

Wausau/auctioneers

SALES CORP / ***P. O. BOX 1311 • WAUSAU, WI • 54402-1311***
PHONE: (715) 536-1955 • (800) 432-1922

Real Estate Auction!
Kevin R Jensen Estate:
West Side Materials LLC & Jensen Transport

IN PERSON On-site Auction:

Thursday May 18th at 9:00 a.m.

10% Buyers Premium

Real Estate Inspection: by appointment

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

This Bidders Packet contains:

- ★ Terms and Conditions
- ★ Addendums that will accompany all "Offers to Purchase"
- ★ Taylor County Property Listings
- ★ Taylor County GIS maps
- ★ Property Descriptions

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.

Auction

IN-PERSON ONLY

Kevin R Jensen Estate: West Side Materials LLC. & Jensen Transport
N4285 Rocky Road
Medford, WI 54451

Thursday, May 18, 2023
9:00 AM CST

Real Estate: In-Person Only

SHOP PARCEL, SOUTH of GRAVEL PIT W/BUILDINGS

Tax Parcel ID# 020-00208-001

Municipality: Town of Hammel, Taylor County

Property Address: N4285 Rocky Rd. Medford, WI 54451

Parcel Description: 18.96 acres, 1.96 acres zoned G2 commercial and 17 acres zoned productive forest lands. The improvements to the property include a "shop" 40 x 95 x 16 with office, 200 amp electrical, bathroom, parts mezzanine, center floor drain, jib hoist, Lanair MX200 waste oil furnace, and 2 Reznor infrared LP bay heaters and a "storage building" 30 x 64 x 16 with 24 ft. lean to, 3 overhead doors, concrete floor, floor drain. The 17 acres contains a mix of woods, lowland, pine plantation, and possible gravel type material. Road frontage on Rocky Road.

GRAVEL PIT PARCEL

Tax Parcel ID# 020-00203-0000

Municipality: Town of Hammel, Taylor County

Property Address: Not available, parcel is directly north of "shop parcel". Section 12-T31N-R01W6.2.3 PT of NW 1/1 NW ¼ Lot 3 CSM 13-S/334#2655

Parcel Description: 20.95 acres zoned G2 commercial, majority of parcel is used as a gravel pit and material handling area. This parcel has 3 Phase electricity running to the property on the northeast side. Road frontage on Rocky Road.

Real Estate Terms: 10% Buyers premium. 10% down day of auction in the form of cash, cashier's check or certified funds, personal & company checks must have current bank letter of guarantee. Balance is due at closing. Buyer will be provided a Warranty of Deed free and clear of all encumbrances and liens subject to all restrictions & reservations of record or by use. Property is being offered subject to owner's confirmation.

For More Information Call:

Chad Glaze - Broker

Wausau Sales Corp.

715-340-6162

Wausau Auctioneers
WAUSAU SALES CORP

Wausau Auctioneers

Registered Wisconsin Auctioneers: Carl Theorin #135

Registered Wisconsin Auction #26

4510 County Road L; Merrill, WI. 54452

www.WausauAuctioneers.com

715-536-1955 or 800-432-1922

Real Estate Terms & Conditions:

