

REAL ESTATE BIDDER PACKET

6039 County Road S, Sobieski, WI

To Be Sold at an Online Auction

ENDING November 5, 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

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 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 January 5, 2021.
- 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 November 2, 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

6039 County Road S, Sobieski, WI

Online Only Auction ending November 5, 2020

3 Bedroom farmhouse situated on a large lot with outbuildings. Home has an extra-large bathroom & first floor laundry. The home is in the Pulaski school district & located ¼ mile off Highway 41 and 10 minutes north of Green Bay.

Family Room	20x22
Kitchen	14x10
Bath/laundry room	14x7
Living Room	14x14
Pantry	4x3
Master Bedroom	14x14
Bedroom	14x9
Bedroom	9x8
Shed	14x8
Stone Shed	18x9
Garage	30x26
White Shed	10x8
Lean to	8x26



This is NOT a foreclosure. Starting bid is \$75,000. 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. High bidder will deposit \$2,500 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 November 5, 2020 at 12:00 Noon. Auto extend feature is on. RWA#3 Damien & Michelle Massart CAI, AARE, AMM, BAS, CES, GPPA, MPPA.

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2545 Finger Road, Green Bay, WI 54302
920-468-1113





Oconto County Web Portal - Property Summary

Property: 0244322003

Search powered by



Report-Print engine
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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	0244322003	024 - TOWN OF LITTLE SUAMICO	6039 COUNTY ROAD S	HOWARD A & LAURA L KABACINSKI 6039 COUNTY ROAD S SOBIESKI WI 54171-9714

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

Summary

Property Summary

Parcel #:	0244322003
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.440

Property Addresses

Primary	Address
<input checked="" type="checkbox"/>	6039 COUNTY ROAD S SOBIESKI 54171-9714

Owners

Name	Status	Ownership Type	Interest
KABACINSKI, HOWARD A & LAURA L	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)
LOTS 3 & 4 B LK 1 OF VILLAGE OF SOBIESKI 654-837

Public Land Survey - Property Descriptions

Primary	Section	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
	22	26 N	20 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
7050	LITTLE SUAMICO SAN DIST	SANITARY
1300	NWTC	TECHNICAL COLLEGE

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 0
 Assessment Ratio: 0.0000
 Legal Acres: 0.440

2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.440	9900	85400	95300
ALL CLASSES	0.440	9900	85400	95300

2019 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.440	9900	85400	95300
ALL CLASSES	0.440	9900	85400	95300

Taxes

Taxes have not been finalized for the year 2020

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
			654 / 837				\$0.00	0

2019 Real Estate Tax Summary

10/19/2020 06:31 AM

Page 1 Of 1

Parcel #: 0244322003 024 - TOWN OF LITTLE SUAMICO
 Alt. Parcel #: OCONTO COUNTY, WISCONSIN

Tax Address:
 HOWARD A & LAURA L KABACINSKI
 6039 COUNTY ROAD S
 SOBIESKI WI 54171-9714

Owner(s): O = Current Owner, C = Current Co-Owner
 O - KABACINSKI, HOWARD A & LAURA L

Districts: SC = School, SP = Special
Type Dist # Description
 SC 4613 PULASKI SCHOOL DISTRICT
 SP 1300 NWTC
 SP 7050 LITTLE SUAMICO SAN DIST

Property Address(es): * = Primary
 * 6039 COUNTY ROAD S

Abbreviated Description: Acres: 0.440
 (See recorded documents for a complete legal description.)
 LOTS 3 & 4 B LK 1 OF VILLAGE OF SOBIESKI
 654-837

Parcel History:

Date	Doc #	Vol/Page	Type
		654/837	

Plat: * = Primary
 * N/A-NOT AVAILABLE

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**
 22-26N-20E

Tax Bill #:	222272	Net Mill Rate	0.014902139	Installments	
Certificate #:	566	Gross Tax	1,566.72	End Date	Total
		School Credit	146.54	1 01/31/2020	513.26
Land Value	9,900	Total	1,420.18	2 07/31/2020	680.03
Improve Value	85,400	First Dollar Credit	60.11		
Total Value	95,300	Lottery Credit 1 Claim	166.78		
Ratio	0.9738	Net Tax	1,193.29		
Fair Mrkt Value	97,900				

