

# 2017 Oconto County Land Sale “REMAINING PARCELS”

By: Finance/Insurance Committee

Approved on: 3/13/2017

Updated: 5/12/2017

Updated: 6/13/2017



OCONTO COUNTY TREASURER

Oconto County Courthouse

301 Washington Street

Oconto, WI 54153-1621

(920)-834-6813

[WWW.CO.OCONTO.WI.US](http://WWW.CO.OCONTO.WI.US) - Quick Links - Land Sale

Dear Perspective Buyer:

In accordance with Chapter 75 of the Wisconsin State Statutes and Oconto County Ordinance 5.101, Collection of Delinquent Taxes, we have compiled the attached brochure of land parcels offered for sale by Oconto County in its annual delinquent tax land sale.

Each corresponding price shown on the enclosed list is the minimum acceptable bid in accordance with Section 75.69 of the Wisconsin Statutes and all bids under the stated minimum price will be rejected, during the first year the parcel is held for sale by Oconto County. The Committee may accept bids on parcels which have been advertised for sale in previous years in an amount determined by the Committee to serve the best interests of Oconto County.

The descriptions and headings under which the lands in this brochure are listed are meant to be suggestive only. The County does not represent, warrant, or promise any of the matters referred to in the headings. All property is sold as is by quit-claim deed according to the interest that Oconto County holds, and makes no representation as to the condition of any improvement.

Sealed bids will be received by the County Treasurer, 301 Washington Street, Oconto, WI 54153-1621 on behalf of the Finance and Insurance Committee of the Oconto County Board of Supervisors ~~on or before April 21, 2017~~. Bids will be ~~publicly opened on May 5, 2017, in Room 1003, Building A~~, Oconto County Courthouse, 301 Washington St., Oconto, WI. Thereafter, for parcels which did not receive an initial bid in May, sealed bids will continue to be accepted for these parcels, which bids will be opened at subsequent monthly meetings of the Finance/Insurance Committee. The Finance and Insurance Committee may withdraw any parcel and/or accept or reject any or all bids in the best interest of Oconto County.

**You must use and complete the enclosed "Offer to Purchase Property" and "Title" forms along with 10% of the amount you bid or your bid will be rejected.** Persons desiring to bid on more than one parcel must submit separate bids and deposits on each parcel. **Submit each bid in a separate sealed envelope marked "LAND SALE" and indicate the "SALE NUMBER" on the outside of the envelope. Multiple bids in a single envelope will not be considered. Envelopes without "Sale Numbers" or with more than one "Sale Number" will not be accepted.**

TERMS: **Ten (10%) percent of the bid in the form of a cashier's check or postal money order as earnest money, made payable to Oconto County Treasurer.** Earnest money shall be returned to unsuccessful bidders after bids are awarded. The balance of the bid is due within 30 days after the bid is awarded, upon receipt of which a Quit Claim Deed for the parcel will be issued from the County to the name you have provided on your title information form. The County will record the deed upon receipt of the recording fees.

**In addition, and in accordance with Section 5.01 (5) a (2), Oconto County Code of Ordinances, parcels which have been previously advertised for sale at least one time may have the appraisals adjusted by the Finance/Insurance Committee. According to County Ordinance 5.01(5)c(3), after parcels have been advertised once (by bid), the Oconto County Treasurer's shall maintain a list of parcels available for sale, bids for which parcels shall be considered by the Finance / Insurance Committee on a monthly basis. No bids for these parcels will be accepted within three (3) months prior to the date of the regular land sale.**

Pursuant to s.75.26, Wis. Stats., the former owner may have the right to take action to re-acquire their property within three (3) years after the recording of the tax deed.

In the event any sale of property requires the acquisition of title insurance by the prospective purchaser, prior to the expiration of three (3) years from the date of the tax deed, Oconto County will undertake an action pursuant to s.75.39, Wis. Stats. for the purpose of barring any claim by the former owner to recover the property under s.75.26, Wis. Stats.

For more detailed maps and directions please go to <http://ocmaps.co.oconto.wi.us/SOLO/>.

