

# REAL ESTATE BIDDER PACKET

W6150 Pilgrim Street, Appleton, WI

To Be Sold at an Online Auction

**ENDING July 19, 2021**



Auction Conducted By:

Massart Auctioneers Inc.

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# **Table of Contents**

Info/Open House.....	3
Terms & Conditions of Real Estate Auctions.....	4
Selling Real Estate at Auction.....	5
Real Estate Information Sheet.....	6

## **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 representatives 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 September 19, 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 July 16, 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.**

W6150 Pilgrim St  
Appleton, Wisconsin 54914  
Parcel ID: 11-0-1314-00

**Bedrooms: 3 Total Baths: 2.5 Total # Cars: 2**



**County:** Outagamie  
**MunSubArea:**  
**School-District:**  
**Subdivision**  
**Tax Net Amt:** \$2835.75  
**Tax Yr:** 2020  
**Tax ID:**  
**Assessments Total:**  
**Assessments Year:**  
**Special Assessments:**  
**Age Est (Pre2017):**  
**Year Built Est:** 1976  
**Source-Year Built:**  
**Building Style:** Single Family  
**Garage 1 Type:** Attached  
**Garage 1 # cars:**  
**Grg Dim:**  
**Garage 2 type:**  
**Garage 2 # cars:**  
**Grg 2 Dim:**  
**Deeded Access:**  
**Restrictive 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	998	Assessor/Public Record	Acres Est		Assessor/Public Record
SQRT Fin Below Grade Est	710	Assessor/Public Record	LOT SQFT Est		Auto-Calculated
SQFT Fin Abv & Blw	1708	Assessor/Public Record			

Room	DIM	LVL	Room	DIM	LVL	Baths	Full	Half
Kitchen	10'x13'	Main	Master Bed	11'6"x13'6"	Main			
Dining Room	8'6"x10'	Main	Main Bath	7'6"x 10'6"	Main			
Living Room	12'6"x19'6"	Main	Garage	21'x21'	Main			
Bedroom 1	10'6"x11'	Main	Shed	12'x12'	Outside			
Bedroom 2	10'x13'6"	Main	Half Bath	5'x11'	Main			
Office	5'x7'6"	Lower	Full Bath	5'x6'	Lower			
Shop	13'x24'	Lower	Rec Room/Bar	16'x33'	Lower			
Laundry Room	9'6"x12'	Lower						

**Directions:** From Green Bay take HWY 141 South, exit on W. College Ave turn right, turn left on Mayflower Road, turn right on Spencer, turn left on Pilgrim to home.

**RemarksPub:** 200 Amp electric service (Physical well present in front yard) Appears to have city water hooked up.

**Zoning:** Residential

**Heating Fuel Type:** Electric

**Cooling:** Central Air (needs service)

**Water:** City

**Waste:** City

**Exterior Finish:**

**Foundation:** Finished Basement

**Garage:** Attached

**Lower Level:** Finished Basement

**Driveway:** Paved

**Fireplaces:** N/A