

Marquette County WI Country Home on Land Real Estate Auction

Online Only Auction October 29th 6:00PM

W4813 Gem Avenue
Montello, WI 53949



**HAMELE
AUCTION
SERVICES**




**United
Country
Real Estate**

**Midwest Lifestyle
Properties**



hameleauctions.com

608.697.3349



Auction Details: Don't miss your chance to own this incredible property! Join us for the auction and envision your future in this beautiful country home. Auction will close with a soft close on 10-29-24 at 6pm central time. High bid at auction to determine offer price. High Bid is subject to sellers confirmation within 48hrs of midnight of the auction ending. High bidder will be required to sign a contingent free offer to purchase and upon confirmation of high bid buyer will have 24hrs to deliver non refundable down payment of \$5000 and closing to be on or before December 13th 2024. Sold As is. Seller will entertain offers prior up to 10-5-24 under all auction terms.

Auction Preview Dates: Oct. 12th 11-1pm, Oct 19th 11-1pm and Oct 23rd 4-6pm or by appointment.



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**Midwest Lifestyle
Properties**



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Auctions**

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Midwest Lifestyle
Properties



Midwest Lifestyle
Auctions

Marquette County WI Country Home on Land Real Estate Auction 10-29-24

Welcome to your rural country retreat! This charming 1970s ranch home is situated on an expansive 7.889 acres in Montello WI Marquette County Town of Buffalo, offering the perfect blend of comfort and rural living. With 5 spacious bedrooms and 3 baths, this property is ideal for families or anyone looking to enjoy the tranquility of country life.

Key Features:

- **Living Space:** Spacious interior with 5 bedrooms and 3 baths, perfect for family living or hosting guests. Large wood fireplace in family room and lower rec. Wet Bar. Walkout basement.
- **Outbuildings:** A large 45x63 pole shed provides ample storage for equipment, while an 18x24 woodshed with an outdoor wood burner adds versatility for those who appreciate sustainable heating options.
- **Garage:** Attached 2-car garage ensures convenience and protection for your vehicles.
- **Driveway:** Enjoy easy access with a well-maintained blacktop driveway.
- **3 season porch and large deck:** Enjoy the abundance of wildlife and what nature has to offer from your back yard.
- **Fiberoptics:** Marquette Adams Telephone Coop
- **LP Heat**

Recent Upgrades:

- New well pump and line 2018
- Updated septic chamber and drainfield 2018
- New roof 2020
- New furnace 2019

Outdoor Opportunities: The sprawling grounds are perfect for horse lovers, hobby farmers, and outdoor enthusiasts. With plenty of room to roam, you can create your own oasis or start a small hobby farm. Even though it is a small acre parcel there is great areas to be able to hunt this property for whitetail deer and spring turkeys.

Zoning & Tax Info: Property is zoned AG-3 2023 taxes: \$3294.08

Location: Nestled in a serene setting, you'll enjoy the peace of rural living while still being close to local amenities and recreational activities that Marquette County has to offer.

Auction Details: Don't miss your chance to own this incredible property! Join us for the auction and envision your future in this beautiful country home. Auction will close with a soft close on 10-29-24 at 6pm central time. High bid at auction to determine offer price. High Bid is subject to sellers confirmation within 48hrs of midnight of the auction ending. High bidder will be required to sign a contingent free offer to purchase and upon confirmation of high bid buyer will have 24hrs to deliver non refundable down payment of \$5000 and closing to be on or before December 13th 2024. Sold As is. Seller will entertain offers prior up to 10-5-24 under all auction terms.

Auction Preview Dates: Oct. 12th 11-1pm, Oct 19th 11-1pm and Oct 23rd 4-6pm or by appointment.

Contact Information: For more details or to schedule a viewing, please reach out. Travis Hamele 608-697-3349 or travis@hameleauctions.com Your country lifestyle awaits!



AUCTION

AUCTION PREVIEW DATES:

OCT. 12TH 11-1PM
OCT 19TH 11-1PM
OCT 23RD 4-6PM
OR BY APPOINTMENT

TYPE

RANCH HOME

ACRES 7.88

BUILT IN 1970S



HOUSE



POLE SHED



5 Bedroom



3 Bathroom



3,300 Sq Ft

W4813 Gem Avenue, Montello, WI 54949



LIVING ROOM



APPROX BORDERS

This charming 1970s ranch home is situated on an expansive 7.889 acres in Montello WI Marquette County Town of Buffalo, offering the perfect blend of comfort and rural living. With 5 spacious bedrooms and 3 baths.



