

REAL ESTATE BIDDER PACKET

Loren Buettner Estate
W4721 Emily Lane, Shawano, WI

To Be Sold at an Online Auction
ENDING February 16, 2021



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 personal representative's 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 April 16, 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 February 12, 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

Loren Buettner Estate

W4721 Emily Lane, Shawano, WI

Online Only Auction ending February 16, 2021

North Country Homes 76' mobile home situated on a 1.5-acre lot.

RAD 849791

3 Bedroom trailer with 2 full baths

| | |
|-----------------------------|-----------|
| Bedroom | 10.5x10.5 |
| Bedroom | 10x10 |
| Full Bathroom | 10x5 |
| Living Room | 14x13 |
| Kitchen/Dining | 11x13 |
| Utility Room | 10x5 |
| Bedroom | 12x13 |
| Full Master Bath | 8x5 |
| Master Walk in Closet | 5x4 |
| Propane Heat | |
| Shed – Overall Length 22x26 | |
| Shed has 5 rooms | 8x14 |
| | 8x8 |
| | 8x10 |
| | 8x8 |
| | 13x8 |



This is NOT a foreclosure. Starting bid is \$30,000. This is NOT the reserve amount, is it merely a suggested starting bid. Selling to settle the estate. 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 2/12/21 at 12:00 Noon. Auto extend feature is on. RWA#3 Damien, Michelle & Bob Massart CAI, AARE, AMM, BAS, CES, GPPA, MPPA. www.massartauctioneers.com

Massart Auctioneers Inc.

2545 Finger Road, Green Bay, WI 54302

920-468-1113



Shawano County

Owner (s):

BUETTNER, LOREN K

Location:

Sect. 7, T27N,R17E

Mailing Address:

LOREN K BUETTNER**W4721 EMILY LANE****SHAWANO, WI 54166-0000**

School District:

5264 - SHAWANO SCHOOL DISTRICT

Tax Parcel ID Number:Tax District:

441000030**044-TOWN OF WASHINGTON**

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

1.5000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

AUDI WOODS II PRT OF N 1/2 FRAC N.W.1/4 SEC.7 T.27 R. 17 E. LOT 53

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

W4721 EMILY LN SHAWANO, WI 54166

Tax Year: 2020

Real Estate Assessments

| Code | Description | Acres | Land Value | Improvement Value | Total Value |
|--------|-------------|-------|------------|-------------------|-------------|
| 1 | Residential | 1.500 | \$15,600 | \$32,000 | \$47,600 |
| Total: | | 1.500 | \$15,600 | \$32,000 | \$47,600 |

Estimated Fair Market Value:

\$56,100

Average Assessment Ratio:

0.848374794

** MFL and PFC values are not included in the total.*

Special Assessments

| Assessment | Value | Action |
|----------------------|----------|--------|
| Garbage Collection | \$115.00 | |
| POWTS MAINTENANCE | \$5.00 | |

Shawano County

Owner (s):

BUETTNER, LOREN K

Location:

Sect. 7, T27N,R17E

Mailing Address:

LOREN K BUETTNER**W4721 EMILY LANE****SHAWANO, WI 54166-0000**

School District:

5264 - SHAWANO SCHOOL DISTRICT

Tax Parcel ID Number:Tax District:

441000030**044-TOWN OF WASHINGTON**

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

1.5

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

AUDI WOODS II PRT OF N 1/2 FRAC N.W.1/4 SEC.7 T.27 R. 17 E. LOT 53Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)***W4721 EMILY LN SHAWANO, WI 54166**

1 Lottery credit claimed effective 1/1/2013

Tax History

| Tax Year* | Tax Bill | Taxes Paid | Taxes Due | Interest | Penalty | Total Payoff |
|------------------|-----------------|-------------------|------------------|-----------------|----------------|---------------------|
| 2020 | \$771.20 | \$0.00 | \$771.20 | \$0.00 | \$0.00 | \$771.20 |
| 2019 | \$733.05 | \$0.00 | \$733.05 | \$87.97 | \$0.00 | \$821.02 |
| 2018 | \$708.60 | \$708.60 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$733.01 | \$733.01 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$729.40 | \$729.40 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$755.39 | \$755.39 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2014 | \$760.03 | \$760.03 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2013 | \$895.90 | \$895.90 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2012 | \$870.91 | \$870.91 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2011 | \$876.65 | \$876.65 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2010 | \$885.37 | \$885.37 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2009 | \$892.51 | \$892.51 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2008 | \$874.80 | \$874.80 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2007 | \$835.40 | \$835.40 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2006 | \$836.71 | \$836.71 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2005 | \$813.99 | \$813.99 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2004 | \$826.57 | \$826.57 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | | \$1,592.22 |

2020 Property Record | Shawano County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 1/20/2021 1:37:21 PM

Owner Address

BUETTNER , LOREN K
W4721 EMILY LANE
SHAWANO, WI 54166

Owner

LOREN K BUETTNER

Property Information

Parcel ID: 044-441000030
Document # 589723
Tax Districts:
SHAWANO SCHOOL DISTRICT

Property Description

For a complete legal description, see recorded document.

AUDI WOODS II PRT OF N 1/2 FRAC N.W.1/4 SEC.7
T.27 R. 17 E. LOT 53

Municipality: 044-TOWN OF WASHINGTON

Property Address: W4721 EMILY LN

Tax Information

[Print Tax Bill](#)

| <u>Installment</u> | <u>Amount</u> |
|--|---------------|
| <u>First:</u> | 362.27 |
| <u>Second:</u> | 408.93 |
| <u>Third:</u> | 0.00 |
| <u>Total Tax Due:</u> | 771.20 |
| <u>Base Tax:</u> | 885.89 |
| <u>Special Assessment:</u> | 120.00 |
| <u>Lottery Credit:</u> | 166.68 |
| <u>First Dollar Credit:</u> | 68.01 |
| <u>Amount Paid:</u> (View payment history info below) | 0.00 |
| <u>Current Balance Due:</u> | 771.20 |
| <u>Interest:</u> | 0.00 |
| <u>Total Due:</u> | 771.20 |

Land Valuation

| <u>Code</u> | <u>Acres</u> | <u>Land</u> | <u>Impr.</u> | <u>Total</u> |
|---------------------------|--------------|-------------|--------------|--------------|
| 1 | 1.50 | \$15,600 | \$32,000 | \$47,600 |
| | 1.50 | \$15,600 | \$32,000 | \$47,600 |
| <u>Assessment Ratio:</u> | | | 0.8483747940 | |
| <u>Fair Market Value:</u> | | | | 56100.00 |

Special Assessment Detail

| <u>Code</u> | <u>Description</u> | <u>Amount</u> |
|-------------|--------------------|---------------|
| 28 | Garbage Collection | 115.00 |
| 18 | POWTS MAINTENANCE | 5.00 |
| | | 120.00 |

Delinquent Tax Summary

| <u>Year</u> | <u>Balance</u> | <u>Int. + Pen.</u> | <u>Total Due</u> |
|-------------|----------------|--------------------|------------------|
| 2019 | 733.05 | 87.97 | 821.02 |

Interest calculated as of Jan 2021

[Calculate Interest](#)

*No data found for Payment History in 2020

