



FOR SALE BY ONLINE AUCTION



# COMMERCIAL BUILDING

N3830 River Road, Columbus, WI 53925

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



N3830 River Rd, Columbus



## 1.4 acre Multiple Use Commercial Building on the east side of Columbus near STH 16/60

Start or expand your business in this 4,300 square feet multiple use building with office area, storage, workshop and garage door. Sits on a 1.4 acre lot with parking lot and Crawfish River Frontage.

Bid Online from April 2nd to April 22nd, 2025 at 2:00 pm (CT)

Showings available by calling (920) 261-6820 to schedule an appointment.

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



## Jones Auction & Realty, LLC

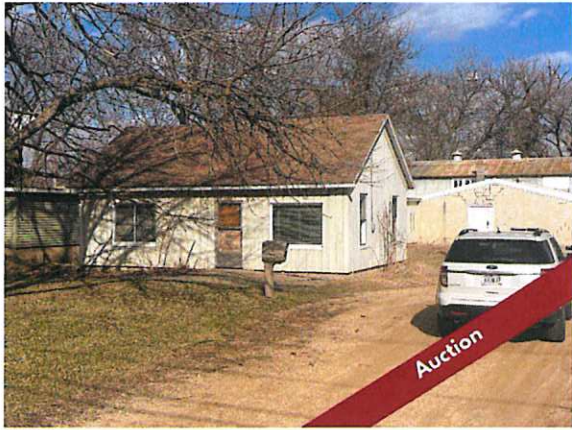
818 N. Church Str., Watertown, WI 53098 Phone # (920) 261-6820

Auctioneer/Listing Broker: Stan Jones, CAI, WRA #993



Bidding Requirements and Terms & Conditions apply to any offer. Starting Bid \$20,000.00; 10% Buyer's Fee - High Bid plus Buyer's fee equals total purchase price offered. Bid Increments of \$5,000 to . Bidding requirements and terms & conditions apply and become part of any offer. Property sells in its entirety and sells As Is. No Contingencies/Exceptions. Seller has the right to accept, reject or counter any offer. Inspections welcome but seller will not accept offer with any contingency. Brokers Welcome.





<b>MLS #:</b> 1996121	<b>Active</b>	<b>Business/Comm</b>	<b>Price:</b> \$1	<b>A</b>
<b>N3830 River Road</b>	<b>#</b>	<b>Town</b>	Elba	<b>F11</b>
<b>Columbus WI 53925-2006</b>		<b>County:</b>	Dodge	
		<b>Trade Name:</b>		
<hr/>				
<b>RE For Sale:</b>	Yes	<b>Units in Bldg:</b>	1	
<b>Bus for Sale:</b>	No	<b>Ann Rent/SqFt:</b>	\$	
<b>Lease Only:</b>	No	<b>Bldg Gross SqFt:</b>	4,334	List Agent
<b># of Stories:</b>	1	<b>Net Leasable SqFt:</b>	0	
<b>Approx Bldg Dim:</b>	0x0	<b>Ceiling Hgt Min:</b>	8	<b>Max:</b> 8
<b>Year Built:</b>	999	<b># Loading Docks:</b>	0	
<b>Street Frontage:</b>	145	<b>Parking Fees/Mo:</b>	\$ 0	
		<b>Onsite Parking:</b>	5	

East side of Columbus from STH 60 go south on River Road to address

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0		\$ 0	\$ 0.00	\$ 0.00	0
2				\$	\$	\$	
3				\$	\$	\$	

<b>Gross Op Inc:</b>	\$ 0	<b>Zoning:</b>	comm
<b>Ann Op Exp:</b>	\$ 0	<b>Est. Acres:</b>	1.4000
<b>Net Op Inc:</b>	\$ 0	<b>Lot Size:</b>	
<b>Net Taxes:</b>	\$ 1,070 / 2023	<b>Parcel #:</b>	014-1013-1832-004
<b>Included:</b> Anything left on the property at closing			
<b>Excluded:</b> Vehicles, pick up trucks and trailers on property			

