

# REAL ESTATE BIDDER PACKET

**405 E Briar Lane, Green Bay, WI**

To Be Sold at an Online Auction

**ENDING July 27, 2021**



Auction Conducted By:

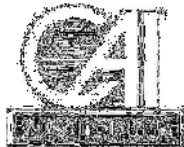
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## **Real Estate Auctions Work Because...**

- 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 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 27, 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 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.**

405 E Briar Lane  
Green Bay, Wisconsin 54301  
Parcel ID: AL-1692-M-48

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



**County:** Brown

**MunSubArea:** Allouez

**School-District:**

**Subdivision**

**Tax Net Amt:** \$3282.74

**Tax Yr:** 2020

**Tax ID:**

**Assessments Total:**

**Assessments Year:**

**Special Assessments:**

**Age Est (Pre2017):**

**Year Built Est:** 1959

**Source-Year Built:**

**Assoc Fee-Annual:**

**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:**

Description	Data	Data Source	Description	Data	Data Source
SQFT Fin Above Grade Est	1,245	Assessor/Public Record	Acres Est	0.289	Assessor/Public Record
SQRT Fin Below Grade Est		Assessor/Public Record	LOT SQFT Est	12593	Auto-Calculated
SQFT Fin Abv & Blw	1,245	Assessor/Public Record			

Room	DIM	LVL	Room	DIM	LVL	Baths	Full	Half
Living Room	11'6"x23'6"	Main	Bedroom 3	10'x13'6"	Main	2	2	0
Dining Room	8'6"x15'6"	Main	Full Bath 2	5'6"x6'6"	Main			
Kitchen	10'6"x12'	Main	Foyer	6'6"x9'	Main			
Full Bath 1	7'6"x12'6"	Main	Garage	21'6"x25'				
Bedroom 1	10'x13'6"	Main	Sunroom	12'x17'6"				
Bedroom 2	12'x13'	Main	Shed	10'x10'				

**Directions:** Libal Street turn west onto Briar Lane home is on the right

**RemarksPub:** Fenced in yard

**Zoning:** Residential

**Heating Fuel Type:** Gas

**Cooling:** Central Air

**Water:** Village

**Waste:** Village

**Exterior Finish:** Vinyl/Brick

**Foundation:** Block

**Garage:** Attached

**Lower Level:** unfinished

**Driveway:** Paved

**Fireplaces:** N/A