

ONEIDA COUNTY WI PUBLIC NOTICE OF REAL ESTATE SALE - Page 1 of 2

The Oneida County Land Records Committee announces the sale of tax foreclosed real property as noted below. Oneida County will be accepting sealed bids on these properties until Friday January 8th, 2016, 4:00 PM CT. The Land Records Committee and/or County Board reserve the right to reject any or all bids or to select the bid most advantageous to Oneida County. If a municipality, county department or other public entity expresses an interest in acquiring a property, the County will evaluate the request before making a final determination to convey the property to others. A detailed list of the properties, bid form and other information can be obtained from the county website at <http://www.co.oneida.wi.gov> click on the (EXTRA) announcements icon on Home Page, choose 'Real Property Sale Offerings', or contact the Oneida County Land Information Office, Courthouse, 2nd Floor Rm C208, 1 S Oneida AVE, P.O. Box 400, Rhinelander, WI 54501-0400. Telephone: 715-369-6179, email lio@co.oneida.wi.us. **Properties are being sold in 'AS IS' condition. All dimensions or acreage are approximate.** Brief descriptions of the properties and the minimum bid of each are listed below.

PIN # CA 574-5 Town of Cassian, Ward 2. 5221 Kellnhauser Dr, (a private road). Lot 1 of CSM 4385. Part of SE¼-SW¼, Section 3, Township 37 North, Range 7 East. Roofed, partially exposed basement being used as a cottage in fair to good condition on Long Lake, deed restriction for septic, 1.05 acres. Zoned Single Family. Minimum bid \$89,000.00.

PIN # CA 1291 Town of Cassian, Ward 1. Running Bear Ln. Lot 23 Rocky Run Heights, Part of Government Lot 1, Section 20, Township 37 North, Range 6 East. Vacant wooded lot on Tomahawk River, 1.1 acres, no power to parcel. Zoned Forestry 1B. Minimum bid \$5,900.00.

PIN # CA 1293 Town of Cassian, Ward 1. Running Bear Ln. Lot 25 Rocky Run Heights, Part of Government Lot 1, Section 20, Township 37 North, Range 6 East. Vacant wooded lot on Tomahawk River, 1.8 acres, no power to parcel. Zoned Forestry 1B. Minimum bid \$9,900.00.

PIN # CA 1510 Town of Cassian, Ward 2. Acorn Ln. Lot 12 Blk 1, Assessor's Plat of The Unrecorded Volm's Maud Lake Plat, Part of Government Lot 3, Section 24, Township 37 North, Range 7 East. Vacant wooded lot on Maud Lake, 0.60 acres. Zoned Single Family. Minimum bid \$24,900.00.

PIN # CR 382 Town of Crescent, Ward 3, Part of SW¼- SE¼, Section 28, Township 36 North, Range 8 East. Narrow landlocked remnant strip of land approx 10' wide by 1337' long north of CSM 2349. Approx. 0.36 acres. Zoned General Use. Minimum bid \$200.00 for whole strip; or \$150.00 for the Eastern approx 900' and \$100.00 for the Western approx 437'. Preference to adjoining owners.

PIN # MI 1813-7 Town of Minocqua, Ward 5. Vacant parcel along S Bo Di Lac Dr. Parcel 2 of Survey Map C610. Part of Government Lot 3, Section 19, Township 39 North, Range 5 East. 311' water frontage on Squirrel Lake, 22.84 acres mostly wetland but has some highland near the road. Subject to easements. Zoned Single Family. Minimum bid \$19,900.00.

PIN # MI 4884-1 Town of Minocqua, Ward 5. Vacant parcel along Cedar Falls Rd. Outlot 1 Bear Lake Woods, building for human habitation or septic system not permitted on Outlot. Part Government Lot 2, Section 24, Township 38 North, Range 5 East. Approx 0.19 acres. Zoned Single Family. Minimum bid \$100.00. Preference to adjoining owner.

PIN # NO 541-5B Town of Nokomis, Ward 2. Vacant parcel off N Hidden Waters Rd. N½ Lot B Survey Map L854. Part of SE¼- NE¼, Section 36, Township 36 North, Range 6 East. Approx 0.79 acres. 100' of water frontage on Little Rice Creek. Zoned General Use. Minimum bid \$4,900.00.

PIN # PE 111-14 Town of Pelican, Ward 2. Oakview Ln (Private Rd). Lot 4 CSM V7 P1853. Part of NE¼-NW¼, Section 10, Township 36 North, Range 9 East. Vacant wooded lot, 1.52 acres. Zoned General Use. Minimum bid \$5,900.00.

PIN # PE 320 Town of Pelican, Ward 1. Government Lot 10, Section 24, Township 36 North, Range 9 East. Landlocked vacant parcel approx. 11.60 acres, mostly lowland along Pelican River. Zoned General Use. Minimum bid \$11,900.00.