**Kevin R. Jensen Estate: West Side Materials & Jensen Transport
N4285 Rocky Run Road
Medford, WI 54451**

Shop Parcel PIN 20-0028-001 & Gravel Pit Parcel PIN 020-00203-000

- ★ **To be offered in two parcels (with a proposed non-permanent easement for ingress and egress, over and across the current driveway to access the gravel pit parcel in the event parcels sell separately) or the combination of the two parcels being the property's 2 tax PINS in its entirety.**
- ★ **10% (Ten Percent) Buyers Fee will be added to all successful bids.**
- ★ **10% earnest money deposit required the day of the auction to accompany the purchase agreement in the form of cash, cashiers, or certified funds.** 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. Balance will be due at closing
- ★ Current taxes will be prorated between the Buyer and the Seller as of date title is conveyed.
- ★ **Closing: on or before July 14, 2023**
- ★ **Occupancy: will be at closing**
- ★ 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.**
- ★ **"ADDENDUM A" WILL ACCOMPANY OFFER TO PURCHASE;**
As stated in "Addendum A", The property will be 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 or improvements **including amount of TIMBERLAND, OPEN LAND, WETLAND or SOIL, STONE, OR OTHER AGGREGATE MATERIAL BASE.**
- ★ Seller will convey the property by a Warranty 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. Property is being offered subject to owner's conformation.
- ★ 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”
ADDENDUM TO SALE CONTRACT
Kevin R. Jensen Estate
N4285 Rocky Run Road
Medford, WI 54451**

**Shop Parcel, South of Gravel Pit w/Buildings
PIN 020-00208-001**

Buyer is purchasing the property in “AS IS”, “WHERE IS”, AND “WITH ALL FAULTS” condition and not upon any warranties or representations, expressed or implied, made be the Seller or the Seller’s agent and Buyer agrees that no such warranties or representations, expressed or implied, had been made with regard to the land or improvements including amount of TIMBERLAND, OPEN LAND, WETLAND or SOIL, STONE, OR OTHER AGGREGATE MATERIAL BASE.. Buyer is aware of a proposed non-permanent easement for ingress and egress only, over and across the current driveway to access the gravel pit parcel in event parcels are sold separately. The property is serviced by private sewer and water 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 current water and septic system nor do they make any warranties or representations as to the suitability of the soil to support conventional septic sewage treatment systems and Buyer(s) assumes all risk with regard to soil suitability for 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 waives any right to later maintain any legal action based upon any statement 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 and a Lead Based Paint Disclosure and inspection pursuant to Wisconsin Statute 709.08. This disclaimer is given in consideration for the favorable purchase price.

The Buyer will be responsible for compliance, including all costs, with the State of Wisconsin Rental Weatherization Standards (Wisconsin Administrative Code, Comm67).

Buyer is responsible for any and all removal and/or clean-up of old buildings, debris, and/or items left on property after auction and equipment pickup period.

Date

Buyer

Broker

Buyer

**ADDENDUM “A”
ADDENDUM TO SALE CONTRACT**

**Kevin R. Jensen Estate
N4285 Rocky Run Road
Medford, WI 54451**

**Gravel Pit Parcel
PIN 020-00203-0000 Town of Hamel, Taylor County**

Buyer is purchasing the property in “AS IS”, “WHERE IS”, AND “WITH ALL FAULTS” condition and not upon any warranties or representations, expressed or implied, made be the Seller or the Seller’s agent and Buyer agrees that no such warranties or representations, expressed or implied, had been made with regard to the land or improvements including amount of TIMBERLAND, OPEN LAND, WETLAND or SOIL, STONE, OR OTHER AGGREGATE MATERIAL BASE. Buyer is aware of a proposed non-permanent easement for ingress and egress only, over and across the current driveway to access the gravel pit parcel in event parcels are sold separately. The Seller, Wausau Sales Corp., Chad Glaze Broker, make no warranties or representations as to the suitability of the soil to support conventional septic sewage treatment systems and Buyer(s) assumes all risk with regard to soil suitability for 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 waives any right to later maintain any legal action based upon any statement or lack of statement of the Seller or the Seller’s agent, including, but not limited to legal actions based upon negligence, negligent misrepresentation, breech 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 and a Lead Based Paint Disclosure and inspection pursuant to Wisconsin Statute 709.08. This disclaimer is given in consideration for the favorable purchase price.

