

3 Bedroom Home Columbia County Online Only Auction

Online Only Auction April 4th 6:00PM

212 W Oneida Street
Portage, WI 53901

3 Bedroom, 2 Bathroom Home on .17 Acres



**HAMELE
AUCTION
SERVICES**



United
Country
Real Estate

Midwest Lifestyle
Properties



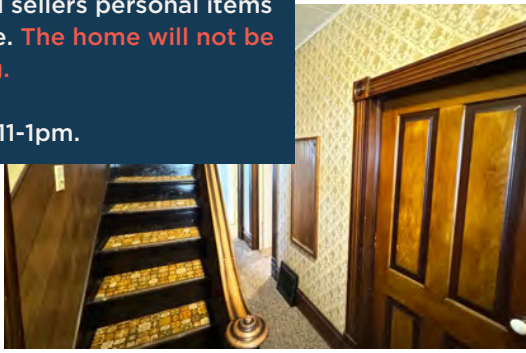
hameleauctions.com

608.697.3349



Online Only Auction ending April 4th 2024 at 6:00pm soft close. Terms: 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 receiving accepted offer from seller, buyer to close on property on or before May 8th 2024. High bid is subject to seller confirmation within 48hrs of auction ending. Open House All sellers personal items that are not removed by closing are included in the purchase. **The home will not be cleared out of all items prior to closing.**

Preview Day March 27th 4-6pm March 30th 11-1pm.



HAMELE AUCTION SERVICES

United Country Real Estate

Midwest Lifestyle Properties

United Country Real Estate

Midwest Lifestyle Auctions

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Midwest Lifestyle
Properties



Midwest Lifestyle
Auctions



1972314	Active	Single Family	Price: \$1,000	AU
212 W Oneida Street	City	Portage		B25
Portage WI 53901	County:	Columbia		
	Subdivision:			

Bedrooms:	3	Est Above Grade SqFt:	1,423	
Full Baths:	2	Est Part/All Below Grd SqFt:	0	
Half Baths:	0	Est Total Finished SqFt:	1,423	Assessor
Year Built:	1880	Full Garage	1	Assessor
Est. Acres:	0.17			Assessor
	Open House Info			
		Click M for Map:		
		Documents (if any):		
		Calculate Payment:		
		USPS Zip Report:		
		Show Date:		

From McFarland St take Oneida st west property on left

					Baths	School Info			
Living/Great:	M 11x13	PrimaryBdrm:	M 9x12	Laundry:	M 12x13	Full	Half	(D) Portage	
Formal Dining:	M 8x14	2nd Bedroom:	U 13x11			Upper:	1	0	(E) Call School District
Dining Area:		3rd Bedroom:	U 13x11			Main:	1	0	(M) Wayne Bartels
Kitchen:	M 11x13	4th Bedroom:				Lower:	0	0	(H) Portage
Family Room:		5th Bedroom:							

Lake/River:		Net Taxes:	\$ 1,820 / 2023	HOA Dues/Yr:	
Feet WaterFront:		Parcel #:	11271-1377	Builder:	
Lot Dimensions:		Zoning:	res		

Type	1 1/2 story	Fuel	Natural gas
Architecture	National Folk/Farm	Heating/Cooling	Forced air
Primary Bed Bath	None	Water/Waste	Municipal water, Municipal sewer
Kitchen Features	Range/Oven, Refrigerator	Driveway	None
Basement	Full, Walkout to yard, Other foundation	Terms/Misc.	AUCTION
Garage	1 car, Detached		
Exterior	Brick		
Lot Description	Sidewalk		

Interior Features Washer, Dryer, Cable available

Included: Fridge, Washer, Dryer, Stove

Excluded:

Online Only Auction ending April 4th 202 at 6:00pm soft close. Terms: 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 receiving accepted offer from seller, buyer to close on property on or before May 8th 2024. High bid is subject to seller confirmation within 48hrs of auction ending. Open House Preview Day March 27th 4-6pm March 30th 11-1pm. List price is the starting bid of the auction not a contractual price 3 Bedroom 2 bath brick home with 14x24 Cleary building for storage.