Sincerely,

*Tanya M. Peterson*  
*Oconto County Treasurer*

# SALE No. 24

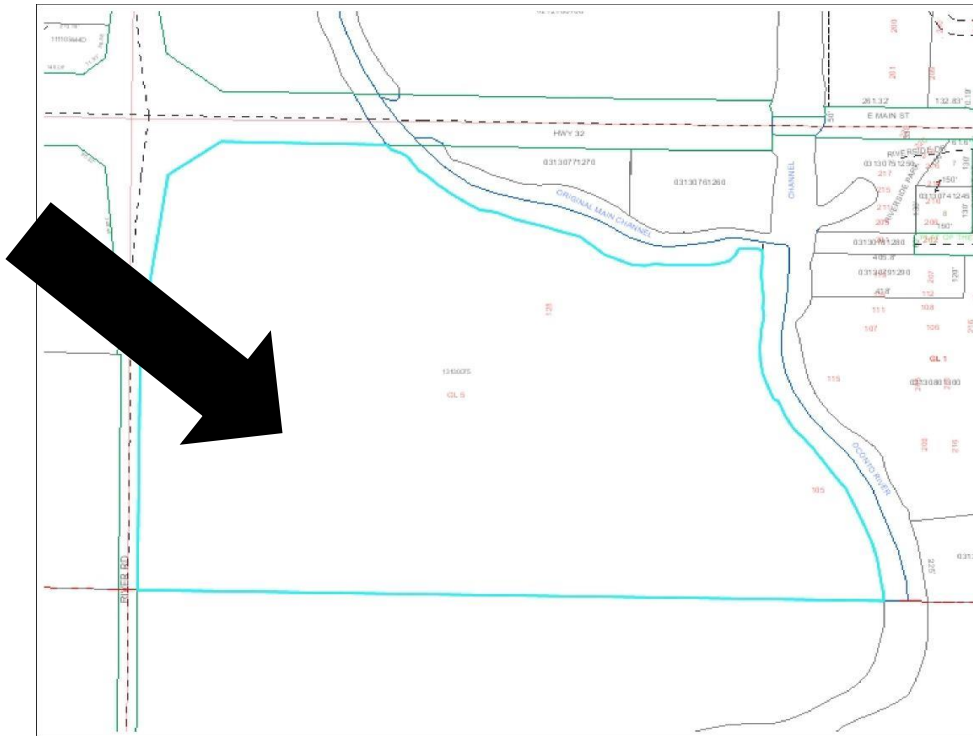
# TOWN OF HOW

TAX DEED ACQUIRED: OCTOBER 12, 2016  
MINIMUM BID AMOUNT: \$ 165,000.00

PARCEL # 01813130075  
PHYSICAL ADDRESS: 12485 STATE HWY 32

SCHOOL DISTRICT: SURING  
LAND VALUE ASSESSMENT: \$101,500.00 (2016)  
IMPROVEMENT VALUE ASSESSMENT: \$64,200.00 (2016)  
ASSESSED ACREAGE: 39.000 ACRES

DOCUMENT NUMBER: 698137









**OCONTO COUNTY  
OFFICE OF THE  
COUNTY TREASURER  
301 WASHINGTON ST.  
OCONTO, WI 54153**

I/WE, (print name/s) \_\_\_\_\_

of (street address) \_\_\_\_\_

(city, state, ZIP) \_\_\_\_\_

(phone number) \_\_\_\_\_,

do hereby offer and agree to purchase from Oconto County, State of Wisconsin, the following described real estate, having fully acquainted (myself/ourselves) with the property described herein along with all terms and conditions for the full sum of \$ \_\_\_\_\_ in the manner following:

**Enclosed is a Cashier's Check or Personal Money order for  
10% of the bid amount made payable to:  
Oconto County Treasurer**

**It is understood that Oconto County shall convey to the purchaser all its rights, title, and interest in and to said property to the following described parcel of land situated in Oconto County, State of Wisconsin is the real estate I/We agree to purchase:**

**SALE NO.** \_\_\_\_\_ **PARCEL NUMBER** \_\_\_\_\_

**DATED THIS** \_\_\_\_\_ **DAY OF (month)** \_\_\_\_\_ **20** \_\_\_\_\_

\_\_\_\_\_, Signature of Perspective Purchaser

\_\_\_\_\_, Signature of Perspective Purchaser

## Conveyance of Title from Oconto County:

1. In what name(s) do you desire to take title to the property?

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2. If you have indicated one name, is the individual an unmarried person?

\_\_\_\_\_

3. If the person is married, is this non-homestead property? \_\_\_\_\_

4. If you have indicated more than one name, will the individuals hold title to the property as:

\_\_\_\_\_ husband and wife as survivorship marital property?

\_\_\_\_\_ as joint tenants with the right of survivorship?

\_\_\_\_\_ as tenants in common (without the right of survivorship)?

5. If you have indicated more than one name, will the individuals have equal shares in the property? \_\_\_\_\_

6. If not equal shares, what is the proportionate (%) share for each individual (must equal 100%)?

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## Acceptance of Offer:

The Finance/Insurance Committee of the Oconto County Board accepts this offer to purchase on behalf of Oconto County, on the condition that Buyer fulfills all legal requirements set forth in the Oconto County Code of Ordinances and Wisconsin State Statutes.

Dated this: \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Chairperson, Finance/Insurance Committee