



## Schindler Farm - 145.2 Acres Real Estate Auction

"Great investment opportunity"



**Online Auction - Ending Wednesday Evening – Nov. 18, 2020**

***Bidding begins Oct. 18 and ends Nov. 18 at 6:00 pm***

**Property Description:** 810 Railroad Ave. E Colfax, WI 54730. Featuring a one-story home with attached garage, barns & outbuildings all on 145.2 highly-desirable acres on the edge of town. All buildings were built shortly after 1958 tornado. Home offers 3 bedrooms, 1 bath, spacious kitchen & Living rooms. Full basement, unfinished but clean & dry. Appliances included in sale. Tillable land includes 140+/- acres of prime farmland with development potential with roads on 3 sides and railroad track on North side.

**Directions to Property:** From Hwy. 40 in Colfax take Railroad Ave. East approx. ½ mile (across from the fair grounds) Showing by appointment only. Please call Travis Lee, Auctioneer/Realtor. 715-235-9200

**Legal Description as per RE Tax Data:** Includes (7) tax parcels all in the Village of Colfax, Dunn Co. WI.  
**2019 Real Estate Taxes:** \$4,265.70

**Covid-19 Disclosure:** Addendum CV – Coronavirus Provisions form will be attached to offer allowing closing extension due to issues arising from Covid-19.

**Outbuildings:** Quonset Shed – 42' x 72' full concrete floor. Dairy Barn – 36' x 72' sandstone foundation, lean-to addition, round roof has structural issues. Small Barn – 28' x 60' full concrete with 17' x 60' lean-to with (4) 14' wide sliding doors. Granary is 16' x 32' on concrete peers. Est. 1000 & 3200 bu. Grain bins. **Other House Data:** Drilled well installed 2006, Septic installed 2007, Natural gas forced air furnace 1999, Central Air 2000, addition to home 1988, new roof 2014, Century-Link phone, Charter internet, Xcel electric, WE gas.

**Terms & Conditions of Auction:** Qualified bidders only. \$10,000 down within 24 hours from auction ending, (cash or cashier's check) balance due within 45 days. Down-payment is non-refundable if buyer backs out for any reason. 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. Estate Condition Report provided. 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 Offer to Purchase will be drafted by the listing broker. A copy of the draft is available upon request.

**Qualified Bidders Only:** Prior to registering for the auction bidders shall provide Auction Co. with bank letter stating that they are a "cash buyer" or that financing has been arranged. Auction Co. reserves the right to remove or refuse any bidder from noncompliance of terms. We do not accept "pre-approval letters" from Internet lenders that are subject to conditions and or verification.

**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)