Sold Price:	Seller Concessions:	Closing Date:
<i>This information provided courtesy of:</i>	United Country Midwest Lifestyle Properties	03/07/2024 10:09 AM

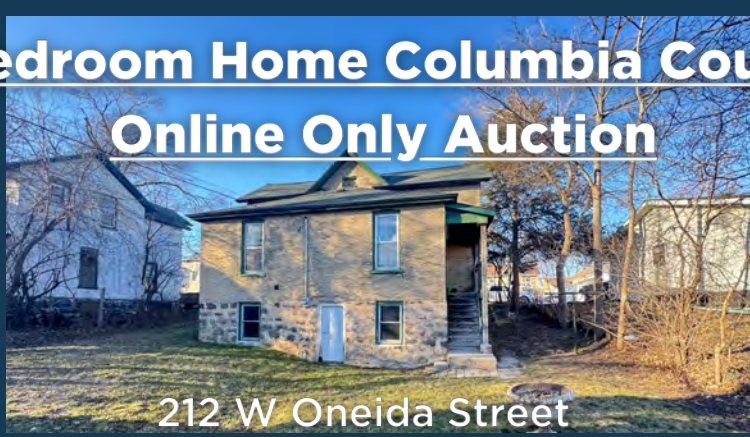
Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS



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



3 Bedroom Home Columbia County Online Only Auction



212 W Oneida Street
Portage, WI 53901



Don't miss out on this extraordinary opportunity to own a piece of history in Portage, WI. We are excited to present to you a charming 3-bedroom, 2-bathroom 1.5 story brick home built in the year of 1880. Nestled in the heart of Portage, this property boasts not only character but also potential for a variety of investment opportunities.

Featuring a spacious 14x24 Clear Garage which offers ample storage space for your mower, boat, ATV or whatever you need the space for. Whether you're looking to embark on a restoration project to revive its original beauty, flip it for profit, or add it to your rental portfolio for a steady return on investment, the possibilities are endless.

Conveniently located near the Amtrak and Greyhound Bus Station, as well as the Railroad Depot, transportation access is a breeze, making it an ideal location for railroad employees, commuters and travelers alike.

This incredible property is now available for online-only auction, with bidding closing on April 4th, 2024, at 6:00 PM Central Time. Don't let this rare opportunity slip away!

Additional info: Newer windows in the basement, newer forced air natural gas furnace. Clear Building built in 2020. Upstairs Bath is currently not in working order, some knob and tube wiring in home but upgraded 100amp Panel. All sellers personal items that are not removed by closing are included in the purchase. The home will not be cleared out of all items prior to closing.

Online Only Auction ending April 4th 2024 at 6:00pm soft close. **Terms:** 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 receiving accepted offer from seller, buyer to close on property on or before May 8th 2024. High bid is subject to seller confirmation within 48hrs of auction ending. Open House Preview Day March 27th 4-6pm March 30th 11-1pm. All sellers personal items that are not removed by closing are included in the purchase. **The home will not be cleared out of all items prior to closing.** Contact Auctioneer and Land Pro Travis Hamele for more info or to set up a viewing 608-697-3349 or travis@hameleauctions.com

United Country Midwest Lifestyle Properties & Hamele Auctions 1325 W Wisconsin St., Portage, WI 53901. Realtor and auctioneer: Travis Hamele 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.



**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 212 W Oneida St Portage WI. Columbia 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 Estate of Margaret Hilgendorf ("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 May 8th 2024. **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 Online Only
Auction 212 W Oneida St Portage WI 53901 April 4th 2024
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. High Bid is subject so sellers' confirmation within 48hrs of auction ending. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Personal Reps 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 May 8th 2024. 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). 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. High Bid is subject so sellers' confirmation within 48hrs of auction ending. \$5,000 nonrefundable down payment due within 24hrs of delivery of Sellers approval of High Bid. Property is sold as is with no warranties. Closing to be on or before May 8th 2024.

Broker Participation: Auction Company to pay 2% 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 noon April 3rd 2024. 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 April 4th 2024.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

CITY TREASURER
CITY OF PORTAGE
115 W PLEASANT STREET
PORTAGE, WI 53901

**COLUMBIA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE**

Hilgendorf, Margaret

**Parcel Number: 11271 1377
Bill Number: 1118048**

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
212 W Oneida St
Sec. 6, T12N, R9E
Lot 3, Blk 9, Dunn Haskill & Tenney's Add
0.172 ACRES

1118048/11271 1377
MARGARET HILGENDORF
212 ONEIDA ST
PORTAGE WI 53901

Please inform treasurer of address changes.

