



Pepin Commercial Building - Real Estate Auction

N807 Sand Burr Rd. Pepin, WI



[On-Line Auction - Ending Tuesday Evening – June 5, 2018 – 6 pm](#)

"Great investment opportunity"

Auctioneer's Note: We are pleased to offer this property for sale by auction. Building has been last used as a church. Currently exempt from property taxes. Great visibility on Hwy. 35 just East of Pepin, WI. Many potential uses! Sellers are motivated. We believe this to be a great opportunity to fix-up and make money! Buyers are welcome to drive up to building and look around outside. Showing by appointment only. Please call Travis Lee, Broker/Auctioneer.

Location: N807 Sand Burr Rd. Pepin, WI 54759. **Directions:** Less than 1 mile East of Pepin on Hwy. 35 to Airport Rd. then North, a quick left then back to Sand Burr Rd. Adjoining Hwy. 35 but access from side street.

Buyer's Fee: 10% Buyer's Fee added to final bid price to equal actual sale price.

Minimum Starting Bid: Seller has set a minimum starting bid of \$25,000. Once a bid has been placed at \$25,000 the property will be sold to the highest bidder with NO RESERVE. (example of buyer's fee – a bid of \$25,000 + 10% = sale price of \$27,500.00) questions? Call Broker/Auctioneer. 715-235-9200

Property Features: 5700+ sq.ft. commercial type building un-zoned. Consisting of .780 acres. Lot corners have been recently staked. Drilled well and conventional septic system in working order as per seller. Roof leaked at one time causing interior damage limited to a portion of the building. Some clean-up has been done, needs insulation and interior work. This is a "Handyman Special" being sold AS-IS, BUYER BEWARE. RE Taxes: to be determined.

Summary of Terms & Conditions of Auction: \$3,000 (non-refundable) down within 24 hours from auction ending, (cash, bank check, credit card) balance due in 30 days. All offers will have no contingencies of any kind. Buyer agrees to accept property "AS IS, WHERE IS". Buyer shall rely on his/her own judgment of the condition of the property, no warranties or guarantees are implied. Seller has filled-out a "Real Estate Condition Report", buyer agrees to accept. Buyer agrees to waive lead-base paint inspection. Guaranteed clear title, Title policy provided. It is important to read the Full Terms & Conditions that apply to "on-line bidding" available on our website. As a bidder you acknowledge receipt of the information on this data sheet. If you have questions call the Auctioneer.

Bid online at: www.MenomonieAuctions.com

To be offered on-line: bidding begins on June 1 and ends June 5, 2018 at 6:00 pm.

Important: If there is active bidding when times expires the auction will continue in 2 minute periods until no bids are placed. It is important to "refresh" your computer often and have high-speed internet! We encourage you to place your highest bid early and not wait until the last minute! Please feel free to call if you have any questions about this.

AUCTION BY: Lee Real Estate & Auction Service, E4530 490th Ave. Menomonie, WI. 715-235-9200. Col. Roger G. Lee, Travis Lee, Chris Lee, Registered Wisconsin Auctioneers # 436, 437, 438 Disclaimer: Maps and photo's are for visual aid only.