

An O'Connor **ONLINE** Auction

24+ ACRES WOODED/BUILDABLE LAND

TOWN OF MAINE, OUTAGAMIE COUNTY

Start Date: April 24th End Date: May 15th

DIRECTIONS: W8395 County Rd I, Clintonville. East of Clintonville on Hwy I approx. 8.5 mi to the property.

LAND W/CABIN ON AUCTION!

24+ acres of buildable land including approx 22.5 wooded acres with quality hunting and approx 1.5 acres agricultural land. Located within a close proximity to the Navarino Wildlife Area. Only 40-45 minutes from Appleton and Green Bay. Cozy 17x25 cabin in great condition w/vinyl siding and patio. Zoning includes .54 acres Residential, 5.57 acres Agricultural, 3.63 acres Undeveloped, and 15.22 acres Agricultural Forest. 2018 real estate taxes were \$707.10.



PREVIEW DATES: Saturday, May 4th from 10:00-12:00
Monday, May 13th from 4:30-6:30

TERMS: There will be 10% buyer premium on this auction. Auction can be contingent upon financing as long as buyer has been pre-approved by their lender prior to bidding. No other contingencies will be allowed by seller unless approved prior to offer. Buyer will put \$5,000 earnest money with offer. All offers subject to approval from the seller.

For complete details, photos, maps or to get the O'Connor Auction Group phone app, visit www.OconnorAuctionGroup.com

O'Connor Sales & Realty, Inc. doing business as O'Connor Auction Group, State Reg. #44
Registered Wisconsin Auctioneer – Gerry O'Connor #260,
Joe O'Connor #2817-52, Tom O'Connor #2818-52
95 S. Main St., Clintonville, WI 54929
www.OconnorAuctionGroup.com
800-236-5144





If you do not understand these terms or the bidding platform, DO NOT BID. Please give us a call. We can walk you through it & answer questions.

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Auction End Times: O'Connor Auction Group Online Only Auctions are timed events. O'Connor Auction Group Online Only Auctions also have an auto extend feature. If there are any bids placed in the final 10 minutes of the item closing, the auction ending will be automatically extended 10 minutes from the time the bid was placed. Example: if an auction scheduled to close at 6:00 receives a bid at 5:59, the close time will automatically extend 6:09. The auto-extend feature remains active until no further bids are received within a 10 minute time frame.

Auction company employees and/or the auction company may bid on auction items.

Acceptance of Bid Prices: Successful bidder(s) will be required to enter into a purchase agreement within 72 hours of the close of the auction. Delivery of contracts to buyer and seller will be by: fax, email or personal delivery within 72 hours. Unless the auction is noted as "SELLING ABSOLUTE", the seller has the right to accept, counter or reject the final bid. Bidders will also sign an agency disclosure. Successful bidders not executing and returning contracts with down payment deposit within 72 hours will be considered in default.

Evidence of Title: Seller shall provide an owner's title insurance policy in the amount of the purchase price purchased.

Deed: Seller shall provide a warranty deed free & clear of all liens and encumbrances.

Possession: Buyer to take possession upon closing.

Real Estate Taxes: All taxes will be prorated to day of closing using previous year's tax amount.

Easements: Subject to any and all easement of record.

Zoning: This property is subject to all state and local zoning ordinances.

Acreage: Parcel dimensions and acreages are based on legal descriptions.

Bidder Verification: The identity of all bidders will be verified, bidding rights are provisional, and if complete verification is not possible, O'Connor Auction Group will reject the registration, and bidding activity will be terminated. The seller and selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Bidders agree to keep their username and password confidential as they are responsible for ANY and ALL activity involving their account. When using the web site

you must obey any and all local state and federal laws. Violations will result in termination of web site use privileges.

Agency: O'Connor Auction Group, and its representatives are agents of the Seller.

Buyer's Agency: All buyers are responsible to notify auctioneers of any potential buyer's agency contracts in place before registration and bidding on the auction and no later than 24 hours prior to auction close.

NEW DATA, CORRECTIONS, AND CHANGES: Please review prior to scheduled auction time to be aware of any changes, corrections, or additions to the property information.

Disclaimer & Absence of Warranties: All information in regards to this auction are subject to the terms and conditions outlined in the purchase agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained on the website is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction of the auctioneer. All decisions of the auction company are final. Any dispute between auctioneers and buyers will be dealt with through arbitration in Waupaca County, Wisconsin. By bidding on the property at auction, buyer agrees to all terms and conditions set forth as well as those set at beginning of the auction.

We gather aggregate information from this website which may include but is not limited to: number of page visitors, most visited pages, any and all correspondence. By agreeing to these terms, you give O'Connor Auction Group permission to send marketing emails to the email address on the account.

Tom O'Connor: 715-250-0739

Office: 715-823-5144

tomoconnor@kw.com

Fax: 715-823-1316

If you do not understand these terms or the bidding platform, DO NOT BID. Please give us a call. We can walk you through it & answer questions.