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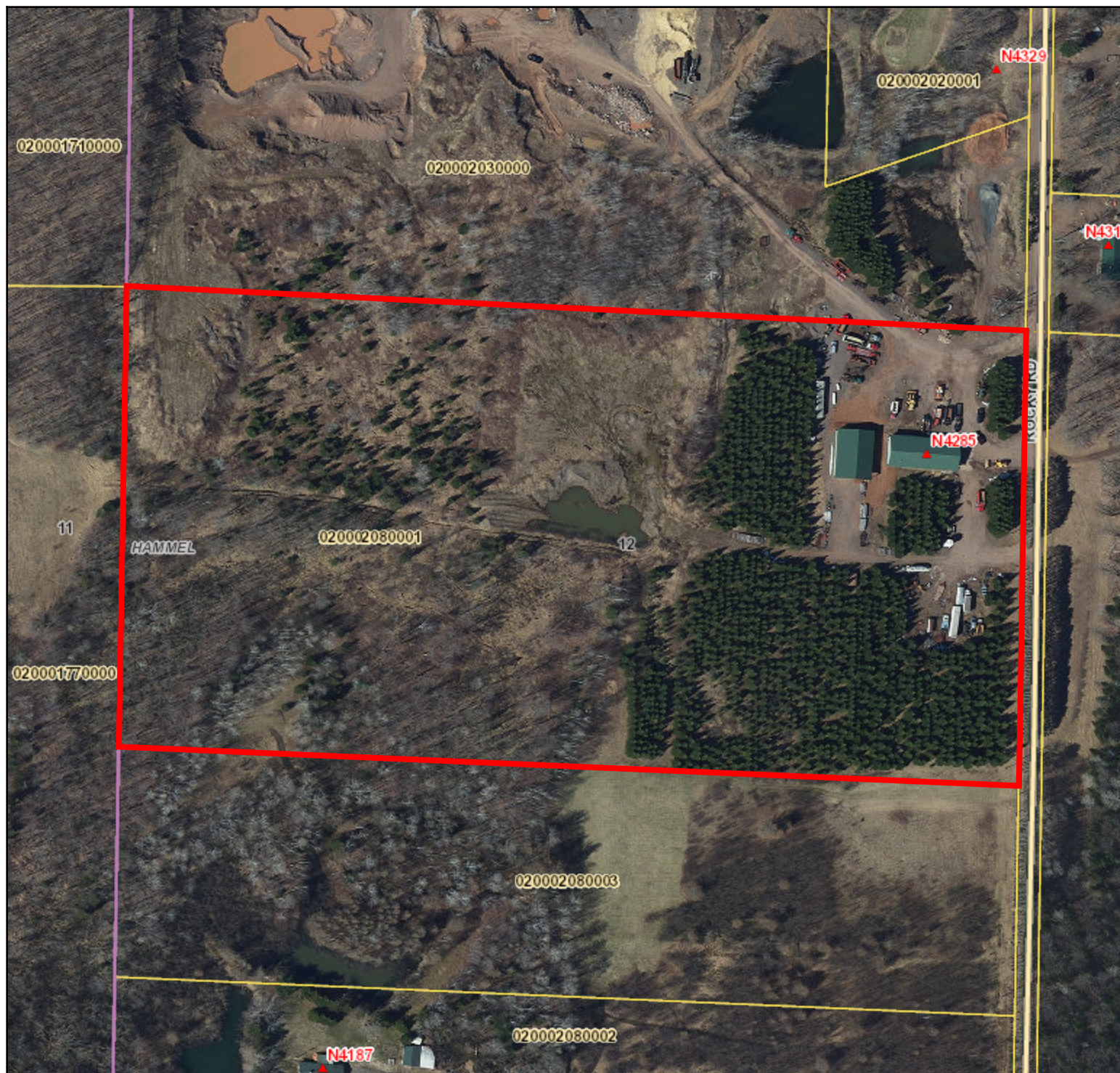
Buyer is responsible for any and all removal and/or clean-up of old buildings, debris, and/or items left on property after auction and equipment pickup period.

