



# **2023 Price County Land Auction**

**May 3, 2023  
through  
May 24, 2023**

# 2023 Price County Land Auction

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## General Information:

Price County obtained most of the parcels in this auction through tax foreclosure proceedings. Price County normally acquires clear title to such parcels, but some parcels may be subject to easements, mineral rights, reservations, adverse possession claims, or occasionally, other liens or encumbrances. Conveyance of parcels is by quit claim deed.

Each parcel has an appraised value of the property established by the Price County Land Use and UW-Extension Committee. It is identified in this booklet as the minimum bid. As per § 75.69 Wis. Stats., every bid less than the appraised value shall be rejected in the first attempt to sell tax delinquent real estate. Price County reserves the right to accept or reject any or all bids for a specific parcel being sold in this auction.

Neither Price County nor the auctioneers give any type of warranty or guarantee, expressed or implied, and all property is being sold “as is”. Although obtained from sources deemed reliable, all measurements, sizes or amounts stated in this booklet, on the Wisconsin Surplus Online Auction website, or any other auction material are approximate. Applicable building, land use, or zoning restrictions are provided only to assist buyers in their investigation of the property. Buyers should inspect the condition of the property and explore all applicable regulations prior to sale. Questions about parcels should be directed to Price County Zoning Administrator, Evan Lund. Questions can be sent via email to [zoneadm@co.price.wi.us](mailto:zoneadm@co.price.wi.us).

## Terms:

Parcels are being sold via online auction. See auction website for full auction terms and conditions. The online auction site address is [www.WisconsinSurplus.com](http://www.WisconsinSurplus.com). Scroll down to the Price County Land Auction link to view the parcels and to make a bid on a respective property. The auction will start at 10:00 a.m. on May 3, 2023 and will begin to end at 10:00 a.m. on May 24, 2023.

The successful bidder is required to make full payment to *Wisconsin Surplus Online Auction* within three business days of the auction’s conclusion. Accepted payment methods include cash, bank-guaranteed check, or money order. An on-line/internet auction Buyer’s Fee will be added to the highest bid to determine the final selling price. Buyer’s fee percentage is determined by actual amount of the final accepted high bid. (Please see table on the following page for applicable buyer’s fee rates/amounts)

AUCTION BUYER'S FEE	
Percentage	High Bid
20%	\$125.00 and Under
17.5%	\$125.01 to \$750.00
15%	\$750.01 to \$1,750.00
12.5%	\$1,750.01 to \$4,000.00
10%	\$4,000.01 to \$10,000.00
9%	\$10,000.01 to \$30,000.00
8%	\$30,000.01 to \$60,000.00
7%	\$60,000.01 to \$100,000.00
6%	\$100,000.01 and Over
Buyers' fees are applied per item	

Buyer is responsible for a \$30.00 Deed Filing Fee. There are no past taxes due on the listed parcels; however, there still may be special assessments/charges due on respective properties.

A Quit Claim Deed will be issued in the name designated by the signer of the bid. Title to most parcels has been researched by one of the area title insurance agencies; however, no proof of title is provided as a part of the auction. If Buyer requires proof of title, then Buyer must make arrangements with a title insurance agent or abstractor (at Buyer's sole expense) PRIOR to the date of the auction. Bids cannot be contingent upon later proof of title.

Submitting/making a bid is a legally binding contract which requires full compliance by bidder/buyer of all Wisconsin Surplus Online Auction Terms and Conditions, as well as full payment by the final highest bidder, plus buyer's fees, per the terms listed herein.

#### Disclaimer:

All properties sell "AS IS - HOW IS - WHERE IS." Neither the auctioneers nor the seller give any type of guarantee or warranty, implied or otherwise. The seller does not guarantee or convey any title to personal property which remains on any auction property or within any buildings on any auction property. There are no returns, refunds, or adjustments. Both the seller and/or auctioneers reserve their right to withdraw any auction property at any time and/or extend the auction duration without giving any notice. **Properties are offered subject to final confirmation by the selling agency.** Properties are offered for auction and their descriptions have been provided by the seller and compiled to assist the buyer. No guarantee or warranty whatsoever is given or implied on the part of the seller. The properties are being sold unwarranted in "as is" and "where is" condition. Unless noted otherwise, the seller makes no representations about the presence or absence of any hazardous materials, contaminants or pollutants (including, but not limited to, groundwater pollution, underground fuel oil/gasoline tanks, radon, or asbestos) on any auction property.

**THE ENTIRE RISK AS TO THE QUALITY AND PERFORMANCE OF THE PROPERTIES IS WITH THE BUYER, AND SHOULD ANY AUCTION PROPERTY PROVE FLAWED FOLLOWING THE PURCHASE, THE BUYER WILL ASSUME THE ENTIRE RESPONSIBILITY.**

## Auction Lot 1

Minimum bid: \$17,500

Tax ID: 22713; Legacy PIN: 141100502000; PIN: 50-141-2-35-02-11-2-04-000-70000

That part of the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4) of Section Eleven (11), Township Thirty-five (35) North, Range Two (2) West, Village of Kennan, Price County, Wisconsin; that is bounded on the North by Main Street, extended on the West by Jones Street, on the South by Lawrence Avenue, extended, and on the East by the highway, the centerline of which highway is the Easterly boundary line of said Southeast Quarter of the Northwest Quarter, said Section, Township and Range;

**EXCEPT** that parcel conveyed to the Catholic Church of Kennan, and described as the South 150 feet thereof.

**Together With** the East Half of vacated Jones Street adjoining the land described herein.

The site addresses are W10303 Main St. and W10301 Main St. in the Village of Kennan.

