

Real Estate Auction

Clayton and Ethel Steuck Estate
N1674 So White River Rd, Wautoma, WI

Saturday May 13, 2023
11:00 a.m.
10% Buyers Premium

Thank you for your interest.
Please contact us with any other questions you may have:

Office- info@wausauauctioneers.com or 1-800-432-1922
Chad Glaze, Broker- chad@wausauauctioneers.com or cell 715-340-6162

This Bidders Packet contains:

- ★ Terms and Conditions
- ★ Real Estate Addenda “A”
- ★ Property Description
- ★ Waushara County GIS
map & property records.

Although obtained from sources deemed reliable, information in this packet or in any other printed matter, the Auctioneer, Wausau Sales Corp., its employees, or agents, makes no Warranty or Guarantee expressed or implied, as to the accuracy of the information.

Real Estate Description:

**Country Home on Class A trout stream, large yard with
park like setting, minutes from Wautoma!**

N1674 S White River Rd

Waushara County Parcel # 008-01412-0310

- 2000 Wick home Model RI-SPCL-A, 28 X 56 with 28 X 32 attached 2 car + garage with concrete approach. 3 bedroom, 2 full bath (one with walk in shower/tub), 15 X 15 sunroom, main floor laundry, full basement partial finished. Forced air LP heat with owned LP tank, AC. Private well and “at grade” mound type septic system.
- Large front and back yard.
- Frontage on White River Class A trout stream, across road from federal wildlife preserve Wilcox Waterfowl Production Area
- Wautoma school district
- Shared easement driveway

**Terms & Conditions:
Clayton and Ethel Steuck Estate
N1674 So White River Rd, Wautoma, WI**

- ★ **10% (Ten Percent) Buyers Premium** will be added to all successful bids.
- ★ Current taxes will be prorated between the Buyer and the Seller as of date title is conveyed.
- ★ The successful bidder/bidders will be required to sign a purchase agreement immediately. There will be no contingencies written whatsoever including but not limited to financing, use access, survey, zoning, soil suitability, flood plain or wetland restrictions. **Property is sold in “AS IS Condition”.**
- ★ **10% Earnest Money Deposit** on the purchase price plus 10% on the Buyers Fee will be required with the purchase agreement in the form of cash, cashiers, or certified funds on the day of the auction. Personal and company checks must have bank letter. Checks are to be made payable to Wausau Sales Real Estate Trust Account. Earnest Money deposits on successful bids are non-refundable.
- ★ **Closing: will be within 45 days of Auction**
- ★ **Occupancy: will be at closing**
- ★ **SEE ADDENDUM “A”:** The Real Estate is being sold in “AS IS” condition subject to all restrictions and reservations of record and subject to all rights of way and/or easements of record or by use. There are no warranties, expressed or implied with regard to the land, improvements, including amounts of TIMBER, OPEN LAND, or WET LANDS. The private well and septic system are in working order, however, the Seller, Wausau Sales Corp., Chad Glaze Broker, make no warranties or representations as to the condition, function, or operation of the well and septic system. Buyer(s) assumes all risk with regard to the conventional septic sewage treatment system. There are no warranties or representations as to the ability of obtaining any type of well or water supply, or the quality or quantity thereof. Buyer(s) are aware the property has shared driveway easement. The Buyer(s) waives any right to later maintain any legal action based upon any statements or lack of statement of the Seller or the Seller’s agent, including, but not limited to legal actions based upon negligence, negligent misrepresentation, breach of warranty, strict responsibility misrepresentation or deceptive advertising under Sec. 100.18. The terms of this paragraph are contractual and not mere recitals. Buyer waives the right to receive a Real Estate Condition Report pursuant to Wisconsin Statute 709.08. This disclaimer is given in consideration for the favorable purchase price.
- ★ Seller will convey the property by a Personal Representatives Deed; subject to all restrictions and reservations of record and subject to all rights of way and/or easements of record or by use. Seller will provide title insurance. All announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.
- ★ Although obtained from sources deemed reliable, information contained in this brochure or in any other printed matter, the Auctioneer, Wausau Sales Corp. its employees, or agents, makes no Warranty or Guarantee expressed or implied, as to the accuracy of the information.