Date

Buyer

Broker

Buyer



Gravel Pit buildings

Legend

- Parcels
- Lot Lines
- ▲ Addresses
- Sections
- Lakes and Rivers
- Rivers and Streams
 - Intermittent
 - Permanent
- Townships
- Unincorporated Villages
- County Boundary
- Other Counties
- State Highways
- County Highways
- Town Roads
- City and Village Streets
- Private Roads
- +— Railroads
- Pineline Rail Trail
- Ortho (Color 2020)
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 10/11/22 10:49 AM	
Sources:	

Alt. Parcel #: 020.12.31.1W-7.1

TOWN OF HAMMEL
TAYLOR COUNTY, WISCONSIN**SHOP PARCEL, SOUTH OF GRAVEL PIT W/ BUILDINGS****Owner and Mailing Address:**RHONDA S JENSEN
W7979 PERKINSTOWN AVE
MEDFORD WI 54451**Co-Owner(s):****Physical Property Address(es):**

* N4285 ROCKY RD

Districts:

Dist#	Description
3409	MEDFORD SCHOOL DISTRICT
1500	VTAE - WAUSAU

Parcel History:

Date	Doc #	Vol/Page	Type
09/14/2022	385481	/	TDI
12/06/2011	342232	/	WD
06/02/1995	258088	240/399	WD
05/17/1991	242280	208/612	WD

more...

**Abbreviated
Description:****Acres:** 18.96012.31.1W-7.1 SW 1/4 NW 1/4 PCL 1 CSM 1-
S/256 #256 EX THE SOUTH 660' THEREOF

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* MB-METES AND BOUNDS	12-31N-01W SW NW	

2022 Valuations:

Values Last Changed on 09/13/2022

Class and Description	Acres	Land	Improvement	Total
G2-COMMERCIAL	1.960	10,100.00	151,000.00	161,100.00
G6-PRODUCTIVE FORST LANDS	17.000	32,200.00	0.00	32,200.00

Totals for 2022

General Property	18.960	42,300.00	151,000.00	193,300.00
Woodland	0.000	0.00	0.00	0.00

Totals for 2021

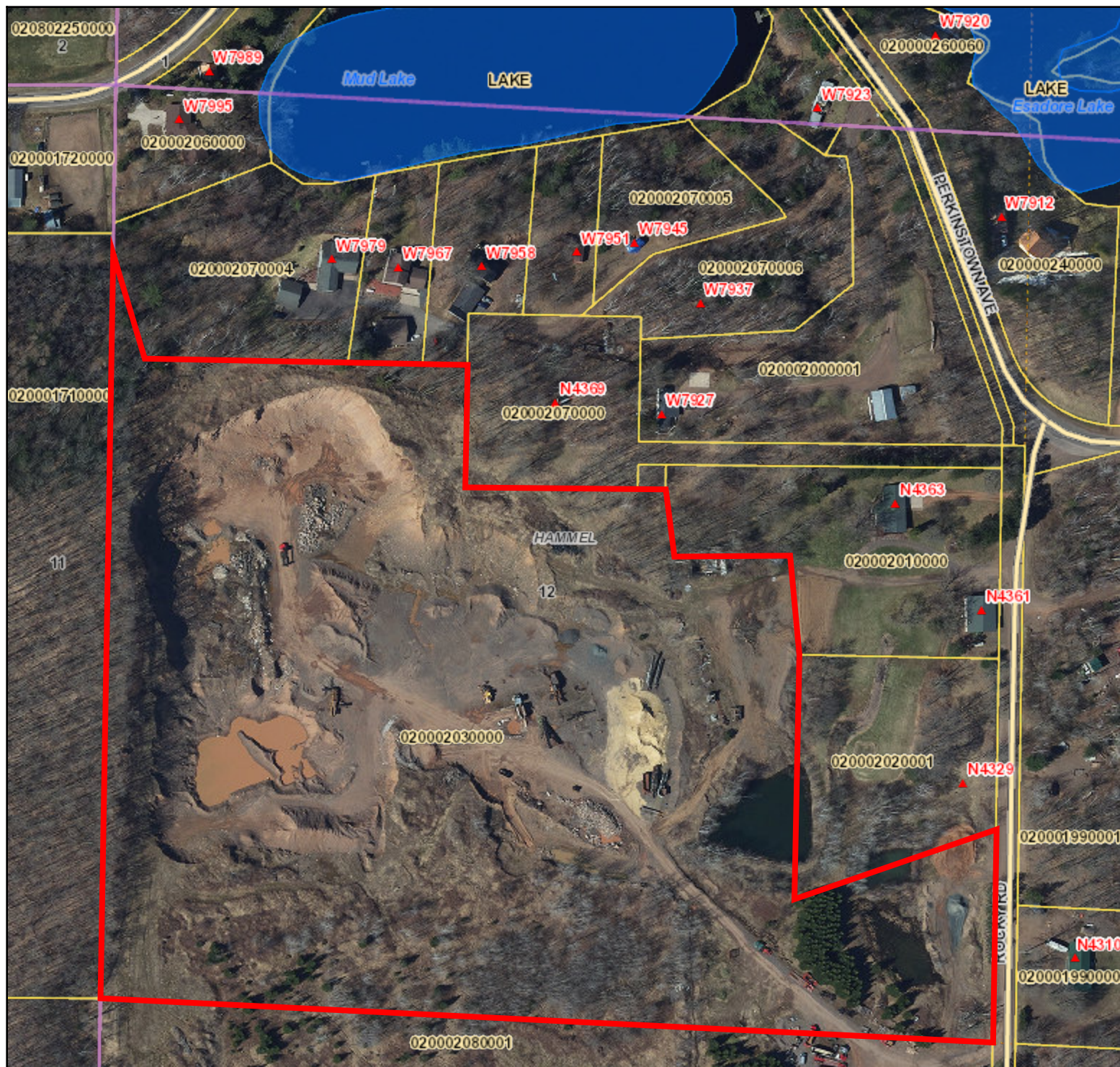
General Property	18.960	18,800.00	41,500.00	60,300.00
Woodland	0.000	0.00	0.00	0.00

