

S The Bill TADE "We Care" AUCTION & REALTY Co.

TO BE OFFERED AT AUCTION

Saturday August 9, 2025– 11:30 A.M.

W4401 County Road E, Montello, WI



LOCATED: 9 miles north of Montello on Hwy 22 to County Rd E the west 3 1/2 miles. OR East side of Westfield and I-39 to County J then east 1/4 mile to County Rd E then north and east 6.5 miles to property.

SIZE: 6.15 Acres

ZONED: AG-1

SCHOOLS: Westfield

TAXES: 2024 \$ 2856.53

WATER: Well Loacted in basement

SEPTIC: Conventional

HEAT/AIR: LP/Wood Burner; C/A

TAX PARCEL #: 018-01047-0000

MUNICIPALITY: Newton, Marquette County, WI

6.15 Acre Property with House and Shop! House consists of a 4 bedroom 2 bath raised ranch home w/ attached sunroom and large deck. House has LP heat and an outdoor wood stove. The 40'X54" metal pole shed is insulated and has a bath. Property is level to slightly rolling and mostly wooded with mature pines, oak and other trees. No contingencies accepted when properties are offered at auction.

TERMS: \$25,000.00 Cashier's Check earnest money down, balance cash at closing no later than September 5, 2025. **No BUYERS FEE!**

For further information, showing, & complete package call, **Tom Stade 920-674-2929**

Wisconsin Registered Auctioneers: Bill Stade # 535 Mike Stade #607

Subject to errors and omissions. All sizes are approximate. Buyers are advised to verify all information and sizes.

AUCTION TERMS AND CONDITIONS

W4401 County Road E, Montello, Wisconsin consisting of 6.15 acres, per tax records.

1. This parcel shall be offered as one unit.
2. Sale will be subject to existing zoning, ordinances, roads, restrictions of record, and easements of record. Real estate taxes for the year of closing will be pro-rated to the day prior to closing. Seller will provide and arrange for all title evidence. The Bill Stade Auction & Realty Co. will prepare and provide all purchase contracts. Seller will convey title by Personal Rep. Deed free and clear of all liens.
3. Down payment of \$25,000.00 to be in the form of a cashier's check or cash. This is to be tendered with the offer on the day of the auction. Payments amounts are listed on the following Parcel descriptions.
4. All bidding is open and public. To bid during the auction, just raise your hand and call out your bid or instruct the auction team to do so on your behalf.
5. The successful high bidder will be required to sign the Wisconsin Standard Real Estate Offer to Purchase immediately upon conclusion of the bidding and tender the required earnest money deposit.
6. Sale will be subject to Sellers confirmation by **August 12, 2025.**
7. The sales will close on or before September 5, 2025 at which time the purchaser will pay the balance of the purchase price.
8. Buyers are required to use the preprinted form drawn up by the Listing Company. The Real Estate Offer to Purchase and Addendum's, if any, that will be used for this sale will be available for review prior to the day of the auction.
9. **QUALIFYING FOR FINANCING IS NOT A CONTINGENCY OF THIS SALE. YOU SHOULD APPLY FOR FINANCING AND SATISFY YOUR LENDERS QUALIFICATIONS PRIOR TO THE DAY OF THE AUCTION. You are responsible for the cash at closing.** Please do not enter into the bidding process unless you fully intend to purchase according to the terms and conditions of the sale.
10. Any announcements made by the auctioneer pertaining to this auction take precedence over any printed information. Information in this brochure is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Any information on this auction is subject to verification by the Buyer and no liability for errors, omissions, or changes is assumed by The Bill Stade Auction & Realty Co. or the Sellers.
11. In the event of a tie bid the auctioneer, at his sole discretion, has the right to re-open the bidding to determine the highest bidder. His decision will be final.

12. **We urge all prospective bidders to inspect the properties before the day of the auction. Buyers are aware that they are purchasing property in an "AS IS" condition with all faults known and unknown and with any debris or personal property left at closing.**
13. When the property is offered, the highest bidder is contractually bound from the moment the auctioneer announces that bid, identified the purchaser by bidder number or name, and announces the amount of the highest bid. In the event the buyer refuses to tender the earnest money deposit or sign the Offer to Purchase, the auctioneer using his sole discretion, may resell the property, and the original buyer shall be responsible for any damages and expenses of resale and collection including reasonable attorney's fees. The only condition under which the earnest money shall be refunded as if the seller fails to confirm or accept the bid or is unable to deliver clear title. If the Buyer refuses to close this transaction, for any reason, the earnest money is forfeit.
14. All properties are offered for sale to qualified purchasers without regard to their race, color, sex, orientation, disability, religion, national origin, marital status, lawful source of income, age, ancestry, and familial status.

**For further information or showing contact:
TOM STADE – 920-674-2929
The Bill Stade Auction & Realty Co.
N1797 Cty. Rd. K
Sharon, WI 53585-9723**

Marquette County



1 inch equals 188 feet



MARQUETTE COUNTY
WISCONSIN

Current Time: 6/10/2025 7:19 AM

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