<b>Type</b>	Self storage	<b>Building Parking</b>	Onsite, Gravel
<b>Location</b>	Free standing, Near Major Highway	<b>Basement</b>	Slab/None
<b>Present Use</b>	Other	<b>Sale Includes</b>	N/A
<b>Exterior</b>	Wood, Block	<b>Lease Type</b>	None
<b>Roofing</b>	Composition, Partially flat	<b>Tenant Pays</b>	N/A
<b>Heating/Cooling</b>	No heat	<b>Terms/Option</b>	AUCTION
<b>Fuel</b>	Electric	<b>Miscellaneous</b>	Waterfront
<b>Water/Waste</b>	Well, No sewer	<b>Occupancy</b>	Owner
<b>Features</b>	Overhead doors, Less than 440 volt, Inside storage, Outside storage, Private office(s)		

ONLINE AUCTION April 1st to April 22nd@2pm for Commercial building on 1.4 acre lot located on the Crawfish River previously used by lawn care company. Starting bid \$20,000.00 with \$5,000.00 increments. Buyers Fee 10%: high bid plus buyer fee equals total purchase price offered. Earnest money of \$5,000.00 w/offer. Bidding requirements and Terms & Conditions apply under docs. Seller can accept, reject or counter any offer. Sells As Is, Where Is, No Contingencies/Exceptions. Inspections welcome, but seller will not accept inspection contingency. Close in 30-45 days. Unique 4,334 sq ft building for variety of uses located on the east end of Columbus, near STH 60 on a 1.4 acre lot with parking, well, no septic, Crawfish River frontage: may flood under extreme conditions.

**Sold Price:**

**Closing Date:**

This information provided courtesy of: Unified Jones Auction & Realty

03/27/2025 05:39 PM



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











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

**This is an 10% Buyers Fee sale. The sale price is the high bid and the 10% buyer's fee is an expense to the buyer. Earnest money of \$5,000.00 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 Tuesday, April 1st, 2025 and will end on Tuesday, April 22nd, 2025 @ 2:00pm (CT)**
  - 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.
  - b. Confirmation may be faxed to (920) 261-6830 or emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com)
  - c. This property sells As Is, Where Is, No Contingencies or Exceptions.
  - d. All auction terms and conditions apply and become part of any offer.
2. **This is an 10% Buyers Fee sale. The sale price is the high bid and the 10% buyer's fee is an expense to the buyer.**
  - a. Earnest money of \$5,000.00 must accompany the Offer to Purchase.
  - b. Upon accepted offer, all earnest money becomes non-refundable.
  - c. Property sells As Is, Where Is, No Contingencies or Exceptions.
  - 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), Tuesday, April 22nd, 2025.** 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 Buyers 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. To be eligible and for more information, contact listing broker's office by email to [info@JonesAuctionService.com](mailto:info@JonesAuctionService.com) or call (920) 261-6820. Time is of the essence. Client's information must be received a minimum of 48 hours prior to the close of the auction. There can be no exceptions to this procedure.
14. Auctioneer is licensed by the Wisconsin Department of Licensing & Regulation.

15. This property is offered for sale to qualified purchasers without regard to perspective purchasers' race, color, sex, marital status, religion, or national origin.

**Seller retains the right to accept, reject or counter any offer.**

**All Auction Terms & Conditions Apply and Become Part of Any Offer**

#### **PAYMENT INSTRUCTIONS**

Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the earnest money must be returned to Jones Auction & Realty Service, LLC before end of business or 5:00 P.M. (CT) on, **Tuesday, April 22nd, 2025**. The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money must accompany the Offer to Purchase. Earnest money payment can be made by check if paying in person or by wire transfer for an additional \$25 processing fee.

Bidding is not contingent upon financing. All financing arrangements must be made prior to the end of the bidding. Upon accepted offer all earnest money becomes nonrefundable.

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

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

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

Jones Auction & Realty Service, LLC  
Stan Jones, CAI, Wisconsin Registered Auctioneer #993  
818 North Church St, Watertown, WI 53098  
[info@jonesauctionservice.com](mailto:info@jonesauctionservice.com)  
(920) 261-6820



## **Sample of a Simple Bank Letter / Proof of Funds Available Letter**

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

RE: Buyer's Name

Dear Jones Auction Service:

This letter will serve as 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 the online real estate auction for the property in the Town of Elba, at N3830 River Road, Columbus, WI 53925.