2022 Taxes

Taxes have not yet been calculated.

Key

* - Primary



North Gravel Pit

Legend

- Parcels
- Lot Lines
- ▲ Addresses
- Sections
- Lakes and Rivers
- Rivers and Streams
 - Intermittent
 - Permanent
- Townships
- Unincorporated Villages
- County Boundary
- Other Counties
- State Highways
- County Highways
- Town Roads
- City and Village Streets
- Private Roads
- Railroads
- Pipeline Rail Trail
- Ortho (Color 2020)
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

		 TAYLOR COUNTY
Author:		
Date Printed: 10/11/22 10:47 AM		
Sources:		

Alt. Parcel #: 020.12.31.1W-6.2.3

TOWN OF HAMMEL
TAYLOR COUNTY, WISCONSIN**GRAVEL PIT PARCEL****Owner and Mailing Address:**RHONDA S JENSEN
W7979 PERKINSTOWN AVE
MEDFORD WI 54451**Co-Owner(s):****Physical Property Address(es):**

Information Not Available

Districts:

Dist#	Description
3409	MEDFORD SCHOOL DISTRICT
1500	VTAE - WAUSAU

Parcel History:

Date	Doc #	Vol/Page	Type
09/14/2022	385481	/	TDI
12/06/2011	342232	/	WD
06/02/1995	258088	240/399	WD
05/17/1991	242280	208/612	WD

more...

Abbreviated Description:**Acres:** 20.95012.31.1W-6.2.3 PT OF NW 1/4 NW 1/4 LOT 3
CSM 13-S/334 #2655

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* MB-METES AND BOUNDS	12-31N-01W NW NW	

2022 Valuations:

Values Last Changed on 09/13/2022

Class and Description	Acres	Land	Improvement	Total
G2-COMMERCIAL	20.950	48,200.00	0.00	48,200.00

Totals for 2022

General Property	20.950	48,200.00	0.00	48,200.00
Woodland	0.000	0.00	0.00	0.00

Totals for 2021

General Property	6.070	12,100.00	0.00	12,100.00
Woodland	0.000	0.00	0.00	0.00

2022 Taxes

Taxes have not yet been calculated.

Key

* - Primary