



2022 Price County Land Auction

**May 11, 2022
through
June 1, 2022**

2022 Price County Land Auction

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.

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. 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 11, 2022 and will begin to end at 10:00 a.m. on June 1, 2022.

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: \$500

PIN:50-111-2-35-01-05-5-15-057-01020

Lot Two (2) of Block One (1) of Gruber-Page Addition to the Village of Catawba, Price County, Wisconsin.

Legacy PIN: 111101101000

Tax ID: 22565

The site address is W9202 US Highway 8, Catawba, WI



Auction Lot 2

Minimum bid: \$ 2,500

PIN: 50-272-4-37-01-18-5-15-002-18070

Lot Seven (7), Block Eighteen (18), Original Plat of Phillips, Price County, Wisconsin.

Legacy PIN: 272102305000

Tax ID: 25070

The site address is 364 S Avon Ave, Phillips, WI. There is a home and shed on this property.



Auction Lot 3

Minimum bid: \$ 500

PIN: 50-271-2-40-01-13-5-15-114-06000

Lot Six (6) of Hines Park Assessor's Plat No. 4, City of Park Falls, Price County, Wisconsin.

Legacy PIN: 271109706000 Tax ID: 24324



Auction Lot 4

Minimum bid: \$ 1,000

PIN: 50-012-2-38-01-18-1-04-000-40000

Parcel "RH" located in the Southeast Quarter of the Northeast Quarter (SE1/4 – NE1/4) of Section Eighteen (18), Township Thirty-eight (38) North, Range One (1) West, Town of Flambeau, Price County, Wisconsin, more particularly described as follows: Commencing at the Northeast corner of Section 18, Township 38 North, Range 1 West, a 2 inch iron pipe; thence South 0° 00' 30" West, along the East line of Section 18, 1,710.32 feet; thence South 85° 36' 32" West, 30.04 feet to an iron pipe on the West right-of-way of the town road; thence South 0° 36' 32" West, along said right-of-way, 602.00 feet to an iron pipe, the Point of Beginning; thence North 89° 36' 26" West, 767.53 feet; thence South 4° 25' 43" East, 285 feet, more or less, to the East-West quarter line of Section 18; thence Easterly along said quarter line, 740 feet, more or less, to the West right-of-way of the town road; thence North 0° 36' 32" East along said right-of-way 350 feet, more or less, to the Point of Beginning. Note: The bearings in this description are true, based on solar observation

Legacy PIN: 012119405000 Tax ID: 8841

This is a vacant parcel approximately 5.3 acres in size



Auction Lot 5

Minimum bid: \$ 10,000

PIN: 50-030-4-35-01-11-4-02-000-10000

The Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4), Section Eleven (11), Township Thirty-five (35) North, Range One (1) East, Town of Prentice, Price County, Wisconsin; EXCEPT that part of said NW1/4-SE1/4 lying North and West of the Jump River.

Legacy PIN: 030102601000

Tax ID: 17915

This parcel is approximately 30.96 acres, but does not have road access.



Auction Lot 6

Minimum bid: \$ 1,500

PIN: 50-028-4-34-01-12-5-15-005-01080

Lots Eight (8) and Nine (9) of Block One (1) of the Original Plat of the Village of Ogema, Price County, Wisconsin;
AND

Lot Ten (10), Block One (1) of the Original Plat of the Village of Ogema, Price County, Wisconsin; EXCEPT parcel described as all that part of said Lot 10 lying North of the following described line using bearings based on the East-West quarter line of Section 12, Township 34 North, Range 1 East, which is assumed to bear North 89° 57' 05" East:

Commencing at the East quarter corner of said Section 12; thence South 89° 57' 05" West on the quarter line, 1237.06 feet to a Northerly extension of the centerline of the Soo Line Railroad; thence South 00° 03' 40" West on said centerline extended and said centerline, 362.25 feet; thence South 89° 56' 20" East, perpendicular to said centerline, 200.00 feet to the West line of Lot 10, Block 1, Original Plat of Ogema, and the Point of Beginning of the line being described; thence continuing South 89° 56' 20" East, 150.00 feet to the East line of said Lot 10 and the end of the line being described.

Legacy PIN: 028103904000

Tax ID: 16278