Signed: (Bank Officer's Signature and Title)

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

**PLEASE NOTE: Complete on Bank or Financial Institution's Stationary**

**Per the Terms & Conditions of this sale, a Verification of Funds (VOF) bank letter is needed for *permission to participate or to submit any offer to purchase per the Terms & Conditions of the auction.***

*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 to and including the amount on your bank letter. Any bid(s) placed over your requested bid permission will remain "Pending" until a second letter or phone call from your bank/banker confirming an updated amount is received at our office.

Please review the Terms & Conditions of the sale.

The Bank Letter Proof of Funds should be issued on bank stationary and confirms sufficient funds to close on this property in 30 - 45 days.

Your Proof of Funds Bank Letter may be faxed to (920) 261-6830 or emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com); or or dropped off at the office during normal business hours 9:00 to 4pm, Mon-Thurs  
818 North Church Street, Watertown, WI

Jones Auction & Realty, LLC

Stan Jones, CAI, Wisconsin Registered Auctioneer #993

818 North Church Street, Watertown, WI 53098 | Office: (920) 261-6820 OR Fax: (920) 261-6830

[www.jonesauctionservice.com](http://www.jonesauctionservice.com) | email: [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com)











# National Flood Hazard Layer FIRMette



## Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)  
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRS

Area of Undetermined Flood Hazard Zone

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

20.2

17.5

8

30

20.2

17.5

8

30

OTHER AREAS

GENERAL STRUCTURES

OTHER FEATURES

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/29/2024 at 8:35 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

89°05'11"W 43°20'12"N

89°05'13"W 43°19'46"N

0

250

500

1,000

1,500

2,000

1:6,000

Feet





## Full Report

Property Location : N3830 River Rd

View: Full Report View ▾

Report Options

Print Report

Search Criteria

Search Results

Modify Search

## Owner:

Signature Lawn Care Llc  
Jon Coughlin C/O  
N3830 River Rd  
Columbus, WI 53925

Taxed by: Town Of Elba

Taxkey # 01410131832004

## Owner Occupied:

Property Address:  
N3830 River Rd  
Elba, WI 53925-2006

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Dodge

Taxed by: Town Of Elba

Taxkey # 01410131832004

## Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Commercial	\$ 46,500	\$ 34,300	\$ 80,800	0.000--	1.400	0.787267530
2023	Commercial	\$ 46,500	\$ 34,300	\$ 80,800	0.000--	1.400	0.849238655
2022	Commercial	\$ 46,500	\$ 34,300	\$ 80,800	46.909↑	1.400	1.004763983
2021	Commercial	\$ 38,700	\$ 16,300	\$ 55,000	0.000--	1.400	0.827068166
2020	Commercial	\$ 38,700	\$ 16,300	\$ 55,000	0.000--	1.400	0.851304088
2019	Commercial	\$ 38,700	\$ 16,300	\$ 55,000	0.000--	1.400	0.890919264
2018	Commercial	\$ 38,700	\$ 16,300	\$ 55,000	0.000--	1.400	0.926133518
2017	Commercial	\$ 38,700	\$ 16,300	\$ 55,000	0.000--	1.400	0.945247607
2016	Commercial	\$ 38,700	\$ 16,300	\$ 55,000	0.000--	1.400	0.981986051

## Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2024	\$1,128.39	\$62.49		\$1,065.90				\$1,065.90	0.787267530
2023	\$1,136.40	\$66.17		\$1,070.23				\$1,070.23	0.849238655
2022	\$1,126.71	\$70.54		\$1,056.17				\$1,056.17	1.004763983
2021	\$1,057.94	\$72.28		\$985.66				\$985.66	0.827068166
2020	\$1,111.58	\$71.74		\$1,039.84				\$1,039.84	0.851304088
2019	\$974.01	\$61.74		\$912.27				\$912.27	0.890919264
2018	\$952.65	\$63.45		\$889.20				\$889.20	0.926133518
2017	\$957.80	\$64.31		\$893.49				\$893.49	0.945247607
2016	\$961.75	\$66.28		\$895.47				\$895.47	0.981986051

## Assessor

Building Square Feet :	Year Built :	Township : 10N
Bedrooms :	Year Remodeled :	Range : 13E
Full Baths :	Effective Year Built :	Section : 18
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 1183 Columbus	
Zoning :	Historic Designation :	

## Legal Description

Doc# 1341953 On Hold Pt Frac NW1/4 SW1/4 Sec 18 As Desc In V265 P485

Information provided is deemed reliable but not guaranteed (2021)