REAL ESTATE BIDDER PACKET

8264 Gohr Road, Sobieski, Wisconsin

To Be Sold at an Online Auction

ENDING October 26, 2020

Auction Conducted By:

Massart Auctioneers Inc.

2545 Finger Road, Green Bay, WI 54302

Ph. 920-468-1113, Fax 920-468-7137

www.massartauctioneers.com

Serving You With Excellence Since 1974!

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Real Estate Auctions Work Because…

- The seller chooses the date the property will sell.
- They create competition among buyers; auction prices can exceed the price of a traditional real estate transaction.
- Auctions bring interested parties to a point of decision; they must act now or lose the opportunity to purchase.
- They require potential buyers to pre-qualify for loans.
- Properties are sold with a "no contingency offer to purchase."

If you are thinking about selling contact Massart Auctioneers Inc. to see what the auction method of marketing can do for you!

Open House Date

By Appointment Only

Terms and Conditions of the Real Estate Auction

- 10% Buyers Fee will be added to the high bid to make the purchase price.
- $2,500 deposit per lot is required within two days of accepted offer.
- The balance is due at closing within 60 days.
- Title will pass with a warranty deed.
- Seller will provide title insurance.
- Taxes will be prorated to the closing date.
- The successful bidder will sign a Wisconsin Offer to Purchase Agreement.
- Closing will be within 60 days of the auction, by December 28, 2020.
- Real estate is sold clear and free of any liens, taxes or other encumbrances.
- Your bidding at this auction is based solely upon your inspection and due diligence. Real estate is sold as is, where is, with NO written, expressed or implied warranties.
- Real estate is sold subject to seller approval.
- Seller will entertain written offers prior to auction close. The deadline to submit an offer prior to auction is October 23, 2020 at 12:00 Noon. If the seller accepts an offer prior to auction the auction will be cancelled.

Selling Real Estate at Auction

- You must be registered to bid.
- The winning bid **IS NOT CONDITIONAL** upon financing, selling your real estate or any other contingency. This is considered a cash sale! If financing of any kind is required to purchase this property, please be sure that appropriate arrangements have been made prior to this auction.
- Minimum bid increments will be decided by the auctioneer.
- You are purchasing this property in "As is, where is condition" without expressed or implied warranties or representations as to fitness or a particular use, physical or environmental condition. If you require specific testing for suitability of sanitary and/or water systems as well as presence of radon and/or lead based paint, those tests may be performed prior to the auction at your own expense.
- Please read the spec. sheet completely and carefully. If you have any questions or do not understand any of the information, **PLEASE ASK!**
- **This Sale IS Subject to the Seller Confirmation.**

Be Prepared to Buy!

ANY AND ALL ANNOUNCEMENTS MADE BY THE AUCTIONEER (In person or on the Internet) TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER STATEMENT MADE.

ONLINE REAL ESTATE AUCTION

8264 Gohr Road, Sobieski, WI (Town of Chase)

Online Only Auction ending October 26, 2020

Open House by Appointment

2 Parcels

Lot #1 – Unlimited Opportunities, fixer upper, flip or rent
3 Bedroom ranch with attached garage and 34x90 pole building situated on approximately 3.88 acres
(See following page for more details)

Lot Parcel A – Approximately 38.36 acres – Unlimited Opportunities
Gravel pit, wooded & recreational land.

This is NOT a foreclosure. Starting bid is $100,000 per parcel. This is NOT the reserve amount, is it merely a suggested starting bid. Massart Auctioneers offers a co-broke.

TERMS: Online bidding only. Bidder packet required to bid. **10% Buyers Fee added to all high bids.** The high bidder will deposit $2,500 per parcel with Massart Auctioneers Inc. within two days of accepted offer. 60 Day closing. No contingencies. Taxes will be prorated to closing. The property will be sold AS IS. **Property will be sold subject to seller approval.** Offers accepted prior to 10/23/20 at 12:00 Noon. Auto extend feature is on. RWA#3 Damien & Michelle Massart CAI, AARE, AMM, BAS, CES, GPPA. www.massartauctioneers.com

Massart Auctioneers Inc.
2545 Finger Road, Green Bay, WI 54302
920-468-1113

Unlimited opportunities; fixer upper, flip, or fix up and rent this Ranch 3 Bedroom, 2 full Bath, 2 Stall attached garage, with 34x90 Shed on approximately 4 acres.

