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www.co.oneida.wi.us
Quick Link on Land Records System

Date: April 29, 2015
To: All City and Town Clerks of Oneida County
From: Michael J Romportl, Land Information Director
Re: Real Estate Sale (Please share with other town/city officials)

Oneida County will be conducting a tax delinquent foreclosed real estate sale of property listed in the attachments. Per Wi Stat 75.69(4), we are contacting you regarding parcels(s) that may be located in your Town or the City. If bids are received which meet or exceed the minimums as set forth on the real estate sale listing, the Land Records Committee plans on recommending to the County Board that quit claim deeds be issued to the successful bidders unless the municipality expresses interest or concern with the property. Please share this information with your boards. If your municipality has any questions or interest in the sale of any of these parcel(s) or other concerns, please contact me ASAP and at least two weeks before bid dead line.

Please see attached notice for listings and bid details. We would appreciate it if you could post this notice in your office or public area so others that may be interested in the properties could review the information.

ONEIDA COUNTY WI PUBLIC NOTICE OF REAL ESTATE SALE - Page 1 of 2

The Oneida County Land Records Committee announces the sale of tax foreclosed real property as noted below. Oneida County will be accepting sealed bids on these properties until Friday June 5th, 2015, 4:00 PM CT. The Land Records Committee and/or County Board reserve the right to reject any or all bids or to select the bid most advantageous to Oneida County. If a municipality expresses an interest in obtaining a property, the County will evaluate the request before making a final determination to convey the property to others. A detailed list of the properties, bid form and other information can be obtained from the county website at <http://www.co.oneida.wi.gov> click on the (EXTRA) announcements icon on Home page, choose 'Real Property Sale Offerings', or contact the Oneida County Land Information Office, Courthouse, 2nd Floor, 1 S Oneida AVE, P.O. Box 400, Rhinelander, WI 54501-0400. Telephone: 715-369-6179, email lio@co.oneida.wi.us. **Properties are being sold in 'AS IS' condition. All dimensions or acreage are approximate.** Brief descriptions of the properties and the minimum bid of each are listed below.

PIN # CA 574-5 Town of Cassian, Ward 2. 5221 Kellnhauser Dr, a private road. Part of SE $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 3, Township 37 North, Range 7 East. Roofed, partially exposed basement being used as a cottage in fair to good condition on Long Lake, deed restriction for septic, 1.22 acres. Northwestern boundary line is in question. Zoned Single Family. Minimum bid \$139,900.00.

PIN # CA 957-1 Town of Cassian, Ward 2. 9030 Church RD. Part of SW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 30, Township 37 North, Range 7 East. Mobile home in poor condition and detached garage in fair-good condition, 4.9 acres. Zoned Residential and Farming. Minimum bid \$19,900.00.

PIN # CA 980-1 Town of Cassian, Ward 2. A private easement road., 0.5 acres located off of Pine Crest LN, Part of NE-SE, Section 31, Township 37 North, Range 7 East. Preference will be given to adjacent landowner and will be subject to existing easements and for others using the road. Zoned Residential and Farming. Minimum bid \$100.00.

PIN # CA 1291 Town of Cassian, Ward 1. Running Bear Ln. Lot 23 Rocky Run Heights, Part of Government Lot 1, Section 20, Township 37 North, Range 6 East. Vacant wooded lot on Tomahawk River, 1.1 acres. Zoned Forestry 1B. Minimum bid \$19,900.00.

PIN # CA 1293 Town of Cassian, Ward 1. Running Bear Ln. Lot 25 Rocky Run Heights, Part of Government Lot 1, Section 20, Township 37 North, Range 6 East. Vacant wooded lot on Tomahawk River, 1.8 acres. Zoned Forestry 1B. Minimum bid \$24,900.00.

PIN # CA 1510 Town of Cassian, Ward 2. Acorn Ln. Lot 12 Assessor's Plat of The Unrecorded Voim's Maud Lake Plat, Part of Government Lot 3, Section 24, Township 37 North, Range 7 East. Vacant wooded lot on Maud Lake, 0.60 acres. Zoned Single Family. Minimum bid \$39,900.00.

PIN # LT 495-4 Town of Lake Tomahawk, Ward 2. Part of NE $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 1, Township 37 North, Range 7 East. Vacant landlocked parcel, 0.65 acre former rail road grade strip. Zoned Residential and Farming. Preference will be given to an adjacent landowner and subject to easements. Minimum bid \$100.00.

PIN # MI 4528 Town of Minocqua, Ward 4. 8719 Richardson Plat RD. Lot 26 Richardson Acres, Part of NE $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 10, Township 39 North, Range 6 East. Mobile home and detached garage in fair condition, 0.55 acres. Zoned Business B-2. Minimum bid \$29,900.00.

PIN # NE 93 Town of Newbold, Ward 2. Ole Lake Rd. Part of SW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 8, Township 37 North, Range 8 East. Vacant property with a mix of wooded and open areas, 18.8 acres. Located east of the Town of Newbold closed landfill. Zoned Forestry 1B. Minimum bid \$39,900.00.

