

# 2 +/- Acre Lot o Scofield Rd., Lebanon

## BUILDABLE LOT FOR SALE

By Online Bidding March 4th to Weds. April 10th,  
Learn More: [www.JonesAuctionService.com](http://www.JonesAuctionService.com)

**1.84+/- Acre Vacant Lot, Scofield Road  
Watertown, Town of Lebanon**



Learn More at [www.JonesAuctionService.com](http://www.JonesAuctionService.com)



Build Your Dream Home on the beautiful 1.84+/- acre Vacant Lot in Rural  
Dodge County on Scofield Road in the Town of Lebanon.  
LOT IS SURVEYED & PERKED

For Sale by Online Bidding Until Wednesday, April 10th, 2024 @2:30pm



Call (920)261-6820 or Register to Bid at: [www.JonesAuctionService.com](http://www.JonesAuctionService.com)



**JONES AUCTION & REALTY, LLC**  
**Stan Jones, CAI, WRA #993**  
**818 N Church Str., Watertown**  
**Call (920) 261-6820**



TERMS: Online bidding sale \$40,000.00 starting bid: 8% buyers fee sale, high bid price plus buyers' fee equals total purchase price offered. \$5,000 earnest money with offer to purchase. Bidding requirements and Auction Terms & Conditions apply and become part of any offer. Seller has the right to accept, reject or country any offer. Sells As Is, In its Entirety, with No Contingencies/ Exceptions. Currently zoned Ag and sells per County & Township zoning regulations. Closing in 30-45 days with no financing contingency. BROKERS WELCOME.

LISTING BROKER / AUCTIONEER - STAN JONES, CAI, WRA #993 JONES AUCTION & REALTY LLC, 818 N CHURCH STR., WATERTOWN, WI 53098



**1.84+/- Acre Vacant Lot, Scofield Road**  
Watertown, Town of Lebanon

**1972130 Active Lots & Acreage Price: \$1 AUC**

**Lot 0 Scofield Road** Town Lebanon F21  
**Watertown WI 53098-4620** County: Dodge  
Subdivision:

**Total Acreage:** 1.84 *Seller* **Price/Acre:** \$0.54  
**Wooded Acres:** 0.00 **Price/SqFt:**  
**Pasture Acres :** 0.00 **Number of Lots:** 1  
**Tillable Acres:** 0.00 **Lot Number(s):**  
**Wetland Acres:** 0.00  
**Open**

From the North or South take Cty Rd R to Lebanon then west on MM to Scofield Rd. Or from the west, take EM to MM to Scofield Rd.

**Lot Dimensions:** 400x200

**School District:** Watertown

**Click M for Map:**  
**Documents (if any):**

**Lake/River:**

**Elementary:** Douglas

**Calculate Payment:**

**Feet WaterFront:**

**Middle:** Riverside

**USPS Zip Report:**

**High:** Watertown

**Specific Builder Required:** No

**Annual HOA**

**Legal Description:** Lot 1 CSM7841 in Doc# 1341445 being Pt S

**Net Taxes:** \$ 0 / 2024

**Parcel #:** 02609161814001

**Zoning:** Ag

**Type** Rural  
**Present Zoning** Agricultural  
**Utilities Avail. (To Lot)** Electricity, Telephone  
**Water System** None presently  
**Waste Disposal** None presently  
**Road** Paved  
**Improvements** None

**Purchase Options** Sell entirely  
**Available Info** Certified survey, Approved perc test, Fences Allowed  
**Terms** AUCTION  
**Lot Description** Rural - not in subdivisn  
**Topography** Level, Sloping