Midwest Lifestyle Properties



HAMELE AUCTION SERVICES



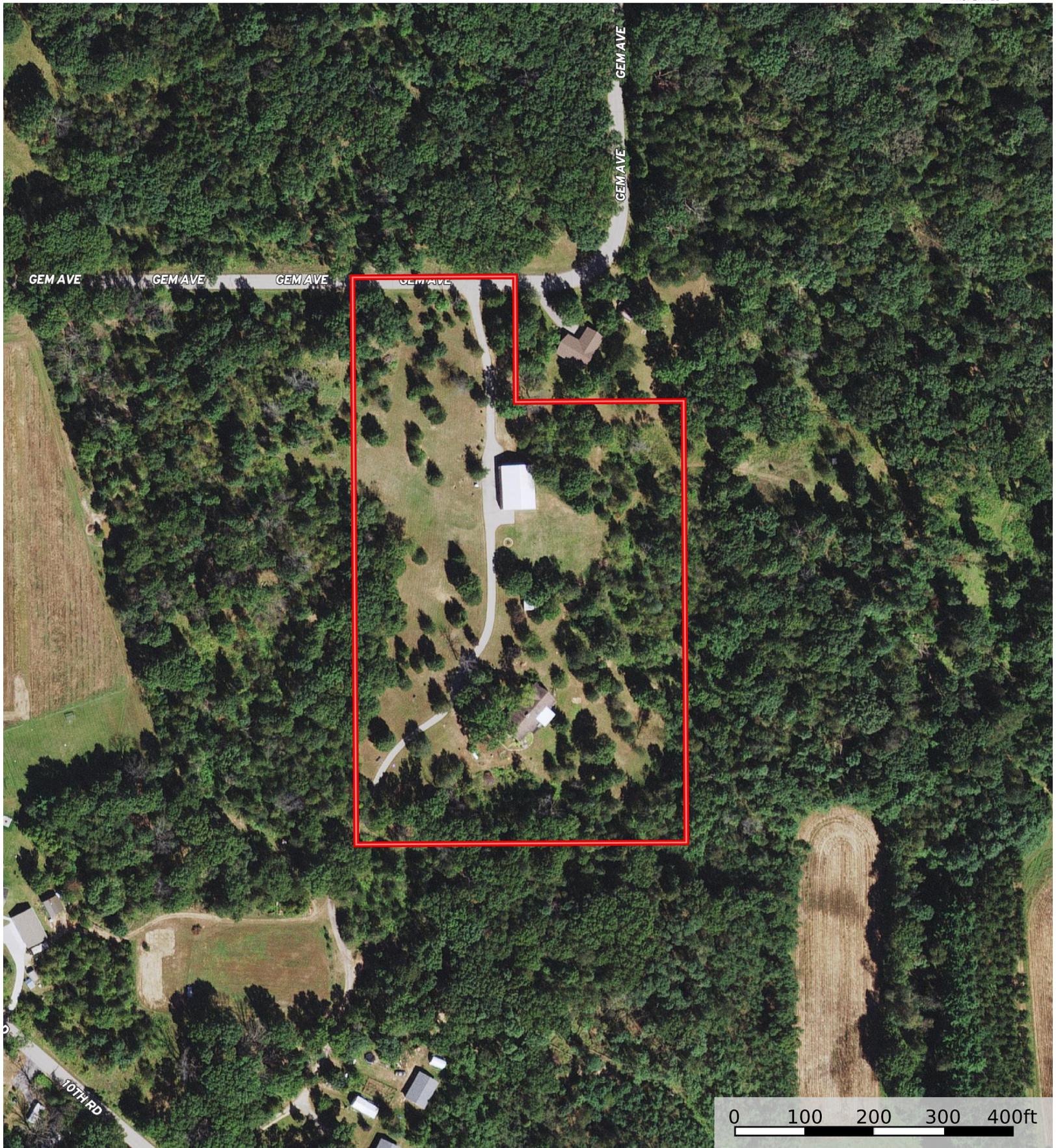
608-697-3349



TRAVIS@HAMELEAUCTIONS.COM

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STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2023
 TOWN OF BUFFALO
 MARQUETTE COUNTY