Main Floor

Living Room 15’6” x 19	Kitchen 12’6” x 14	Dining Room 12’6” x 9
Laundry Closet 3’6” x 4	Full Bath 6’6” x 8’6”	Hallway 17 x 7
Bedroom #1 10 x 10’6”	Bedroom #2 11 x 12’6”	Bedroom # 3 11 x 12’6”

Basement

Rec room with Bar 17 x 28	Office/Den 13’6” x 14	Full Bath 6’6” x 10
Utility Room 13’6” x 15	Office/Den 7’6” x 9	Utility Room with Electric Panel 11 x 11’6”

Additional Information

100 Amp electric panel inside home	Well	Septic with Drain Field
Electric Dryer hookup	Central Air	Electric panel inside 34 x 90 shed
11 x 28 attached animal shed attached to main shed		11’6 x 19 Breeze way

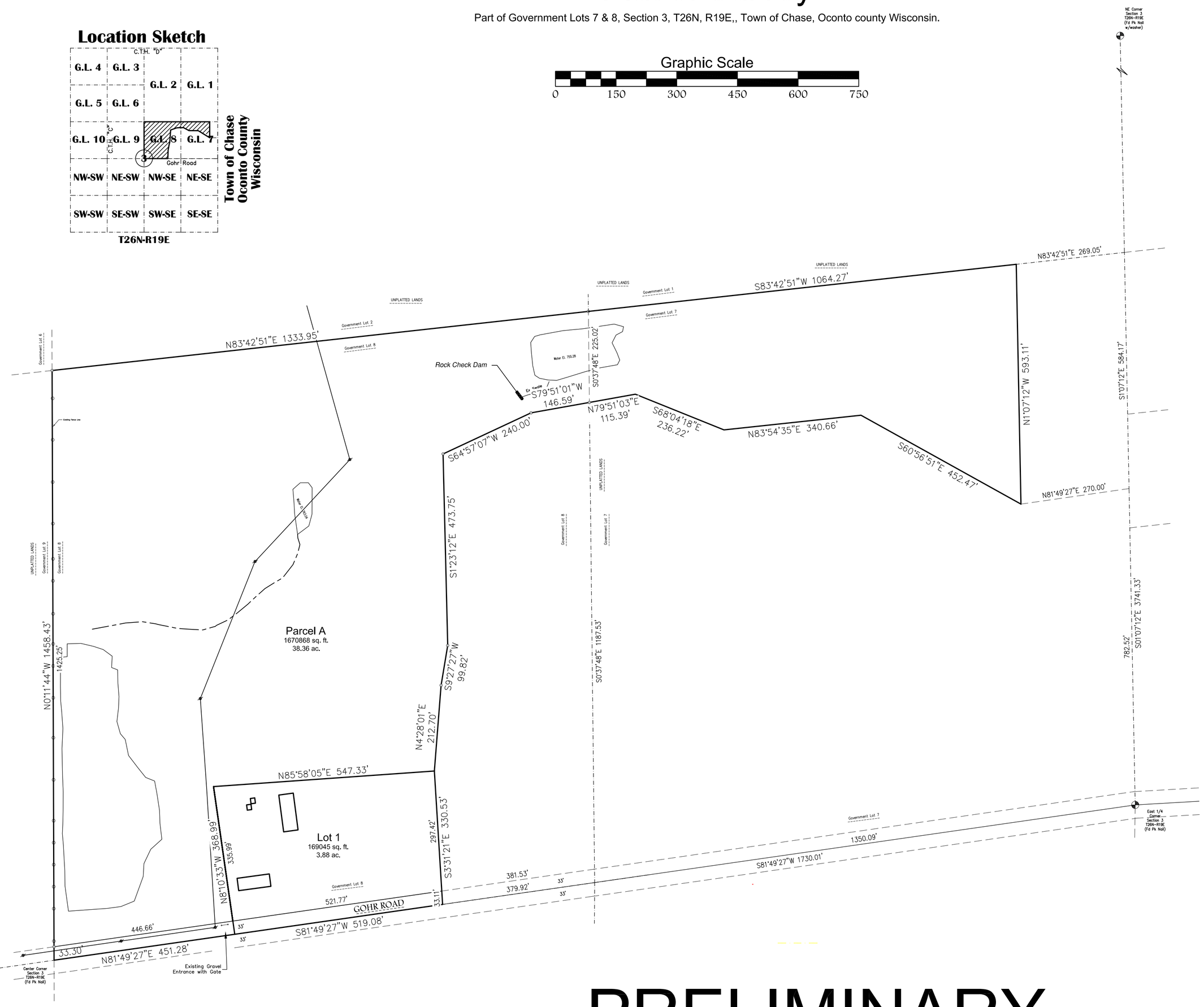
Plat of Survey

Part of Government Lots 7 & 8, Section 3, T26N, R19E,, Town of Chase, Oconto county Wisconsin.