ASSESSED VALUE LAND 12,400	ASSESSED VALUE IMPROVEMENTS 105,400	TOTAL ASSESSED VALUE 117,800	AVERAGE ASSMT. RATIO 0.954199431	NET ASSESSED VALUE RATE 0.01787964 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 1820.96
ESTIMATED FAIR MARKET VALUE LAND 13,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 110,500	TOTAL ESTIMATED FAIR MARKET VALUE 123,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 163.81	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Columbia County	481,249	547,792	409.85	426.43	4.0%
City of Portage	2,415,463	2,831,935	845.53	933.56	10.4%
Portage Community School	8,375,916	7,917,140	610.53	664.56	8.8%
MATC	610,277	587,799	77.39	81.67	5.5%
TOTAL	11,882,905	11,884,666	1,943.30	2,106.22	8.4%
FIRST DOLLAR CREDIT			-58.44	-60.41	3.4%
LOTTERY AND GAMING CREDIT			-191.82	-224.85	17.2%
NET PROPERTY TAX			1,693.04	1,820.96	7.6%
TOTAL DUE: \$1,820.96					
FOR FULL PAYMENT PAY BY: JANUARY 31, 2024					
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Portage Community School	1,730,990	221.65	2026				

PAY 1ST INSTALLMENT OF: \$798.06
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CITY TREASURER
CITY OF PORTAGE
115 W PLEASANT STREET
PORTAGE, WI 53901

PIN# 11271 1377
HILGENDORF, MARGARET
BILL NUMBER: 1118048

PAY 2ND INSTALLMENT OF: \$1,022.90
BY JULY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COLUMBIA COUNTY
STACY L OPALEWSKI TREASURER
PO BOX 198
PORTAGE, WI 53901

PIN# 11271 1377
HILGENDORF, MARGARET
BILL NUMBER: 1118048

PAY FULL AMOUNT OF: \$1,820.96
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CITY TREASURER
CITY OF PORTAGE
115 W PLEASANT STREET
PORTAGE, WI 53901

PIN# 11271 1377
HILGENDORF, MARGARET
BILL NUMBER: 1118048

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT



Property Information



Parcel Number:

11271 1377

Physical Address:

212 W ONEIDA ST
, 53901

Municipality:

Portage, City of

Owner Name:

Margaret Hilgendorf
212 Oneida St
PORTAGE, WI 53901

Legal Description:

Lot 3, Blk 9, Dunn Haskill & Tenney's
Add

Land Use:

Residential

Date of Inspection:

Neighborhood: Portage - 02-N of Cook & E of Dewitt

Property Photograph:

Property Sketch:

Parcel Sketch and Site Map obtained from the County GIS

Building Description: 11271 1377- 1

Year Built: 1880 Building Type/Style: 10-Farmhouse Story Height: 1.5 Grade: C- CDU/Overall Condition: Fair Interior Condition: Same Kitchen Condition: Fair Bath Condition: Fair	Exterior Wall: 07-Brick Bedrooms: 3 Full Baths: 1 Half Baths: 0 Room Count: 3 Basement Description: Full Basement Heating: Basic Heating Type of Fuel: Gas Type of System: Warm Air																
Square Footage / Attachments:																	
Finished Basement Living Area: 0 First Story: 952	Total Living Area: 1,423																
Attachment Description(s):	Area:																
Feature Description(s):	Area:																
Detached Improvement: 11271 1377-11271 1377-11271-1377-1																	
Detached Improvement Type: RG3-Detached Pole Garage Year Built: 2020 Height:	Detached Improvement Class: A-Residential Detached Improvement Condition: Good Square Feet: 336																
Permit / Construction History:																	
<table border="1"> <thead> <tr> <th><u>Date of Permit:</u></th> <th><u>Permit Number:</u></th> <th><u>Permit Amount:</u></th> <th><u>Details of Permit:</u></th> </tr> </thead> <tbody> <tr> <td>7/12/2007</td> <td>102-07</td> <td>\$100</td> <td></td> </tr> <tr> <td>7/9/2020</td> <td>20-180</td> <td>\$11,470</td> <td></td> </tr> <tr> <td>8/27/2009</td> <td>134-09</td> <td>\$1</td> <td>deck footing</td> </tr> </tbody> </table>	<u>Date of Permit:</u>	<u>Permit Number:</u>	<u>Permit Amount:</u>	<u>Details of Permit:</u>	7/12/2007	102-07	\$100		7/9/2020	20-180	\$11,470		8/27/2009	134-09	\$1	deck footing	
<u>Date of Permit:</u>	<u>Permit Number:</u>	<u>Permit Amount:</u>	<u>Details of Permit:</u>														
7/12/2007	102-07	\$100															
7/9/2020	20-180	\$11,470															
8/27/2009	134-09	\$1	deck footing														
Ownership / Sales History:																	
<table border="1"> <thead> <tr> <th><u>Date of Sale:</u></th> <th><u>Sale Document:</u></th> <th><u>Purchase Amount:</u></th> <th><u>Sale Validity:</u></th> <th><u>Conveyance Type:</u></th> <th><u>Sale Type:</u></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	<u>Date of Sale:</u>	<u>Sale Document:</u>	<u>Purchase Amount:</u>	<u>Sale Validity:</u>	<u>Conveyance Type:</u>	<u>Sale Type:</u>											
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Land Data - Land Item: 1																	
Land Class: A-Residential Pricing / Unit of Measure: Square Footage Square Footage: 7,492 Depth: Land Value: \$12,400	Land Sub-Class: A-Residential Primary Site Acreage: 0.172 Frontage: Width:																
Total Improvement Value:	\$105,400																
Total Land Value:	\$12,400																
Total Assessed Value:	\$117,800																