PIN # PL 235-10 Town of Pine Lake, Ward 1. Part of Government Lot 4, Section 5, Township 37 North, Range 9 East. Vacant parcel formally excess ROW approx. 0.22 acres. Parcel is bounded by Lot 2 of CSM 2068 to the North and Spider Lake Rd to the South. Restriction of no building on parcel unless awarded to adjoiner to north and subject to easement. Zoned Single Family. Minimum bid \$100.00. Preference to adjoining owner.

PIN # RH 1768 City of Rhinelander, Ward 1. 1327 N Stevens St. Lot 23 Block 5 Assessor's Replat of Town Site of Pelican. Parcel is approx 150' x 50'. House is fire damaged. Zoned Residential R-2. Minimum bid \$1,500.00.

PIN # RH 3468-1 City of Rhinelander, Ward 5. West Hill Rd. Lot 2 Certified Survey Map V6 P1588 being part of Lot 3 Westhill Estates Inc. located in the SW $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 1, Township 36 North, Range 8 East. Vacant lot 0.33 acres. Zoned Residential R-3, subject to easements. Minimum bid \$10,900.00.

VIEWING: You are permitted to view the vacant properties at anytime unless there is no legal access to the property. Parcels with building(s) will require permission and a signed release of liability to enter, contact Land Information Office for more information and schedule to view.

See bid form next pages.

BID DEADLINE: Friday January 8th, 2016, 4:00 PM CT. Late bids will not be accepted. The number of bids received or names of bidders will not be revealed prior to bid opening.

BID OPENING: Bids will be opened on Tuesday January 12th, 2016 at the Land Records Committee meeting, 10:00 A.M., CT, in Committee Room # 2 (Rm C202), 2nd Floor, Oneida County Courthouse, 1 S Oneida Ave, Rhinelander, WI. You do not need to be present for bid opening.

BID GUARANTEE: A bid guarantee of \$500.00 shall accompany each parcel with a minimum bid of \$500.00 or more. If the minimum bid amount is less than \$500.00, the bid guarantee shall equal the bid amount.

SEALED BIDS: Sealed bids must be submitted on the Oneida County Real Estate Bid Form which is on page 2 of this form. Any bid less than the minimum advertised bid will be rejected. Only one bid, per bidder, per parcel will be accepted. The bid must be a specific value and cannot be an "open ended bid".

SALE CONDITIONS: The Land Records Committee and/or County Board reserve the right to reject any or all bids and to select the bid most advantageous to Oneida County. If a municipality, county department or other public entity expresses an interest in acquiring a property, the County will evaluate the request before making a final determination to convey the property to others. Property is being sold in "AS IS" condition. Buildings may contain lead paint. The successful bidder will have 60 days from date of County Board approval to complete payment. A quit claim deed will be issued and the County is not providing title insurance. No title, access, boundaries, parcel area or dimensions, easements, fitness for use or related issues will be guaranteed or warranted. Sale may be subject to any easements, restrictions, reservations, or rights-of-way of record or ingress/egress of use over existing traveled ways and utilities in place. The successful bidder will be responsible for the **\$30.00 deed recording fee.**

BIDDERS RESPONSIBILITY: The bidder is responsible to satisfy any questions they may have on access, title, survey, boundaries, parcel area or dimensions, legal issues, zoning, utilities, easements, building conditions/uses or other issues relating to the property. Driveway access questions from public roads should be directed to: the Town or City in which the parcel lies; from State Highways, to the WI Department of Transportation at (715)-365-3490; from County Highways, to the Oneida County Highway Department at 715-369-6184. Questions on zoning of parcels, building permits or other development or improvement issues should be directed to the Oneida County Planning & Zoning Department at 715-369-6130 or if located in the city, the City of Rhinelander Inspection Department at 715-365-8606.

MAILING/CONTACT LIST: The present postal mailing list of parties interested in our real estate sales is discontinued with this notice. If you wish to remain on the postal mailing list, please fill out and return this portion with your name and address and mail to: Oneida County Land Information Office, P. O. Box 400, Rhinelander, WI 54501 or email to lio@co.oneida.wi.us. If you are on our email list, there is no need to contact us and future notices will be sent by email. Please notify us if your email address changes or you want to be removed from the list. Email is the preferred method for the contact list.

In order to remain on our POSTAL mailing list, you MUST return this form.

NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL:

See page 2 for Bid Form.

BID DEADLINE: Friday January 8th, 2016 4:00 P.M. CT

Name of Bidder(s): _____

CLEARLY PRINT name(s) as you want them to appear on Quit Claim Deed and if multiple names, **how you want to hold title**, i.e. joint tenants, tenants in common, etc.

Address: _____

City, State, Zip: _____

Phone#/Email: _____

PIN #: _____

Parcel Address: _____

Bid amount: _____

Please use a separate bid form for each parcel.