Location Sketch

Graphic Scale

0 150 300 450 600 750

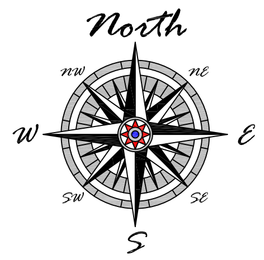


PRELIMINARY

NOTES

Bearings referenced to the East line of Government Lot 7, assumed to be N1°07'12"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Oconto County Land and Water Resources has been notified of any discrepancies.



SCALE
1"=150'

DRAWN BY
Djc

TAX PARCEL NO. 012030030168

Plat of Survey

Fieldwork Completed: xx/xx/xx

Date File: R-4007

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

JJ Wied LLC

File: R-4007POS92820.dwg

PROJECT NO.
R-4007

SHEET NO.
1 of 1

DRAWING NO.
S-3325

Oconto County Web Portal - Property Summary

Property: 01203030168

Search powered by GCS
Report-/Print engine
List & Label ® Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	01203030168	012 - TOWN OF CHASE	8264 GOHR RD	JJ WIED LLC P O BOX 8803 GREEN BAY WI 54308-8803

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Summary

Property Summary

Parcel #:	01203030168
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	1/27/2017
Historical Date:	
Acres:	42.630

Property Addresses

Primary ▲	Address
☑	8264 GOHR RD SOBIESKI 54171

Owners

Name	Status	Ownership Type	Interest
JJ WIED LLC	CURRENT OWNER		
WIED, THOMAS A.	FORMER OWNER		

Parent Parcels

Parcel Number ▲	Creation Date
01203030157	
01203030168	

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

GOV'T LOT 8. EXC 695939. & PRT GL 7 N/K/A DES IN 699716. 872-557

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat

☑	03	26 N	19 E							NOT AVAILABLE

District

Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
	OCONTO COUNTY	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
4613	PULASKI SCHOOL DISTRICT	REGULAR SCHOOL
1300	NWTC	TECHNICAL COLLEGE

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value:
Assessment Ratio: **0.8455**
Legal Acres: **42.630**

2019 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	12.630	2200	0	2200
G5 - UNDEVELOPED LAND	28.000	11900	0	11900
G7 - OTHER	2.000	14000	94300	108300
ALL CLASSES	**42.630**	**28100**	**94300**	**122400**

2018 valuations

Class	Acres	Land	Improvements	Total
G4 - AGRICULTURAL	12.630	2200	0	2200
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ALL CLASSES	**42.630**	**28100**	**94300**	**122400**

Taxes

Tax Summary

Bill #: 212870	Net Mill Rate: **0.016715828**

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	992.96
7/31/2020	992.95

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	1/30/2020	T	992.96	1654	7339
Posted	7/29/2020	T	992.95	434723	JJ WIED LLC CK 7402 D 7/24/20 P

					7/24/20

Key:	Property Type: RE - Real Estate, PP - Personal Property
	Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	2259.17	-	-
School Credit	213.15	-	-
Total	2046.02	-	-
LOCAL	183.38		
NWTC	117.38		
OCONTO COUNTY	732.95		
PULASKI SCHOOL DISTRICT	1012.31		
STATE OF WISCONSIN	0.00		
First Dollar Credit	60.11	-	-
Lottery Credit	0.00	-	-
Net Tax	1985.91	1985.91	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	**1985.91**	**1985.91**	**0.00**

Tax History

Interest/Penalty Date 09/21/2020

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2019	1985.91	0.00	0.00	1985.91	7/29/2020	0.00	Paid
2018	1938.89	0.00	0.00	1938.89	8/5/2019	0.00	Paid
2017	1895.54	0.00	0.00	1895.54	12/31/2017	0.00	Paid
2016	1925.41	0.00	0.00	1925.41	12/31/2016	0.00	Paid
2015	1881.86	0.00	0.00	1881.86	7/22/2016	0.00	Paid
2014	1975.89	0.00	0.00	1975.89	8/4/2015	0.00	Paid
TOTAL	**11603.50**	**0.00**	**0.00**	**11603.50**	**-**	**0.00**	**-**

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
699716	DQC	12/8/2016					$0.00	0
509159			872 / 557				$0.00	0