total 2 Half Bath Total0 Total # Cars:2
County Waupaca
MunSubArea None
School-District Iola-Scandinavia
Subdivision
Tax Net Amt \$736.89
Tax Yr 2024
TaxID 28 22 71304
Year Built Est 1970
Source-Year Built Seller

Building Type Garage 1 2 Story
Type Garage 1 # cars Attached-NonTandem
Garage 2 Type Garage 4 or More Cars
2 # cars Deeded None
Access Restrictive
Covenant(s) Flood No
Plain Hobby Farm Zero No
Lot Line HOA Annual No
Fee Assoc Fee-Annual No
 No
 No


Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	2,070	Broker/Agent	Acres Est	0.20	Assessor/Public Record	Completed New Construction No
SQFT Fin Below Grade Est	0	Broker/Agent	Lot Dimensions Est			Under Construction No
SQFT Total Fin Abv & Blw	2,070	Broker/Agent	Lot SQFT Est			To be built w/Lot No

Water Frontage No
Water Type
Water Body Name
Est Water Frontage
Source-Water Frontage
Water Features - Others?No
Delayed Showings? No
Showings Begin Date
Builder Name
Bank Owned/REO
Potential Short Sale
Relocation

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full Half
Living/Great Rm	15x25	Main	Other Rm 1	11x13	Upper	Den/Office	Bedroom 1/Primary	13x15	Upper	Upper	1
Family Room	23x25	Upper	Other Rm 2	9x13	Upper	Bonus Room	Bedroom 2	11x15	Upper	Main	1
Formal Dining			Other Rm 3				Bedroom 3	11x15	Upper	Lower	
Kitchen	8x13	Main	Other Rm 4				Bedroom 4				
Dining Area	12x19	Main	Unfin Rm 1				Bedroom 5				
			Unfin Rm 2								

Directions From Waupaca, take Hwy 49 North to Scandinavia, home on righthand side.

RemarksPub Listing price is opening bid, property will sell upon seller confirmation to the highest bid at the close of the auction. Auction bidding starts 4/10/2025, with a soft close on May 1, 2025 at 5pm. Located in the heart of Scandinavia, this large home offers incredible potential for those seeking a project. While the house does require some revamping, there is ample room for customization to make it an ideal opportunity to create a truly unique home. The location is one of the property's greatest assets. You'll enjoy being just steps away from local amenities, including restaurants, a cozy coffee shop, clothing boutiques, a nearby hair salon and more. Everything you need is right outside your door! Home available thru Hi-Bid online auction, as-is condition. Needs TLC!

Inclusions Property being sold as-is, any items on the property will be buyers responsibility. Appliances will stay behind.**Exclusions** Property being sold in an online - Internet Only - Timed auction format through Hi-Bid. Offer to be completed by listing company upon approval of bid.**Remarks-Private**This is an auction.

Show Info Buyers may preview property on the stated Preview dates: 4/12, 4/19 and 4/26 all from 10am-12pm and can be accompanied by agent/broker. For any questions on showings, contact listing agent Payton Gunderson or Auctioneer, Jeff Dolski. You can also set up private showings via ShowingTime.

ZONING Residential**HEATING FUEL TYPE** Natural Gas**HEATING/COOLING** Wall A/C**WATER** ~~MUNICIPAL~~ Public Water**EXTERIOR FINISH** Sewer

Vinyl, Wood/Wood Shake/Cedar

FOUNDATION Stone**GARAGE** Attached**LOWER LEVEL** Partial Basement**DRIVEWAY** Garage # 1-Unpaved, Garage # 2-None**FIREPLACES** None**TERMS INFORMATION** Auction
ListVisbl Confirmed
Input Date 4/10/2025 10:02 AM
List Date 4/10/2025
Accepted Offer Date
Pending Date
Expiration Date 6/30/2025
Off Market Date
Days On Market 1

Agent - License 94-91631
List Ofc 1 - CorpLin 91-701075
Selling Price
Close Date
Type Of Sale
Financing Type
Seller Allowance Amount
CloseInfo
LicInt No Exclusive Right to
Contract Type Sell No No No Yes
Limited Service
Named Exceptions
Electronic Consent
BrkErn\$
Ern\$Name
Buyer Inducements
Misc Closed Info 2

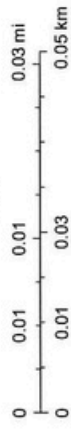
ArcGIS Web Map



3/19/2025, 1:22:47 PM

- Addresses / Points of Interest
- CSM-Plat of Survey
- Parcel Numbers / Owner Names
- Parcel Boundaries
- Historic Lot Lines
- Meander Line
- Tie Bar
- New Parcel Numbers
- Parcel Changes (Splits-Combos etc)
- PLSS GPS Control
- Order B, Class 1 (1 PPM)
- Order B, Class 3 (4 PPM)
- Order B, Class 3 Azimuth
- 3rd Order Government Corner
- Mean Sea Level Measurement (horizontal measurement is estimated)
- WIDOT Benchmark
- Witness Monument
- PLSS Government Monument
- Section Line