BARBARA A DEDRICK
 W4813 GEM AVE
 MONTELLO WI 53949

BILL NUMBER: 326

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.
 321689 279997 121808 ACRES: 7.887
 SEC 11, T 14 N, R 09 E, NW¼ of NW¼
 PLAT: 3477-3477 CSM
 BLOCK/CONDO: LOT 2
 LOT 2 CSM 3477 BEING PRT OF NW-NW & NE-NW 7.887A

Property Address: W4813 GEM AVE

Parcel #: 002-00317-0000
 Alt. Parcel #: 0211140922010

Assessed Value Land 39,100	Ass'd. Value Improvements 147,000	Total Assessed Value 186,100	Ave. Assmt. Ratio 0.6398	Net Assessed Value Rate (Does NOT reflect credits) 0.018909190	
Est. Fair Mkt. Land 61,100	Est. Fair Mkt. Improvements 229,800	Total Est. Fair Mkt. 290,900	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 329.06	
Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change
MARQUETTE COUNTY	56,392	72,849	1,795.49	1,758.02	-2.1%
TOWN OF BUFFALO	153,659	207,344	182.77	358.20	96.0%
MONTELLO SCH DIST	748,722	691,086	1,268.48	1,210.29	-4.6%
MADISON AREA MATC	109,319	104,338	195.81	192.49	-1.7%
Total	1,068,092	1,075,617	3,442.55	3,519.00	2.2%
	First Dollar Credit		48.13	47.63	-1.0%
	Lottery & Gaming Credit		157.99	177.29	12.2%
	Net Property Tax		3,236.43	3,294.08	1.8%

Make Check Payable to:
 TREASURER
 TOWN OF BUFFALO
 N1934 13TH RD.
 MONTELLO WI 53949
 (608) 297-2391

Full Payment Due On or Before January 31, 2024
 \$3,294.08
 Or First Installment Due On or Before January 31, 2024
 \$1,558.40

Net Property Tax 3,294.08

And Second Installment Payment Payable To
 COUNTY TREASURER
 JODY MYERS
 77 WEST PARK ST, ROOM 102
 MONTELLO WI 53949-9366

And Second Installment Due On or Before July 31, 2024
 \$1,735.68

FOR TREASURERS USE ONLY

PAYMENT _____
 BALANCE _____
 DATE _____

TOTAL DUE FOR FULL PAYMENT
 Pay By January 31, 2024
 ▶ \$ 3,294.08
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 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	82,048.94	144.73	2029

PLEASE RETURN LOWER PORTION WITH REMITTANCE

TREASURER
 TOWN OF BUFFALO
 N1934 13TH RD.
 MONTELLO WI 53949

REAL ESTATE PROPERTY TAX BILL FOR 2023

Bill #: 326
 Parcel #: 002-00317-0000
 Alt. Parcel #: 0211140922010

Total Due For Full Payment \$3,294.08
 Pay to Local Treasurer By Jan 31, 2024

Check For Billing Address Change.

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$1,558.40 BY January 31, 2024	2ND INSTALLMENT Pay to County Treasurer \$1,735.68 BY July 31, 2024
---	---

BARBARA A DEDRICK
 W4813 GEM AVE
 MONTELLO WI 53949

FOR TREASURERS USE ONLY

PAYMENT _____
 BALANCE _____
 DATE _____

PA-636/Z (R. 8-15)

**UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
HAMELE AUCTION SERVICE LLC
P.O. Box 257, Portage, WI 53901
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS
Without 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 W4813 Gem Ave Town of Buffalo Marquette County WI These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC ("Auctioneer") has been appointed by Barbara Dedrick ("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.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before December 13th 2024 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control.

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 COUNTRY MIDWEST LIFESTYLE PROPERTIES & 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 COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC 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 a 1 % 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 W8274 Cty Rd E Town of Westfield County WI
Oct 3rd 2024 5:30pm central.

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: 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 & Warranty Trustee Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. No Buyers fee. Buyer will be required to pay a \$10,000 nonrefundable down payment along per auction lot 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 November 18th 2024. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$10,000 nonrefundable down payment per auction lot 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 "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 ENVIROMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in an online only auction bidding process with a soft close with 2 minutes added to all bids coming in after the soft closing starts, all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended bidding time. No Buyers Fee. High Bid Subject to Seller confirmation per auction lot within 48 hrs of

midnight the day of the auction. \$10,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before November 18th 2024.