**Items** none

**Items** Owners Personal Property

**\*\*ONLINE AUCTION EXTENDED TO Weds. April 10th, 2024 @2:30pm for 2.0+/- acre Vacant Lot Survey & Perked. Starting Bid of \$40,000.00; 8% Buyer's Fee sale: high bid plus buyer's fee equals total purchase price offered. Bidding Requirements and Terms & Conditions apply & become part of any offer. Earnest Money of \$5,000.00 due with Offer to Purchase. Seller retains the right to accept, reject or counter any offer. Property sells in its entirety and sells As Is, No Contingencies/Exceptions. Close in 30-45 days. Inspections welcome-seller will not accept offer w/contingency. Rural lot for dream home per Cty/Twn zoning. Evergreen trees bordering 3 sides of acreage. New tax parcel for 2024 zoned Ag. Survey&Perk Test completed. Elec / Phone at road. Easy to commute to Oconomowoc, Ixonia,**

**Sold Price:**

**Seller Concessions**

**Closing Date:**

*This information provided courtesy of:* Unified Jones Auction & Realty

03/28/2024 09:48 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS



**Stan Jones**  
**Unified Jones Auction & Realty**  
**Pref: 920-261-6820**  
**jonesauc@gmail.com**  
**www.jonesauctionservice.com**



## **REAL ESTATE PROPERTY TERMS AND CONDITIONS**

This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer. Earnest money of \$10,000.00 must accompany the Offer to Purchase.

Property sells As Is, Where Is, No Contingencies, No Exceptions. All auction terms and conditions apply and become part of any offer. Closing within 30-45 days from the end of the sale.

**Seller retains the right to accept, reject or counter any offer.** We encourage inspections but please note the seller will not accept any offer with inspection contingency-all inspections must be done prior to bidding and prior to any written offers.

### **Bidding Requirements Apply:**

A letter from your bank or financial institution confirming you have sufficient funds available to close the deal is required to be on file at our Jones Auction & Realty Service, LLC office, 818 North Church St, Watertown, WI, prior to being approved to bid. Your bank letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

\*\*\*Please note that bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.\*\*\*

Your letter may be faxed to (920) 261-6830; emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com); or mailed or dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9-4, Monday-Friday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens **Monday, March 4, 2024** and **will end on Wednesday, April 10th, 2024 @ 2:30pm.**
  - a. Approval to bid at this real estate sale is subject to Jones Auction & Realty Service, LLC receiving a letter from your bank or financial institution confirming you have sufficient funds available to close the transaction per the Bidding Requirements listed above.
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2. This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer.
  - a. Earnest money of \$10,000.00 must accompany the Offer to Purchase.
  - b. Upon accepted offer, all earnest money becomes non-refundable.
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  - d. Closing 30-45 days from the end of the sale.

3. Winning bidder is contractually bound and will enter a Contract to Purchase immediately upon being declared the accepted bidder by the auctioneer.
  - a. Upon accepted bid the winning bidder will be forwarded via email a Contract to Purchase.
  - b. **All contracts will be prepared by the listing broker to be entered into the date of the sale.** Seller will deliver clear merchantable title at closing.
  - c. A signed copy of the contract along with earnest money due must be sent to Jones Auction & Realty Service, LLC by **end of business or 5:00 P.M. (CT), on Wednesday, April 10th, 2024.** Contract to Purchase may be hand delivered, faxed, or scanned and emailed.
  - d. In the event the buyer refuses to sign the Contract to Purchase and tender the earnest money deposit the auctioneer may resell the property. The original buyer shall be responsible for any damages and expenses for resale and collection, including reasonable attorney's fees.
  - e. The only condition under which the earnest money and prepaid closing shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refuses for any reason to close, the earnest money and prepaid fees will be forfeited. All earnest money, less incurred expenses, will be given to the seller. Upon acceptance of Contract to Purchase by both parties, earnest money becomes non-refundable.
4. Bidding is not contingent on financing. Qualification for financing must be approved prior to approval for bidding and prior to the sale. You are responsible for cash at closing within 30-45 days of the end of the sale. Possession shall be given at closing.
5. The sale will be subject to existing zoning, ordinances, roads, restrictions of record and easements of record. Real Estate taxes for the year of closing will be prorated to the date of closing. Seller will provide and arrange for all title evidence. Any zoning or use permits, if needed, will be at the buyer's expense.
6. Jones Auction & Realty Service, LLC has been contracted as an agent of the seller to offer this property As Is, Where Is with no warranties to buildings, wells or septic systems. Requirements to meet DILHRs energy code are the responsibility of the buyer.
7. This information is from sources deemed reliable, but no warranty or representation is made to its accuracy. Any information on this sale is subject to verification and no liability for errors, omissions or changes are assumed by Jones Auction & Realty Service, LLC as an agent of the seller or the seller.
8. Under no circumstances shall bidder have any kind of claim against Jones Auction & Realty Service, LLC as an agent of the seller, seller, the online bidding platform, or anyone else if the internet service fails to work correctly, any computer interruptions, or if bidder fails to refresh their browser or use the Live Catalog option as the lot closes.

