

# REAL ESTATE BIDDER PACKET

6039 County Road S, Sobieski, WI

To Be Sold at an Online Auction

**ENDING June 11, 2021**



Auction Conducted By:

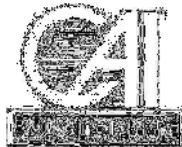
Massart Auctioneers Inc.

2545 Finger Road, Green Bay, WI 54302

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

[www.massartauctioneers.com](http://www.massartauctioneers.com)

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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 August 11, 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 June 7, 2021 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.**

6039 County Road S  
 Sobieski, WI 54171  
 Parcel ID: 0244322003

**Bedrooms: 2 Total Baths: 1 Total # Cars: 3+**



**County:** Oconto

**MunSubArea:**

Detached

**School-District:**

**Subdivision**

**Tax Net Amt:** \$1218.35

**Tax Yr:** 2020

**Tax ID:**

**Assessments Total:**

**Assessments Year:**

**Special Assessments:**

**Age Est (Pre2017):**

**Year Built Est:** 1963

**Source-Year Built:**

**Building Style:** Single Family

**Garage 1 Type:**

**Garage 1 # cars:**

**Grg Dim:**

**Garage 2 type:**

**Garage 2 # cars:**

**Grg 2 Dim:**

**Deeded Access:**

**Restictive Covenant(s):**

**Flood Plain:**

**Hobby Farm:**

**Zero Lot Line:**

**HOA Annual Fee:**

**Assoc Fee-Annual:**

Description	Data	Data Source	Description	Data	Data Source
SQFT Fin Above Grade Est	1318	Assessor/Public Record	Acres Est	.440	Assessor/Public Record
SQRT Fin Below Grade Est	N/A	Assessor/Public Record	LOT SQFT Est	9900	Auto-Calculated
SQFT Fin Abv & Blw	1318	Assessor/Public Record			

Room	DIM	LVL	Room	DIM	LVL	Baths	Full	Half
Living Room	14'6"x13'6"	Main	Bedroom #2	9'x14'	Upper	1	1	0
Kitchen	14'6"x9'6"	Main	Office	9'x8'	Upper			
Full Bath	14'6"x7'6"	Main	Shed (Next to House)	17'4"x11'6"				
Dining Room	9'6"x9'6"	Main	Stone Shed	7'x11'6"				
Family Room	12'6"x21'6"	Main	Garage	30'x24'				
Master Bedroom	14'6"x12'6"	Upper	Shed (next to garage)	8'6"x10'				

**Directions:** From Green Bay take HWY 141 north until CHY S turn left to home

**RemarksPub:**

**Zoning:** Residential

**Heating Fuel Type:** Forced Air

**Cooling:**

**Water:** Well

**Waste:**

**Exterior Finish:** Vinyl

**Foundation:** Basement poured

**Garage:** Yes

**Lower Level:** Unfinished Basement

**Driveway:** Gravel

**Fireplaces:** N/A