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT W8395 County Rd. 1.
Chiltonville. IN THE Town
(CITY) (VILLAGE) (TOWN) OF Maine, COUNTY OF Outagamie
STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF April (MONTH) 3 (DAY), 2019 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| B1. Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property? | ☐ | ☒ | ☐ |
| B2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| B3. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| B4. Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems? | ☐ | ☒ | ☐ |
| B5. Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | ☐ | ☒ | ☐ |
| B6. Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program? | ☐ | ☒ | ☐ |
| B7. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.) | ☐ | ☒ | ☐ |
| C2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☒ | ☐ |
| C3. Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations? | ☐ | ☒ | ☐ |
| C4. Are you aware of a joint well serving this property? | ☐ | ☒ | ☐ |
| C5. Are you aware of a defect relating to a joint well serving this property? | ☐ | ☒ | ☐ |
| C6. Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? | ☐ | ☒ | ☐ |
| C7. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| D1. Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment? | ☐ | ☒ | ☐ |
| D2. Are you aware of pending special assessments? | ☐ | ☒ | ☐ |
| D3. Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | ☐ | ☒ | ☐ |
| D4. Are you aware of any land division involving the property for which required state or local permits were not obtained? | ☐ | ☒ | ☐ |
| D5. Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence? | ☐ | ☒ | ☐ |
| D6. Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property? | ☐ | ☒ | ☐ |
| D7. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

E. LAND USE

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Are you aware of the property being part of or subject to a subdivision homeowners' association? | ☐ | ☒ | ☐ |
| E2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | ☐ | ☒ | ☐ |
| E3. Are you aware that all or a portion of the property is in a floodplain, wetland, or shoreland zoning area under local, state or federal regulations? | ☐ | ☒ | ☐ |
| E4. Are you aware of any zoning code violations with respect to the property? | ☐ | ☒ | ☐ |
| E5. Are you aware of nonconforming uses of the property?
A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | ☐ | ☒ | ☐ |
| E6. Are you aware of conservation easements on the property?
A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | ☐ | ☒ | ☐ |
| E7. Are you aware of restrictive covenants or deed restrictions on the property? | ☐ | ☒ | ☐ |
| E8. Are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements? | ☐ | ☒ | ☐ |
| E9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | ☐ | ☒ | ☐ |
| E10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486. | | | |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | ☐ | ☒ | ☐ |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | ☐ | ☒ | ☐ |
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | ☐ | ☒ | ☐ |

	YES	NO	N/A
E11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx for more information.	☐	☒	☐
E12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	☐	☒	☐
E13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	☐	☒	☐
E14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	☐	☒	☐
E15. Are you aware there is not legal access to the property?	☐	☒	☐
E16. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	☐	☒	☐
E17. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	☐	☒	☐
E18. Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property?	☐	☒	☐
E19. Are you aware of existing or abandoned manure storage facilities located on the property?	☐	☒	☐
E20. Are you aware that all or part of the property is enrolled in the managed forest land program? The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit http://dnr.wi.gov/topic/forestry.html .	☐	☒	☐
E21. Explanation of "yes" responses _____ _____ _____ _____			

F. ADDITIONAL INFORMATION

	YES	NO	N/A
F1. Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property?	☐	☒	☐
F2. Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property?	☐	☒	☐
F3. Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide?	☐	☒	☐

	YES	NO	N/A
F4. Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property?	☐	☒	☐
F5. Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property?	☐	☒	☐
F6. Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.)	☐	☒	☐
a. Electricity <u>end of Road</u>	☒	☐	☐
b. Municipal water	☐	☒	☐
c. Telephone <u>cell</u>	☒	☐	☐
d. Cable television	☐	☒	☐
e. Natural gas	☐	☒	☐
f. Municipal sewer	☐	☒	☐
F7. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	☐	☒	☐
F8. Are you aware of other defects affecting the property? Other defects may include items such as animal, reptile, or insect infestation; drainage easement or grading problems; excessive sliding; or any other defect or material condition.	☐	☒	☐
F9. Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition?	☐	☒	☐
F10. The owner has owned the property for <u>19</u> years.			
F11. Explanation of "yes" responses			

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner	<u>Travis SPANAY</u>	Date	<u>04-03-19</u>
Owner	<u>[Signature]</u>	Date	<u>04-03-19</u>
Owner		Date	

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person	Items	Date
Person	Items	Date
Person	Items	Date

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer		Date	
Prospective buyer		Date	
Prospective buyer		Date	

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

Outagamie County

Owner (s):

SPAAY, TRAVIS M

Location:

GOV LOT 4, Sect. 6, T24N, R16E

Mailing Address:

TRAVIS M SPAAY**2125 N GARYS LN****APPLETON, WI 54914**

School District:

1141 - SCH D OF CLINTONVILLE

Request Mailing Address Change

Tax Parcel ID Number: Tax District:

150013001**030-TOWN OF MAINE**

Status:

Active

Alternate Tax Parcel Number: Acres:

24.9600

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

CSM 6622 LOT 2 (PLATTED OUT OF PRT GOV LOT 4 SEC6-24-16) 24.96AC M/L

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

W8395 COUNTY RD I CLINTONVILLE, WI 54929

0 Lottery credits claimed

Print tax bills:

2018

2017

2016

2015

2014

2013

2012

2011

2010

Tax History

Tax Year*	Total Due	Paid to Date	Current Due	Interest	Penalty	Total Payoff
2018	\$707.10	\$263.98	\$443.12	\$13.29	\$0.00	\$456.41
2017	\$670.10	\$670.10	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$719.51	\$719.51	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$657.30	\$657.30	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$686.93	\$686.93	\$0.00	\$0.00	\$0.00	\$0.00
Total						\$456.41

Interest and penalty on delinquent taxes are calculated to **April 30, 2019.**