



**Tainter 40 Acres  
Real Estate Auction**  
*"Great investment opportunity"*

**Online Auction - Ending Tuesday Evening – May 26, 2020**

***Bidding begins April 26 and ends May 26 at 6:00 pm***

**Auctioneer's Note:** Family owned for over 50 years. Great location, just North of Jake's Super Club & public boat landing. Less than one-hour drive to Twin Cities. We believe this property to be highly desirable due to the location, access & future possibilities. Ideal site for a new home or cabin.

**Directions to Property:** From I-94 Exit 41 Menomonie, WI – take Hwy. 25 North 5.5 miles to 850<sup>th</sup> Ave. (Suckow Rd.) then East 1 mile. Located on the corner of 850<sup>th</sup> Ave. & Cty. Rd. D. Watch for Auction & Real Estate Signs. Please call prior to walking the land. Travis Lee, Auctioneer/Realtor. 715-235-9200

**Property Description:** 40 acres - excellent hunting with food & water sources (creek feeding into Lambs Creek). Hundreds of acres of woods to the North. 120 acres of DNR property approx. one-quarter mile away. 18 acres +/- tillable farmland has been leased to neighbor for many years. Not currently under lease. Property offers good access. Driveway on 850<sup>th</sup> Ave. is site of original homestead. We are marketing this property as farm & hunting land no perk test has been done. Seller disclosing old well on property once served house & barn has not been used in over 40 years.

**Legal Description as per RE Tax Data:** Section 18-29N-12W SE SE (40 acres) town of Tainter, Dunn Co. WI. **2019 Real Estate Taxes:** \$87.24 Zoning is G4 Agriculture & G5 Undeveloped Land.

**Terms & Conditions of Auction:** \$10,000 down within 24 hours from auction ending, (cash or cashier's check) balance due within 30 days from court approval. A Guardianship is involved therefore this sale is subject to court approval. The offer will be written on a Wisconsin "Residential Offer to Purchase" form with no contingencies of any kind. Buyer agrees to accept property "AS IS, WHERE IS". Seller has filled-out the Vacant Land Disclosure Report, buyer agrees to accept. Guaranteed clear title, Seller's Title policy provided. 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 time 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. **No buyer's fee** relating to auction. 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)**