

2018 Oconto County Land Sale

Finance/Insurance Committee

Finance Committee Tour was held on: October 25, 2017

Final Draft Approved on: December 11, 2017

Initial Land Sale bid opening / land sale award held on: May 7, 2018

Revised on: July 10, 2018

Next Land Sale bid opening held on: August 13, 2018



Prepared By:
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301 Washington Street
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WWW.CO.OCONTO.WI.US

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 at the initial bid opening all bids under the stated minimum bid price will be rejected. 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 referenced in the headings. **All property is sold "as is" by quit-claim deed according to the interest held by Oconto County at the time of the transfer.** Further, Oconto County makes no representations as to the condition of any improvement to the parcel. Taxes on the parcel will be paid in full through the last tax bill issued on the parcel. Taxes will begin to accrue on the parcel on January 1st in the year following the date of the sale and any outstanding special assessments by the municipality in which the parcel is located will be the responsibility of the purchaser. Purchaser should contact the municipality to learn of special assessments/charges.

Commencing March 15, 2018, sealed bids will be received by the County Treasurer's office (301 Washington Street, Oconto, WI 54153-1621) on behalf of the Finance and Insurance Committee of the Oconto County Board of Supervisors.

Bids will be open at the monthly Finance and Insurance committee meeting until November 30, 2018. Please check the Oconto County Website for dates.

At the land sale bid opening, no bid which is less than the minimum bid amount (as set forth in the Land Sale book) may be accepted at the first bid opening. If the Committee decides to accept a bid which is not the highest bid for the property, a written statement must be prepared for public review, which states the reasons for accepting the lower bid. After the initial bid opening, the remaining properties will be noticed again by a class 1 publication advising that those properties remain for sale by sealed bid until November 30, 2018, at which time bidding will be closed on all properties until the 2019 Land Sale. *During the period from May 8, 2018, through November 30, 2018, the County may accept any bid for any amount for the unsold parcels.* The Finance and Insurance Committee may withdraw any parcel and/or accept or reject any or all bids as may be determined to be in the best interest of Oconto County.

You must use and complete the enclosed "Offer to Purchase Property" and "Title" forms along with payment in the amount of 10% of your 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 amount must be made at the time of the bid, by **cashier's check or postal money order** as earnest money, and be **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 10 (ten) 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 from the purchaser in the amount of \$30.00. If commercial financing is required for the purchaser to complete the purchase of the parcel, this must be noted on the bid form.

*** You may view parcels of land on the county website by parcel number search. Go to address:

www.co.oconto.wi.us - click on Taxes and Mapping - click on GCS tax information - Username: **PUBLIC**

Password: **PUBLIC** - enter in the parcel number with no dashes. You can view the maps or tax information.



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 NO. - _____

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?

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%)?

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_____.

Chairperson, Finance/Insurance Committee

SALE No. 2

VILLAGE OF SURING

MINIMUM BID AMOUNT: \$15,000.00

PARCEL's # (Multiple parcels being sold)

#181-03130861450 (Deed taken on October 2016)

#181-03130871460 (Deed taken on October 2017) (Home is located on this parcel)

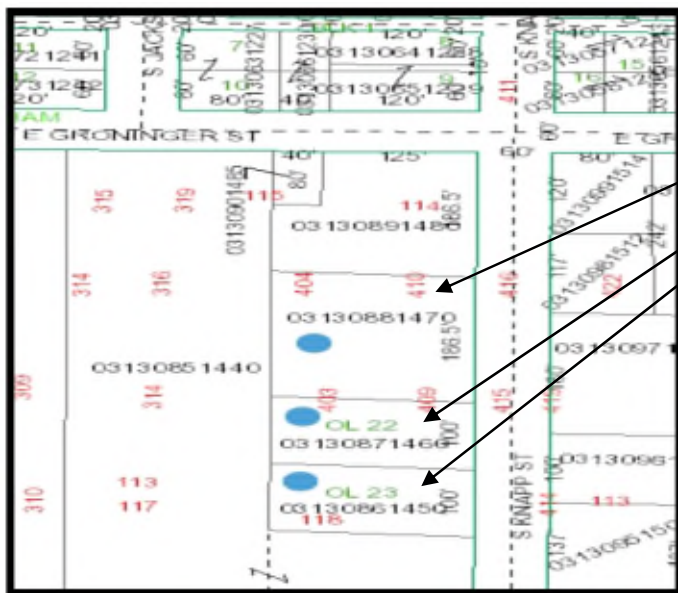
#181-03130881470 (Deed taken on October 2017)

PHYSICAL ADDRESS: 313 S Knapp Street (3 lots total)

SCHOOL DISTRICT: SURING

TOTAL ASSESSED VALUE (year 2016): \$58,400.00

ASSESSED ACREAGE: 1.73 acres



Land Sale #2 includes 3 parcels in the Village of Suring on South Knapp Street.



SALE No. 11

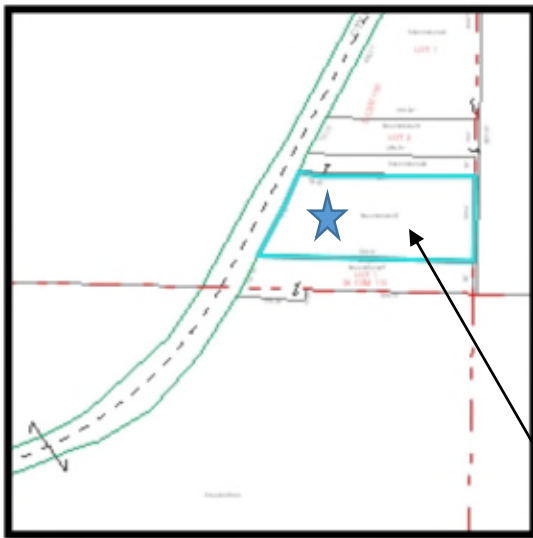
Deed Taken: October 2017

Town of Riverview

MINIMUM BID AMOUNT: \$75,000.00

PARCEL # 036-5822044242E

PHYSICAL ADDRESS: 15334 County Road W
SCHOOL DISTRICT: SURING SCHOOL DISTRICT
TOTAL ASSESSED VALUE (year 2016): \$ 104,400.00
ASSESSED ACREAGE: 1.70 acres



SALE No. 18

City of Oconto

Deed Taken: October 2017

MINIMUM BID AMOUNT: \$100.00

PARCEL # - 265-2018023993

PHYSICAL ADDRESS: 118 HAZEN STREET (LAND ONLY)

SCHOOL DISTRICT: OCONTO SCHOOL

TOTAL ASSESSED VALUE (year 2016): \$9,500.00

ASSESSED ACREAGE:

