



Havlik Hobby Farm - Real Estate Auction

N3821 State Rd. 25 S. Menomonie, WI



[On-Line Auction - Ending Tuesday Evening – Sep. 25, 2018 – 6 pm](#)

"Great investment opportunity"

Auctioneer's Note: We are pleased to offer this property for sale by auction. We believe this property to be highly desirable due to the excellent location and access on Hwy. 25. The Havlik family enjoyed this property for 43 years raising a family and utilizing the many buildings on the property, raising sheep and other small animals. This property has lots of future potential and can only increase in value.

Location: N3821 State Rd. 25 S. Menomonie, WI. **Directions:** 2 miles South of Menomonie on Hwy. 25. Showing by Appointment.

Property Features: Great Location with 33.25 acres +/- . One-Story 3-Bedroom home, recently updated bathroom. New fuel-oil furnace in 2016. Electric water heater, circuit breakers, sand-point well, conventional septic system, 2-car detached garage, 32' x 48' Shed w/concrete floor; 40' x 64' Shed, other outbuildings. 26 tillable acres. 2017 R.E. Taxes: \$2,045.67

Summary of Terms & Conditions of Auction: \$5,000 down within 24 hours from auction ending, (cash, bank check, credit card) balance due in 45 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. Guaranteed clear title, Title policy provided. **6% Buyer's Fee.** Farmland under lease agreement through 2018, will not be prorating rental income. 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 Sep. 10 and ends Sep. 25, 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! Bidding Platform is "Fixed Bid" which means that the amount you bid will be the actual bid price. This allows you to raise your own bid to meet the confidential reserve set by the seller.

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. Note: Announcements at auction take precedence over printed material. Disclaimer: Maps and photo's are for visual aid only.