The County retains the right to reject any or all bids or to select the bid most advantageous to Oneida County. If a municipality, county department or other public entity expresses an interest in acquiring a property, the County will evaluate the request before making a final determination to convey the property to others. A bid guarantee of \$500 shall accompany **each** real estate parcel bid. If the minimum bid amount established by the County and the amount bid are each less than \$500, the bid guarantee shall equal the amount bid. **The bid guarantee for the highest two bids shall be deposited by the County Treasurer.** The other bid guarantee(s) will be returned to the unsuccessful bidder(s). The bid guarantee of the highest bidder shall be applied to the purchase price if the sale is approved and completed, and the bid guarantee of the second highest bidder shall then be refunded. The successful bidder will have 60 days from the date of County Board approval to complete payment. If the highest bidder fails to complete an approved sale, the bid guarantee shall be forfeited to Oneida County and the second highest bidder shall be offered the real estate with their bid guarantee applied to the purchase price. If the second highest bidder fails to complete an approved sale, the bid guarantee shall be forfeited to Oneida County. It could take 90 – 150 days for this process to be completed. The Oneida County Land Records Committee will be the sole and final authority as to what constitutes just cause for not completing a sale. Oneida County is only transferring its interest in this property in an **“AS IS”** condition. A quit claim deed will be issued and the County is not providing title insurance. No title, access, boundaries, parcel area or dimensions, easements, fitness for use or related issues will be guaranteed or warranted. Sale may be subject to any easements, restrictions, reservations, or rights-of-way of record or ingress/egress of use over existing traveled ways and utilities in place. The successful bidder will be responsible for the **\$30.00 deed recording fee.**

I/we submit this bid and understand the conditions set forth above and in the Notice of Sale.

Signature and printed name of bidder(s): _____

Date: _____

BID GUARANTEE: Payable to Oneida County Treasurer. Return completed bid form with bid guarantee in the form of a certified check, money order, or personal check made payable to Oneida County Treasurer.

SUBMISSION OF BID: Mail or submit your bid and bid guarantee in a sealed envelope to: Oneida County Clerk, Courthouse, Room # A100, 1 S Oneida Ave, P.O. Box 400, Rhinelander, WI 54501-0400. No fax or email submittals will be accepted. To ensure timely delivery, you may want to send express mail or some other type of service to ensure delivery before the deadline. You can also drop off in person or call 715-369-6144 and confirm receipt of only your bid, not the number of bids received or who submitted.

MARK ENVELOPE: Please mark on outside of bid envelope “Real Estate Sealed Bid” in the lower left hand corner. Include return name and address on envelope.

Q: Who is responsible for the mortgages, liens or taxes on the tax foreclosed properties?

A: The County Treasurer contracts with a Title Company to research ownership, title, mortgages liens etc, and these entities are notified of the impending foreclosure. If they do not take measures to protect their respective interest prior to the court date, the Court forecloses out all interest and title to the property is awarded to the County and the County pays the back taxes. The County then sells the property and the new landowner is not responsible for back taxes, mortgages etc. If interested in a property, you may want to contact a title company in advance of submitting a bid with any questions on title insurance.

Q: Who is responsible for paying the current year's real estate taxes?

A: If the County is the owner of the property as of January 1st of the taxing year, the property will be exempt in that year and no taxes will be due on the property. If there are taxes due for the year in which the County sells the property, the County pays the real estate tax bill.

Q: Can I have the property inspected by licensed plumbers, carpenters, septic etc?

A: Possibly, however this is to be done at your cost. The inspectors must sign the waiver of liability form, have insurances required by the County and the contractor must restore the property to the condition the property existed prior to the inspection. It should be noted that most of the buildings the County forecloses on would not pass inspections required by lending institutions today and that utilities are usually disconnected so could not test water, furnace etc. You are purchasing the property in 'AS IS CONDITION'.

Q: What does Preference to adjoiner owner mean?

A: The properties with this designation usually mean the parcel may be a very small remnant or an irregular parcel that would only be of use to an adjoining landowner. In most cases the parcels are landlocked, cannot be built on and may have restrictions placed on the parcel. In order to minimize land use issue, the Committee would likely recommend sale only to an adjoining landowner.

Q: What is preferred payment method if awarded the property?

A. If you purchase a property with buildings and you want the keys the same day you make payment, the payment must be cash, a cashier's or a bank check; otherwise the County has to wait until a personal check has cleared before recording the deed and giving you the keys. If the property is vacant, you can pay by cash, a cashier's or a bank check and the deed would be recorded usually within 1 day. If payment is with a personal check, the deed may not be recorded until the check has cleared. Checks for the \$30 recording fee can be by personal check.

Q: What if I am waiting on a loan to purchase the property and it would take more than the 60 days to complete the sale?

A: The successful bidder will have 60 days from the date of County Board approval to complete payment. If the highest bidder fails to complete an approved sale within the 60 days, the bid guarantee shall be forfeited to Oneida County and the County would then work with the second highest bidder or offer again for sale. As mentioned above, most of the properties with buildings on them would not pass inspections, so have your payment plans in place.

Q: What happens if the properties do not sell?

A: The Land Records Committee reviews the unsold properties and offers them again but may adjust the minimum bid. Sales are usually held twice a year.