PIN # PE 111-14 Town of Pelican, Ward 2. Oakview Ln (Private Rd). Lot 4 CSM V7 P1853. Part of NE $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 10, Township 36 North, Range 9 East. Vacant wooded lot, 1.52 acres. Zoned General Use. Minimum bid \$15,900.00.

PIN # PL 42-1 Town of Pine Lake, Ward 1. River Rd. Part of SW $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 3, Township 37 North, Range 8 East. Vacant wooded parcel lying east of road, 0.70 acres. Zoned Single Family. Minimum bid \$2,500.00.

PIN # RH 424 City of Rhinelander, Ward 6. 327 N Brown St. Lot 2, Block 12 of the Second Addition to Rhinelander, Part of NE $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 6, Township 36 North, Range 9 East. House in poor condition. 0.19 acres. Zoned Central Business B-2. Minimum bid \$1,000.00.

BID DEADLINE: Friday June 5th, 2015, 4:00 PM CT. Late bids will not be accepted.
The number of bids received or names of bidders will not be revealed prior to bid opening.

BID OPENING: Bids will be opened on Tuesday June 9th, 2015 at the Land Records Committee meeting, 10:00 A.M., CT, in Committee Room # 2, 2nd Floor, Oneida County Courthouse, 1 S Oneida Ave, Rhinelander, WI. You do not need to be present for bid opening.

BID GUARANTEE: A bid guarantee of \$500.00 shall accompany each parcel with a minimum bid of \$500.00 or more. If the minimum bid amount is less than \$500.00, the bid guarantee shall equal the bid amount.

SEALED BIDS: Sealed bids must be submitted on the Oneida County Real Estate Bid Form which is on page 2 of this form. Any bid less than the minimum advertised bid will be rejected. Only one bid, per bidder, per parcel will be accepted. The bid must be a specific value and cannot be an "open ended bid".

SALE CONDITIONS: The Land Records Committee and/or County Board reserve the right to reject any or all bids and to select the bid most advantageous to Oneida County. If a municipality expresses an interest in obtaining a property, the County will evaluate the request before making a final determination to convey the property to others. Property is being sold in "AS IS" condition. Buildings may contain lead paint. The successful bidder will have 60 days from date of County Board approval to complete payment. A quit claim deed will be issued and the County is not providing title insurance. No title, access, boundaries, parcel area or dimensions, easements, fitness for use or related issues will be guaranteed or warranted. Sale may be subject to any easements, restrictions, reservations, or rights-of-way of record or ingress/egress of use over existing traveled ways and utilities in place. The successful bidder will be responsible for the \$30.00 deed recording fee and responsible for complying with the Oneida County sanitary maintenance program after they take ownership of the property.

BIDDERS RESPONSIBILITY: The bidder is responsible to satisfy any questions they may have on access, title, survey, boundaries, parcel area or dimensions, legal issues, zoning, utilities, easements, building conditions/uses or other issues relating to the property. Driveway access questions from public roads should be directed to: the Town or City in which the parcel lies; from State Highways, to the WI Department of Transportation at (715)-365-3490; from County Highways, to the Oneida County Highway Department at 715-369-6184. Questions on zoning of parcels, building permits or other development or improvement issues should be directed to the Oneida County Planning & Zoning Department at 715-369-6130 or if located in the city, the City of Rhinelander Inspection Department at 715-365-8606.

MAILING/CONTACT LIST: The present postal mailing list of parties interested in our real estate sales is discontinued with this notice. If you wish to remain on the postal mailing list, please fill out and return this portion with your name and address and mail to: Oneida County Land Information Office, P. O. Box 400, Rhinelander, WI 54501 or email to lio@co.oneida.wi.us. If you are on our email list, there is no need to contact us and future notices will be sent by email. Please notify us if your email address changes or you want to be removed from the list. Email is the preferred method for the contact list.

In order to remain on our POSTAL mailing list, you MUST return this form.

NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____

See page 2 for Bid Form.

PIN # WB 55-5 Town of Woodboro, Ward 1. N Oneida Lake Dr., That part of Lot 2 & 3 of Oneida Point Plat that is located in southwest corner of the SW¼-NW¼ Section 4, Township 36 North, Range 7 East. Remnant parcel, 0.05 acres. Preference to adjoining owner. Zoned Rural Residential. Minimum bid \$100.00.

PIN # WR 547 Town of Woodruff, Ward 1. 518 2nd Ave. Lot 10 & the East 15' of Lot 9, Both in Block 8 of Village of Woodruff, Part of NW¼-SE¼, Section 2, Township 39 North, Range 6 East. House and detached garage in fair-good condition, 0.21 acres. Zoned Multiple Family. Minimum bid \$49,900.00.

PIN # WR 1776 & WR 1777 Town of Woodruff, Ward 1. Carlisle Ct. Lots 8 & 9 Woodland Estates, Part of SW¼-SW¼, Section 1, Township 39 North, Range 6 East. Vacant wooded lots, 3.11 acres. Zoned Single Family. Minimum bid includes both parcels \$7,900.00.