9. This property sells As Is, Where Is condition without warranty of any kind, expressed or implied, **No Exceptions Whatsoever**. Buyers should verify all information to their satisfaction. Make all inspections and financing arrangements prior to the end of bidding. Buyer acknowledges and agrees that Seller has not made and is not making any representation statement, or warranty to Buyer about the Property, including, but not limited to, physical aspects and condition of any portion of the Property, including personal property included in this transaction, if any, condition of soil, feasibility, desirability, suitability, fitness or adaptability of any part of Property, including personal property included in this transaction, if any, for any particular use, availability of any utility service, assessments, fees or charges that may be assessed against the Property, value of Property or projected income and expenses, or any other matter. Buyer is purchasing Property in an As Is and Where Is condition and acknowledges that Buyer must rely solely on Buyer's own investigation of Property. All prior negotiations and discussions have been merged into this Offer to Purchase. Buyer acknowledges and agrees that Buyer has not and will not rely on any representation or statement made by Seller and waives any and all claims against Seller or its agents for any misrepresentation, negligence, fraudulent advertising under section 100.18 of the Wisconsin Statutes, or breach of warranty.
10. All buyers must acknowledge and accept the Terms and Conditions provided at the time of online registration. Bank Letter of Guarantee/Validation of Funds required for bidding approval.
11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
12. All information contained on any website description, or any published advertising is believed to be true and correct to the best of our knowledge and ability but IS NOT GUARANTEED. Please contact us at (920) 261-6820 prior to bidding with questions.
13. Broker Participation is welcome. Participating brokers/agents must complete and return the required Broker/Agent Participation form found at [www.jonesauctionservice.com](http://www.jonesauctionservice.com). Completed form may be faxed to (920) 261-6830 or emailed to: [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com). Jones Auction & Realty Service, LLC must receive the completed form at least 48 hours prior to the close of the auction for the participating broker/agent to be eligible to receive a commission. No commission will be paid if the bidder fails to close. There can be no exceptions to this procedure.
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Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Broker: \_\_\_\_\_ Date: \_\_\_\_\_

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11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
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Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Broker: \_\_\_\_\_ Date: \_\_\_\_\_

## **Bank Letter / Verification of Funds Available Letter**

### **PLEASE NOTE: PER THE REAL ESTATE TERMS & CONDITIONS FOR THIS SALE**

A Bank Letter / Verification of Funds Available letter is needed for this sale. A sample is given below. This letter from your bank or financial institution, *on bank stationary*, confirming you have funds sufficient and available to close on the home in 30/45 days, is to be on file at our office prior to being approved to bid in the auction or to submit an offer.

**For Online Bidding: Your bank's letter must include the dollar amount of the amount of bid permission you are requesting.**

Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

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Date: \_\_\_\_\_

RE: Buyer's Name

Dear Jones Auction Service:

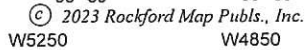
This letter will serve as your notification that ( Buyer's Name ) is a customer in good standing with funds available in the amount of \$ Bid Permission Amount for the purpose of bidding in an online real estate auction for the property located at 1.84 +/- acre Lot 0, Scofield Road, Watertown, Town of Lebanon, Dodge County.