W8274 Cty Rd E Town of Westfield Marquette County parcel numbers include: 028002310000 and 028002460000

****Seller will entertain offers prior to auction ending under all auction terms. Seller has the right to cancel auction if offer is accepted prior to auction ending.****

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 Oct 2nd 12:00pm. 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. One registered buyer per agent.

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 Oct 3rd. 2024.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

SURVEYOR'S CERTIFICATE

I, Alan Knight, Land Surveyor of the State of Wisconsin, do hereby certify that by order of Shane Dedrick, N2044 10th Road, Montello, WI., I have made a survey of a part of Lot 1 of Certified Map Number 2885, of Lot 1 of Certified Survey Map Number 3301 and of Lot 2 of Certified Survey Map Number 3301 being a part of the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 11, T.14N., R.9E., Town of Buffalo, Marquette County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 11; then East, along the North line of said NW 1/4, 1196.67 feet to the East line of said Lot 1 of Certified Survey Map Number 2885; then South, along said East line, 180.79 feet to a North line of said Lot 1; then East, along said North line, 240.98 feet to the East line of said Lot 1; then South, along said East line, 986.85 feet to Southeast corner of said Lot 1; then N.66° 29' 21"W., 499.43 feet; then S.27° 13' 46"W., 226.01 feet to the Northerly line of Certified Survey Map Number 1820; then S.55° 30' 50"W., along said Northerly line 209.83 feet to the center line of 10th Road; then N.48° 53' 33"W., along said center line, 422.65 feet; then continuing along said center line 329.78 feet along the arc of a curve to the right having a 596.03 foot radius and subtended by a 325.59 foot chord bearing N.48° 26' 07"W.; then N.17° 03' 52"W., continuing along said center line, 714.58 feet to the West line of said NW 1/4; then N.0° 38' 19"W., along said West line, 51.11 feet to the point of commencement. Said parcel contains 1372464 square feet or 31.507 acres and is subject to the road right of ways of 10th Road on the West and Gem Road on the North as shown on sheet 1 of 2. Also being subject to all other easements and restrictions of record, if any.

I further certify that this is a true and correct representation of the boundaries of the lands surveyed and that I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and with the Marquette County Subdivision Ordinance to the best of my knowledge in surveying and mapping the same.

Alan Knight 1/29/14
Alan Knight, R.L.S. # 1670



TOWN BOARD RESOLUTION

Be it resolved that this Certified Survey Map located in the Township of Buffalo is hereby approved by the Town Board.

Charles R. Ross 2/10/14
Town Chairman Date

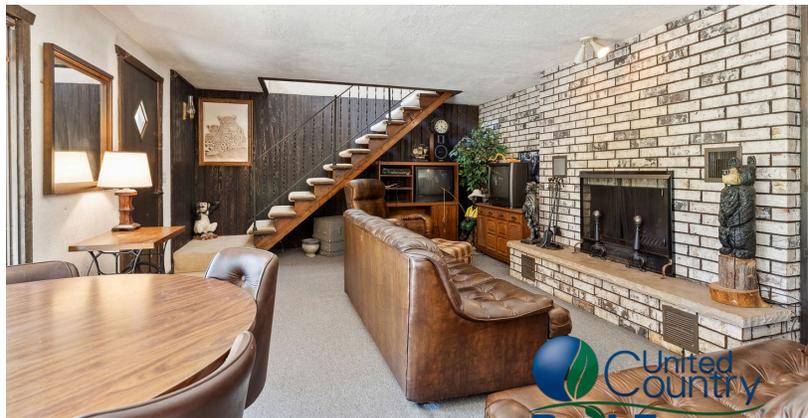
I hereby certify that the foregoing is a copy of a resolution adopted by the Town of Buffalo on 2/10, 2014
Donna Seddon 2/10/14
Town Clerk Date

DOCUMENT NUMBER 297703
Marquette County
Betta L. Krueser
Register of Deeds
Recorded on 02/11/2014
at 10:45 AM
Vol. 21 CSN's
Page 285

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Travis Hamele
608.697.3349



United Country
Real Estate



Midwest Lifestyle
Properties

United Country
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