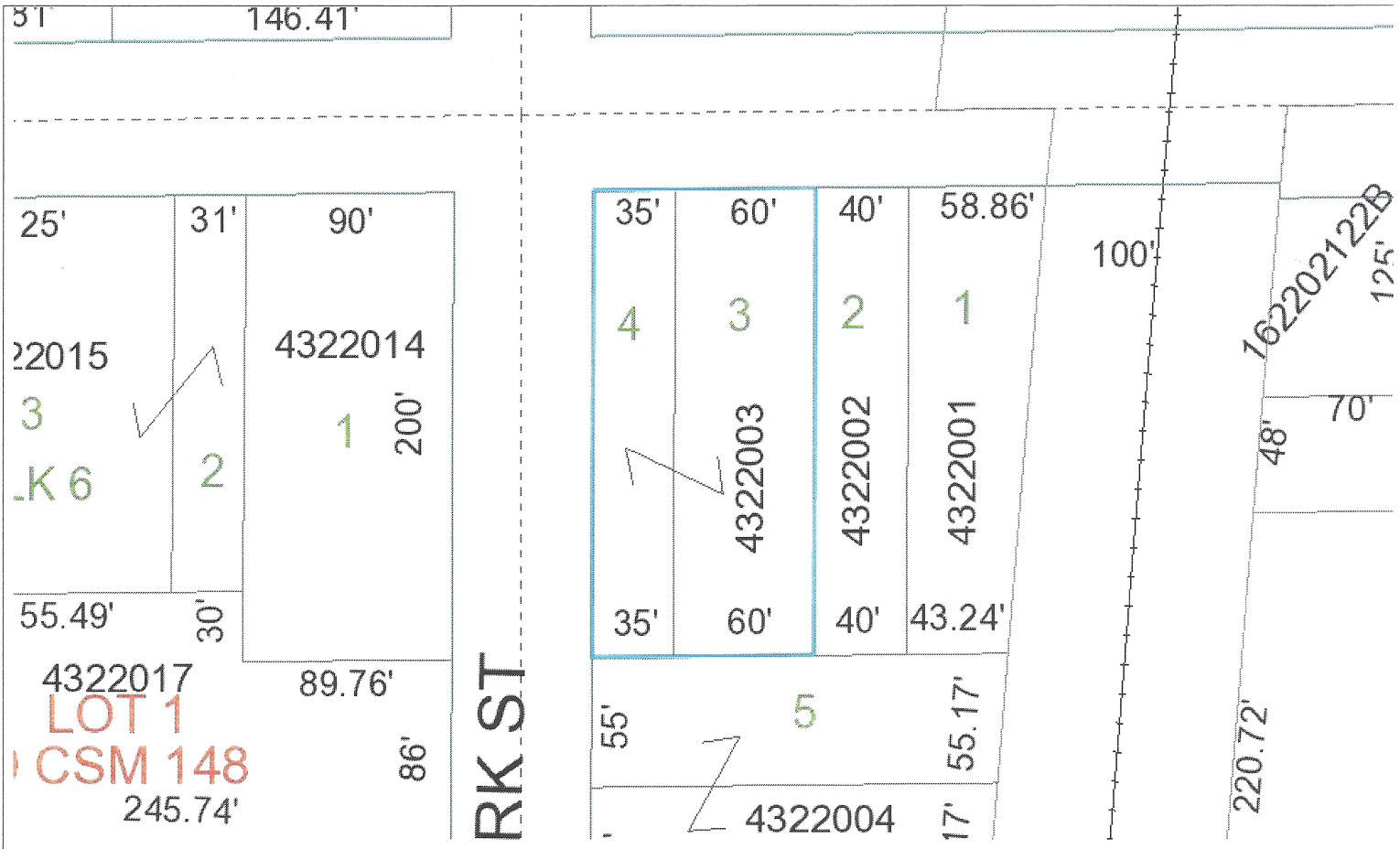
	Amt Due	Amt Paid	Balance
Net Tax	1,193.29	513.26	680.03
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	61.20
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	30.60
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	1,193.29	513.26	771.83

Interest Calculated For OCT 2020

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/31/2020	14374	T	513.26

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax



Oconto County Land Information Systems makes every effort to produce the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Oconto County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. Oconto County parcel maps are for tax and real property listing purposes only and do NOT represent a survey. The tax parcel maps are compiled from official records, including survey plats and deeds, but only contain the information required for Oconto County business. You should always use the original recorded documents for legal or survey information

Oconto County GIS

TextBox1



SCALE: 1" = 60'



Print Date: 10/19/2020