*Bank Officer's Signature and Title*

Please contact me at ( Bank Contact Number ) with questions.

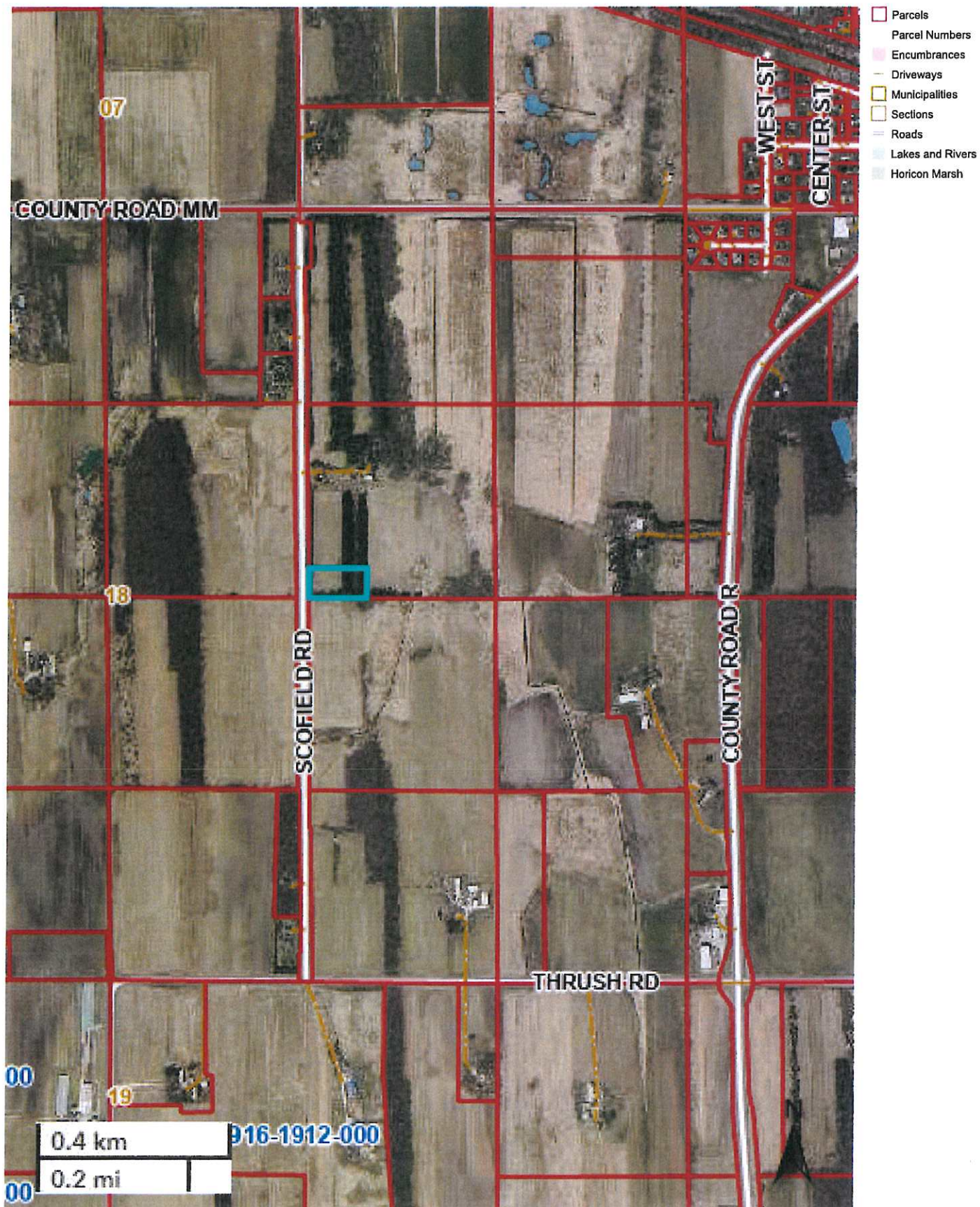
T.9N.-R.16E.