1:976



Waupaca County Land Information

WAUPACA COUNTY TREASURER
811 HARDING STREET
WAUPACA WI 54981

WAUPACA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
REAL ESTATE

ROSENTHAL, RONALD W
ROSENTHAL, JOANN

Parcel Number: 28 22 71304
Bill Number: 44784

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
380 N MAIN STREET
Sec. 22, T23N, R11E
SEC22 T23N R11E LT3 BLK3 ORIG PLAT | V401P187 V480P413
Deed of Record: 357777
0.000 ACRES

44784/28 22 71304
RONALD W ROSENTHAL
JOANN ROSENTHAL
380 N MAIN ST
SCANDINAVIA WI 54977

Please inform treasurer of address changes.

ASSESSED VALUE LAND 6,100	ASSESSED VALUE IMPROVEMENTS 62,600	TOTAL ASSESSED VALUE 68,700	AVERAGE ASSMT. RATIO 0.830346062	NET ASSESSED VALUE RATE 0.01455592 (Does NOT reflect credits)	NET PROPERTY TAX 726.89																																				
ESTIMATED FAIR MARKET VALUE LAND 7,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 75,400	TOTAL ESTIMATED FAIR MARKET VALUE 82,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 118.31	OTHER 10.00																																				
<table><tr><th>TAXING JURISDICTION</th><th>2023 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2024 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2023 NET TAX</th><th>2024 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td>WAUPACA COUNTY</td><td>19,072</td><td>20,216</td><td>338.24</td><td>359.82</td><td>6.4%</td></tr><tr><td>VILLAGE OF SCANDINAVIA</td><td>92,814</td><td>93,785</td><td>109.64</td><td>110.90</td><td>1.1%</td></tr><tr><td>IOLA-SCANDINAVIA S/D</td><td>232,675</td><td>247,450</td><td>424.78</td><td>470.09</td><td>10.7%</td></tr><tr><td>FOX VALLEY TECH</td><td>19,949</td><td>22,133</td><td>51.86</td><td>59.17</td><td>14.1%</td></tr><tr><td>TOTAL</td><td>364,510</td><td>383,584</td><td>924.52</td><td>999.98</td><td>8.2%</td></tr></table>						TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE	WAUPACA COUNTY	19,072	20,216	338.24	359.82	6.4%	VILLAGE OF SCANDINAVIA	92,814	93,785	109.64	110.90	1.1%	IOLA-SCANDINAVIA S/D	232,675	247,450	424.78	470.09	10.7%	FOX VALLEY TECH	19,949	22,133	51.86	59.17	14.1%	TOTAL	364,510	383,584	924.52	999.98	8.2%
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FIRST DOLLAR CREDIT			-68.72	-64.72	-5.8%																																				
LOTTERY AND GAMING CREDIT			-255.80	-208.37	-18.5%																																				
NET PROPERTY TAX			600.00	726.89	21.1%																																				

TOTAL DUE: \$736.89
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2025

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
IOLA-SCANDINAVIA S/D	60,903	171.97	2027				
IOLA-SCANDINAVIA S/D	7,613	21.50	2034				
IOLA-SCANDINAVIA S/D	7,613	21.50	2026				

PAY 1ST INSTALLMENT OF: \$269.26
BY JANUARY 31, 2025

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

WAUPACA COUNTY TREASURER
811 HARDING STREET
WAUPACA WI 54981

PIN# 28 22 71304
ROSENTHAL, RONALD W
BILL NUMBER: 44784

PAY 2ND INSTALLMENT OF: \$467.63
BY JULY 31, 2025

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

WAUPACA COUNTY TREASURER
811 HARDING ST.
WAUPACA WI 54981

PIN# 28 22 71304
ROSENTHAL, RONALD W
BILL NUMBER: 44784

PAY FULL AMOUNT OF: \$736.89
BY JANUARY 31, 2025

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

WAUPACA COUNTY TREASURER
811 HARDING STREET
WAUPACA WI 54981

PIN# 28 22 71304
ROSENTHAL, RONALD W
BILL NUMBER: 44784

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

**United Country Udoni & Salan Realty Group
& Auction Services
120 E Badger St. Waupaca, WI 54981
715-258-8800**

**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 : _____
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:

United Country Udoni & Salan Realty Group ("Auctioneer") has been appointed by _____ ("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 \$_____. 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 _____. 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 Udoni & Salan Realty Group 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 Udoni & Salan Realty Group 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 Waupaca 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.

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: _____

**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

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 \$_____ 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 _____. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$_____ 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 Knight Barry Title Services, Waupaca County.

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 ENVIRONMENTAL LAW.

Property will be offered as follows: Property will 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. \$_____ 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 _____.

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. Email jeff@unitedwaupaca.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 _____.

This addenda is dated: _____

Bidders Signature(s)

Name Printed _____

Name Printed _____