VIEWING: You are permitted to view the vacant properties at anytime unless there is no legal access to the property. Parcels with building(s) will require permission and a signed release of liability to enter, contact Land Information Office for more information and schedule to view.

See bid form next pages.

BID DEADLINE: Friday June 5th, 2015 4:00 P.M. CT

Name of Bidder(s): _____

CLEARLY PRINT name(s) as you want them to appear on Quit Claim Deed and if multiple names, how you want to hold title, i.e. joint tenants, tenants in common, etc.

Address: _____

City, State, Zip: _____

Phone#/Email: _____

PIN #: _____

Parcel Address: _____

Bid amount: _____

Please use a separate bid form for each parcel.

The County retains the right to reject any or all bids or to select the bid most advantageous to Oneida County. If a municipality expresses an interest in obtaining a property, the County will evaluate the request before making a final determination to convey the property to others. A bid guarantee of \$500 shall accompany each real estate parcel bid. If the minimum bid amount established by the County and the amount bid are each less than \$500, the bid guarantee shall equal the amount bid. **The bid guarantee for the highest two bids shall be deposited by the County Treasurer.** The other bid guarantee(s) will be returned to the unsuccessful bidder(s). The bid guarantee of the highest bidder shall be applied to the purchase price if the sale is approved and completed, and the bid guarantee of the second highest bidder shall then be refunded. The successful bidder will have 60 days from the date of County Board approval to complete payment. If the highest bidder fails to complete an approved sale, the bid guarantee shall be forfeited to Oneida County and the second highest bidder shall be offered the real estate with their bid guarantee applied to the purchase price. If the second highest bidder fails to complete an approved sale, the bid guarantee shall be forfeited to Oneida County. It could take 90 – 150 days for this process to be completed. The Oneida County Land Records Committee will be the sole and final authority as to what constitutes just cause for not completing a sale. Oneida County is only transferring its interest in this property in an "AS IS" condition. A quit claim deed will be issued and the County is not providing title insurance. No title, access, boundaries, parcel area or dimensions, easements, fitness for use or related issues will be guaranteed or warranted. Sale may be subject to any easements, restrictions, reservations, or rights-of-way of record or ingress/egress of use over existing traveled ways and utilities in place. The successful bidder will be responsible for the \$30.00 deed recording fee and responsible for complying with Oneida County sanitary maintenance program after they take ownership of the property.

I/we submit this bid and understand the conditions set forth above and in the Notice of Sale.

Signature and printed name of bidder(s): _____

Date: _____

BID GUARANTEE: Payable to Oneida County Treasurer. Return completed bid form with bid guarantee in the form of a certified check, money order, or personal check made payable to Oneida County Treasurer.

SUBMISSION OF BID: Mail or submit your bid and bid guarantee in a sealed envelope to:

Oneida County Clerk, Courthouse, Room # 1, 1 S Oneida Ave, P.O. Box 400, Rhinelander, WI 54501-0400.

No fax or email submittals will be accepted. To ensure timely delivery, you may want to send express mail or some other type of service to ensure delivery before the deadline. You can also drop off in person or call 715-369-6144 and confirm receipt of only your bid, not the number of bids received or who submitted.

MARK ENVELOPE: Please mark on outside of bid envelope "Real Estate Sealed Bid" in the lower left hand corner. Include return name and address on envelope.

Frequently asked questions about tax foreclosed property:

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Q: Who is responsible for the mortgages, liens or taxes on the tax foreclosed properties?

A: The County Treasurer contracts with a Title Company to research ownership, title, mortgages liens etc, and these entities are notified of the impending foreclosure. If they do not take measures to protect their respective interest prior to the court date, the Court forecloses out all interest and title to the property is awarded to the County and the County pays the back taxes. The County then sells the property and the new landowner is not responsible for back taxes, mortgages etc. If interested in a property, you may want to contact a title company in advance of submitting a bid with any questions on title insurance.

Q: Who is responsible for paying the current year's real estate taxes?

A: If the County is the owner of the property as of January 1st of the taxing year, the property will be exempt in that year and no taxes will be due on the property. If there are taxes due for the year in which the County sells the property, the County pays the real estate tax bill.

Q: Can I have the property inspected by licensed plumbers, carpenters, septic etc?

A: Possibly, however this is to be done at your cost. The inspectors must sign the waiver of liability form, have insurances required by the County and the contractor must restore the property to the condition the property existed prior to the inspection. It should be noted that most of the buildings the County forecloses on would not pass inspections required by lending institutions today and that utilities are usually disconnected so could not test water, furnace etc. You are purchasing the property in 'AS IS CONDITION'.

Q: How does the Oneida County sanitary maintenance program affect the tax foreclosed properties?

A: For all properties that are sold in Oneida County, the new owner is contacted if there is a sanitary system on the property and there is not a certified record for the sanitary system on file with the Planning & Zoning department. The new owner would be required to bring the sanitary system in compliance with regulations if it fails an inspection. Contact Planning & Zoning if you need more information 715-369-6130.

Q: What happens if the properties do not sell?

A: The Land Records Committee reviews the unsold properties and offers them again but may adjust the minimum bid. Sales are usually held twice a year.