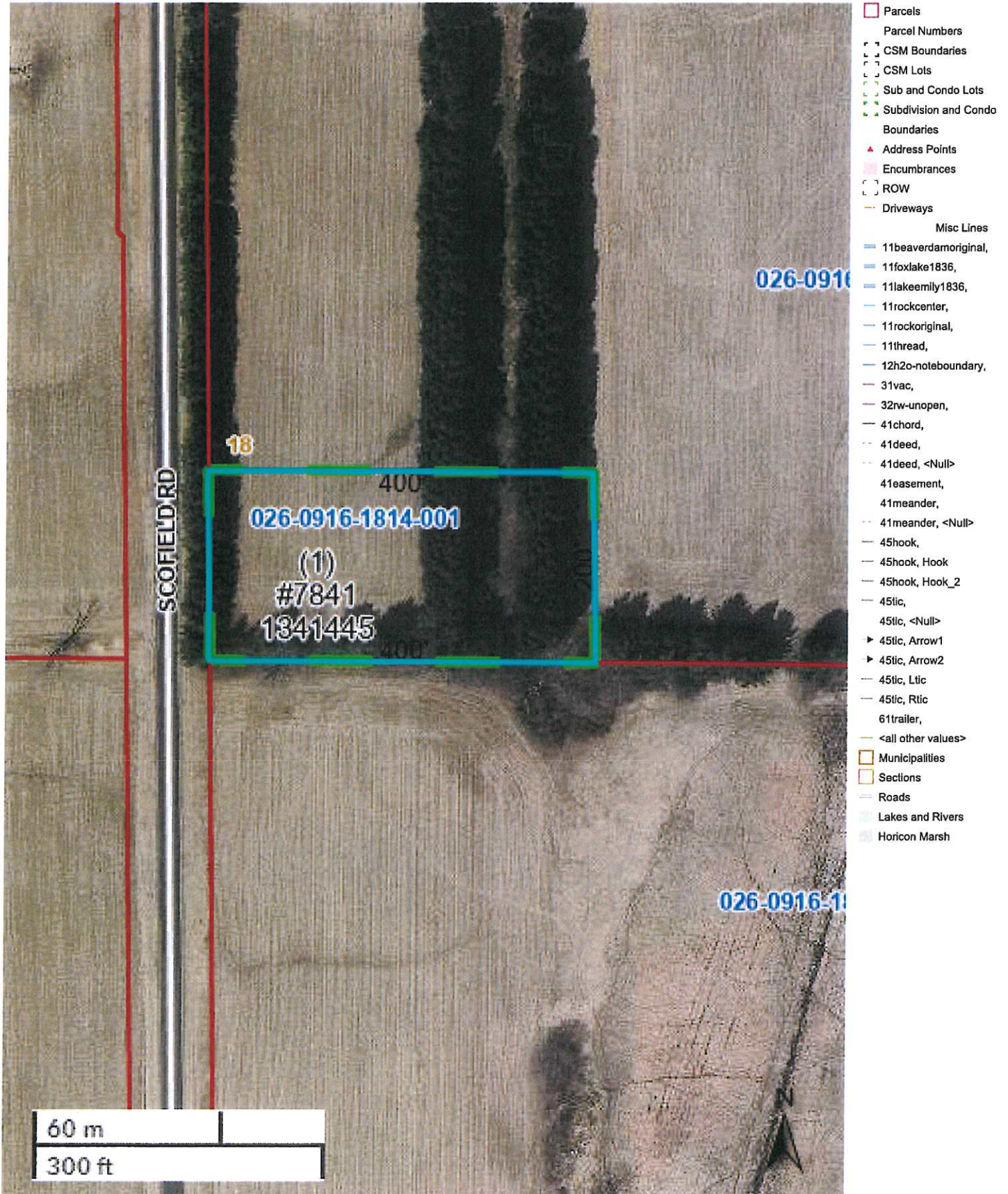
SEE PAGE 16



Dodge County, WI

W2850





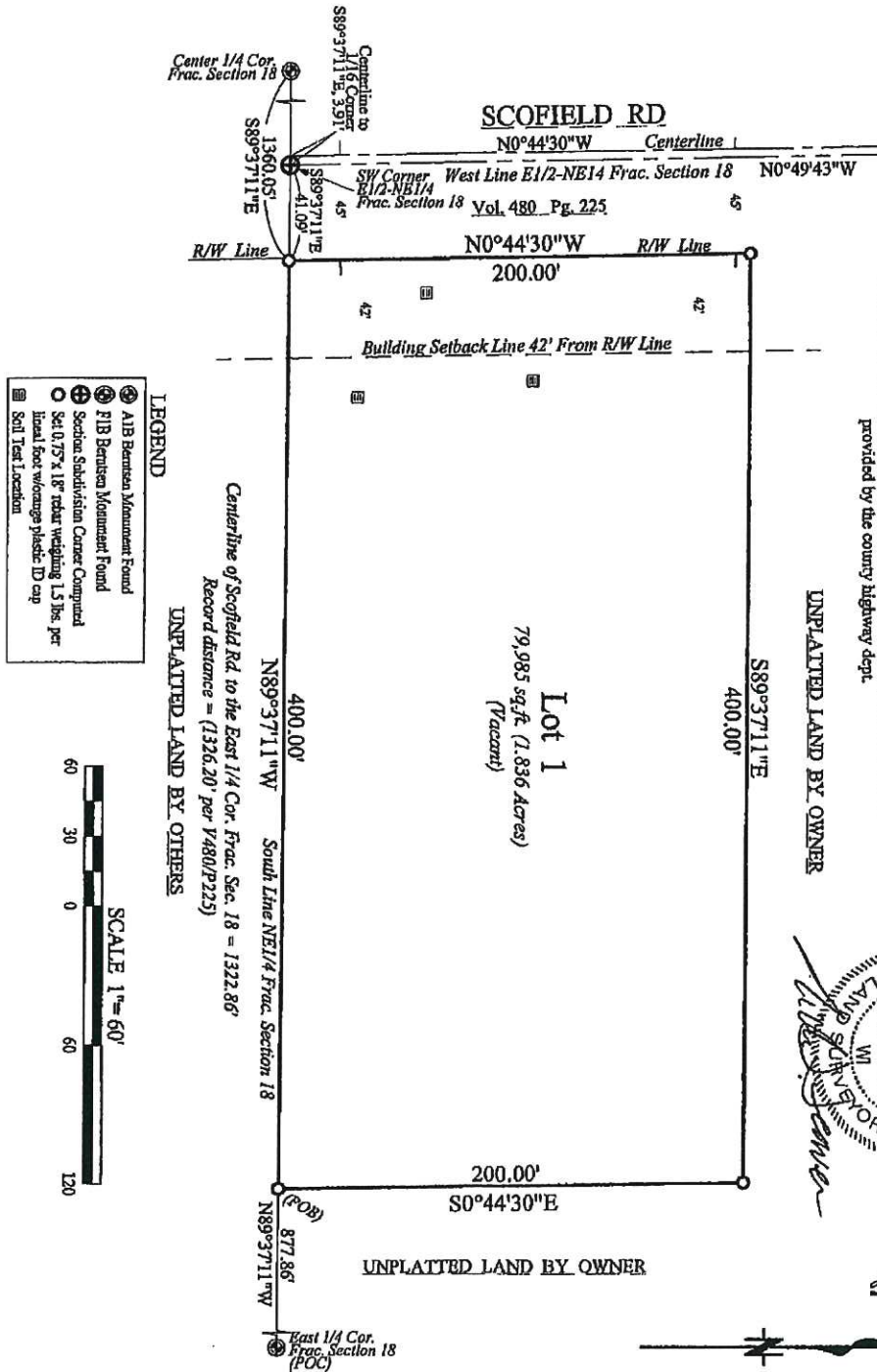
DOCUMENT#: **1341445**  
MAP # **7841**

Recorded: **10-09-2023 at 2:47 PM**  
**DODGE COUNTY, WISCONSIN**

*Chris Planasch*  
**CHRIS PLANASCH, REGISTER OF DEEDS**  
Fee Amount: \$30.00 Pages: 3