**ADDENDUM "A" TO SALE CONTRACT
Clayton and Ethel Steuck Estate
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Date

Buyer

Broker/Witness

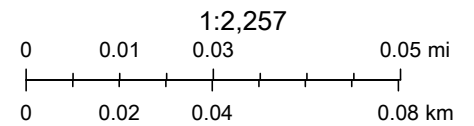
Buyer

Waushara County



March 28, 2023

- | | | | |
|----------|--------------------|----------------|---------|
| Parcels | Township | STATE HIGHWAY | PRIVATE |
| Parcels | Roads | COUNTY HIGHWAY | ALLEY |
| Sections | INTERSTATE HIGHWAY | LOCAL | ACCESS |



This map is NOT a survey and cannot be used as such. It is NOT suitable for finding property lines or to determine encroachments. It is for general reference only and any other use is prohibited. -Waushara County Land Records



(http://www.co.waushara.wi.us/)

Waushara County Land Records Web Portal

(http://www.gcssoftware.com)

Welcome to **Waushara County, Wisconsin.**

Click on the appropriate tab to search for Land Records data. The Parcel Tab allows you to search for Parcel Records, the Permit Tab for Permits. Next, enter your search criteria and click Search to view a list of results. FOR RECORDED DOCUMENTS please visit the Register of Deeds page of the Waushara County website.

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2022 <input type="button" value="v"/>	Real Estate	008-01412-0310	008 - TOWN OF DAKOTA	N1674 S WHITE RIVER RD	ETHEL J STEUCK N1674 S WHITE RIVER RD WAUTOMA WI 54982
Tax Year Legend:					
= owes prior year taxes		= not assessed		= not taxed	
				Delinquent	Current

Tax Summary

Bill #: 644	Net Mill Rate: 0.014547643
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Lottery Credits

Claims	Date	Amount
1	11/01/2022	138.28

Installments

Due Date ▲	Amount
1/31/2023	1244.51
7/31/2023	1382.78

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/31/2023	T	2627.29	1415

Key:	Property Type: RE - Real Estate, PP - Personal Property
	Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	3028.88	-	-
School Credit	221.18	-	-
<input checked="" type="checkbox"/> Total	2807.70	-	-
First Dollar Credit	42.13	-	-
Lottery Credit	138.28	-	-
Net Tax	2627.29	2627.29	0.00
Special Assessments	0.00	0.00	0.00

Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	2627.29	2627.29	0.00

Interest/Penalty Date

Tax History

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
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* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Waushara County Land Records Web Portal - Property Summary

Search powered by



Report-/Print engine
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Property: 008-01412-0310

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2023 ▼	Real Estate	008-01412-0310	008 - TOWN OF DAKOTA	N1674 S WHITE RIVER RD	ETHEL J STEUCK N1674 S WHITE RIVER RD WAUTOMA WI 54982
Tax Year Legend: ←\$ = owes prior year taxes ✗ = not assessed \$ = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	008-01412-0310
Alt. Parcel #:	690082181014120310
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	4.050

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	N1674 S WHITE RIVER RD WAUTOMA 54982

Owners

Name	Status	Ownership Type	Interest
STEUCK, ETHEL J	CURRENT OWNER		
STEUCK, CLAYTON M & ETHEL J	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

PT OF NE-NW & PT OF NW-NE LOT 1 CSM 3688

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	14	18 N	10 E					LOT	1	3688 CSM

District

Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
	WAUSHARA COUNTY	OTHER DISTRICT

6237	WAUTOMA AREA SCH DIST	REGULAR SCHOOL
1200	FOX VALLEY VTAE DIST	TECHNICAL COLLEGE

Associated Properties

No Associated properties were found

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: **0**

Assessment Ratio: **0.0000**

Legal Acres: **4.050**

2023 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	4.050	55000	138000	193000
ALL CLASSES	4.050	55000	138000	193000

2022 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	4.050	55000	138000	193000
ALL CLASSES	4.050	55000	138000	193000

Taxes

Taxes have not been finalized for the year 2023

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>511313</u>	<u>HT110</u>	<u>12/4/2017</u>					<u>\$0.00</u>	<u>1</u>
<u>394308</u>	<u>QUIT CLAIM DEED</u>	<u>8/5/2002</u>	<u>620 / 266</u>	<u>1</u>			<u>\$0.00</u>	<u>0</u>
			<u>426 / 759</u>				<u>\$0.00</u>	<u>0</u>