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

1 **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
4 young children may produce permanent neurological damage, including learning disabilities, reduced
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or
9 inspection for possible lead-based paint hazards is recommended prior to purchase.

10 Disclosures and Acknowledgments made with respect to the Property at 212 Oneida St Portage WI
11 _____, Wisconsin.

12 **SELLER DISCLOSURE AND CERTIFICATION.** Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: _____
15 _____

16 *(Explain the information known to Seller, including any additional information available about the basis for the determination
17 that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")*

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all
19 of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:
20 _____

21 _____ *(Identify the LBP record(s) and report(s) (e.g. LBP abatements,
22 inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")*

23 (2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their
24 knowledge, that the information provided by them is true and accurate.

25 (X) Thomas J Hilgenpfort Kay A Blankenheim 3/4/2024
26 (ALL Sellers' signatures) Print Names Here ▶ THOMAS J HILGENPFORT Kay A Blankenheim (Date) ▶
27 **Seller Obligations under the Federal Lead-Based Paint Disclosure Rules**

28 (Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A,
29 Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)
30 **DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated
31 under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this
32 section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

33 (1) **Provide LBP Pamphlet to Buyer.** The Seller shall provide the Buyer with an EPA-approved lead hazard information
34 pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA
35 #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

36 (2) **Disclosure of Known LBP to Buyer.** The Seller shall disclose to the Buyer the presence of any known lead-based
37 paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional
38 information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the
39 determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based
40 paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

41 (3) **Disclosure of Known LBP & LBP Records to Agent.** The Seller shall disclose to each agent the presence of any
42 known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available
43 records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any
44 additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis
45 for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or
46 lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

47 (4) **Provision of Available LBP Records & Reports to Buyer.** The Seller shall provide the Buyer with any records or reports
48 available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold.
49 This requirement includes records or reports regarding common areas. This requirement also includes records or reports
50 regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or
51 inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

52 (b) **Disclosure Prior to Acceptance of Offer.** If any of the disclosure activities identified in lines 30-51 occurs after the Buyer
53 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting
54 the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known
65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred
93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
107 provision of a report explaining the results of the investigation.

108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular
110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
118 knowledge, that the information provided by them is true and accurate.

119 (X) _____ 03/04/2024
120 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ Travis Hamele UC Midwest Lifestyle Properties (Date) ▲

121 (X) _____
122 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ (Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to
139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
146 in conformance with the requirements of all applicable law.

147 Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148 Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*
150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 (3) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

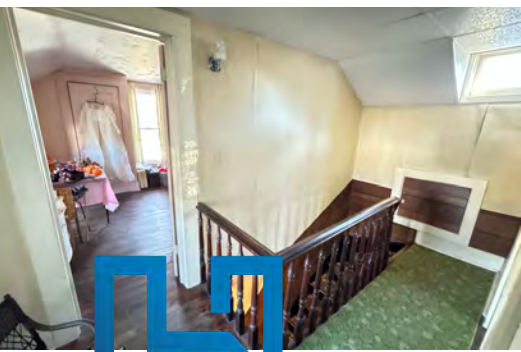
156 (4) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
157 knowledge, that the information provided by them is true and accurate.

158 (X) _____
159 (Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲

160 (X) _____
161 (Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲



Travis Hamele
608.697.3349




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