# **CERTIFIED SURVEY MAP**

For Christopher Demetropoulos  
Part of the SE1/4-NE1/4 of Fractional Section 18, T9N-R16E  
Town of Lebanon, Dodge County, Wisconsin



Bearings are referenced to the Dodge County Coordinate System, with a bearing of S89°37'11"E on the south line the NE1/4 of Frac. Section 18. The right-of-way of Scofield Rd. is referenced to R/W Project No. 14-026-4-2 provided by the county highway dept.



Dodge County  
2023-0092-03



## Land Information Search Tool (LIST) - Property Summary

Property: 026-0916-1814-001

Search powered by



Report-/Print engine  
List & Label @ Version 19:  
Copyright combit@ GmbH  
1991-2013

| Tax Year                                                                                                                                                             | Prop Type   | Parcel Number     | Municipality          | Property Address | Billing Address                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------|-----------------------|------------------|----------------------------------------------------------------|
| 2024 ▼                                                                                                                                                               | Real Estate | 026-0916-1814-001 | 026 - TOWN OF LEBANON |                  | ELEFThERIA DEMETROPOULOS<br>871 BRIAR CT<br>WATERTOWN WI 53094 |
| <b>Tax Year Legend:</b> <span>Ⓢ = owes prior year taxes</span> <span>✗ = not assessed</span> <span>Ⓢ = not taxed</span> <span>Delinquent</span> <span>Current</span> |             |                   |                       |                  |                                                                |

### Summary

| Property Summary        |                              |
|-------------------------|------------------------------|
| <b>Parcel #:</b>        | 026-0916-1814-001 <b>NEW</b> |
| <b>Alt. Parcel #:</b>   | 026181400001                 |
| <b>Parcel Status:</b>   | Current Description          |
| <b>Creation Date:</b>   | 10/23/2023                   |
| <b>Historical Date:</b> |                              |
| <b>Acres:</b>           | 1.836                        |

| Property Addresses               |
|----------------------------------|
| No Property Addresses were found |

| Owners                    |               |                |          |
|---------------------------|---------------|----------------|----------|
| Name                      | Status        | Ownership Type | Interest |
| DEMETROPOULOS, ELEFThERIA | CURRENT OWNER |                |          |

| Parent Parcels           |               |
|--------------------------|---------------|
| Parcel Number ▲          | Creation Date |
| 026-0916-1814-000 Parent |               |

| Child Parcels               |
|-----------------------------|
| No Child Parcels were found |

| Abbreviated Legal Description                              |
|------------------------------------------------------------|
| (See recorded documents for a complete legal description)  |
| LOT 1 CSM 7841 IN DOC# 1341445 BEING PT SE1/4 NE1/4 SEC 18 |

| Public Land Survey - Property Descriptions |           |      |       |        |         |         |                  |        |                  |
|--------------------------------------------|-----------|------|-------|--------|---------|---------|------------------|--------|------------------|
| Primary                                    | Section ▲ | Town | Range | Qtr 40 | Qtr 160 | Gov Lot | Block/Condo Bldg | Type # | Plat             |
| <input checked="" type="checkbox"/>        | 18        | 09 N | 16 E  | SE     | NE      |         |                  |        | METES AND BOUNDS |

| District |              |                |
|----------|--------------|----------------|
| Code ▲   | Description  | Category       |
|          | DODGE COUNTY | OTHER DISTRICT |
|          | LOCAL        | OTHER DISTRICT |