



## Hainstock Family Farm

### Real Estate Auction

"Great investment opportunity"



**Online Auction - Ending Thursday Evening – Feb 13, 2020**

***Bidding begins Jan 9 and ends Feb. 13 at 6:00 pm***

**Auctioneer's Note:** The Hainstock's have owned this property for 60 years. We are pleased to offer this family farm for sale by auction. Property includes a 4 bedroom home, dairy barn, sheds and 160 acres +/- . Conveniently located near Colfax, Menomonie & Eau Claire, we believe this property to be highly desirable due to the location, access & quality cropland.

**Directions to Property:** From Colfax – take Hwy. 40 South 1.25 miles to Cty. Rd. B then West 1.25 miles to Cty. Rd. BB, then North to residence or 8.75 miles North of I-94 Menomonie Exit 45. Watch for Auction & Real Estate Signs. Showing by appointment only. Please call Travis Lee, Auctioneer/Realtor. 715-235-9200

**Property Description:** N8210 Cty. Rd. BB Colfax, WI including 160.13 Acres +/- . Featuring a 4 bdrm home, barn & shed. 134 acres +/- tillable farm land has been leased by neighbor, lease ending 2019. In the event that the crops have not been harvested by closing date due to wet conditions the buyer understands that standing corn is not included in the sale. Buyer agrees to allow a reasonable amount of time for the corn to be harvested. Property data sheet & RE Condition Reports available on our website.

**Legal Description as per RE Tax Data:** PT. S ½ NW SW EXC. CMP 2819 (14.69 acres); S ½ NE SW (20 acres) ; S ½ NW SE (20 acres) ; PT. SW SW FR'L EXC. PT. CMP 979 EXC PT. 540892 (R/W) EXC. S 205.1' OF 297' (32.540 acres) ; PT. SE SW EXC. PT. CMP 979 EXC. CMP 1379 EXC. 540892 (R/W) (34.30 acres) ; PT. SW SE EXC. 540892 (R/W) (38.60 acres) all in section 19 town of Colfax, Dunn Co. WI. **2019 Real Estate Taxes:** \$2,706.13

**Disclosure of Easements:** There are 2 recorded easements in the SE SW granting access to E7879 & E7859 Cty. Rd. B Colfax, WI. Easements were drafted in 1994 & 1996 granting access to the residence.

**Terms & Conditions of Auction:** \$10,000 down within 24 hours from auction ending, (cash or cashier's check) balance due within 45 days. The offer will be written on a Wisconsin approved "Residential Offer to Purchase" form with 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 the Real Estate Condition Reports, buyer agrees to accept. Guaranteed clear title, Seller's Title policy provided. **No Buyer's Fee.** It is important to read the terms & conditions that apply to "on-line bidding" available on our website. The Residential Offer to Purchase will be drafted by the listing broker. A copy of the draft is available upon request.

**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. This Data Sheet is known as "Addendum 1 – Auction Data Sheet", it will be acknowledged in the purchase contract. If you have questions call the Auctioneer. 715-235-9200

**AUCTION BY:** Lee Real Estate & Auction Service, N4792 State Rd. 25 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.

***Bid online at: [www.MenomonieAuctions.com](http://www.MenomonieAuctions.com)***