



## 80 Acres – Prime Hunting Land Real Estate Auction

"Great investment opportunity"



**Online Auction - Ending Wednesday Evening – Sep. 9, 2020**

***Bidding begins Aug. 9 and ends Sep. 9 at 6:00 pm***

**Directions to Property:** From Menomonie – take Hwy. 29 West 8 miles to Cty. Rd. Q then South 1.25 miles to Cty. Rd. P, then West ¾ mile to 90<sup>th</sup> St. (Apple Lane), then South to 100<sup>th</sup> Street (Private Rd.) Watch for Auction & Real Estate Signs. Showing by appointment only. Please call Travis Lee, Auctioneer/Realtor. 715-235-9200

**Property Description:** N4392 100<sup>th</sup> St. Menomonie, WI including 80 Acres +/- . Featuring a 48' x 80' Pole Building w/finished room for hunting lodge. There is no electricity on site. Building is partially wired with a generator hook-up. 40 acres of hardwoods lye South of the power lines. The North 40 includes the building with many acre of apple trees planted by the Connell's many years ago. Access is by way of easement. Very private setting. Vacant Land Disclosure Report available on our website.

**Legal Description as per RE Tax Data:** NE SE & PT SW NE & PT SW NE of section 8 town of Weston, Dunn Co. WI along with access & other easement. **2019 Real Estate Taxes:** \$1,016.98

**Disclosure of Managed Forest Lands & Access Easements:** 56 acres enrolled in managed forest program expires Dec. 31, 2023. MFL "Closed-Acres". Buyer agrees to sign the "Managed Forest Law – Seller Disclosure" available on our website. There are 2 recorded non-exclusive easements granting access to and across the property.

**Terms & Conditions of Auction:** Qualified bidders only. \$10,000 down within 24 hours from auction ending, (cash or cashier's check) balance due within 30 days. The offer will be written on a Wisconsin approved "Vacant Land 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 Vacant Land Disclosure Report, 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 Vacant Land 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)**