

DOOR COUNTY WISCONSIN



FORECLOSURE PROPERTIES

To be sold by sealed bid at the May
Finance Committee Meeting

BIDS DUE: MAY 11, 2018

PROPERTIES AVAILABLE

- Town of Baileys Harbor** **002-11-0132**
Marine Condo Unit (Boat slip) at Baileys Harbor Yacht Club
- Town of Forestville** **010-00-30262511A2**
1.09 acre wooded lot
- Town of Gardner** **012-02-07272441C2**
0.62 acre wooded lot
- Town of Gibraltar** **014-13-00..**
(21)(22)(23)(24)(25)(26)(27)(29)(30)(31)(32)(33)
Parcels in the Settlement Shop Condominiums
- Town of Liberty Grove** **018-01-09312821B**
Home and 0.46 acres of land at 2053 county ZZ, Sister Bay
- Town of Nasewaupsee** **020-01-14272513E**
Private Road (Enterprise Road) with access from Wanek Road
- Town of Sevastopol** **022-02-35282632B**
Home and 20.26 acres of land at 3848 Mathey Road

Jay Zahn
Door County Treasurer
421 Nebraska Street
Sturgeon Bay, WI 54235
(920) 746-2286
jzahn@co.door.wi.us

DISCLAIMER

DOOR COUNTY DOES NOT WARRANTY OR GUARANTY THE ACCURACY OF ANY INFORMATION CONTAINED WITHIN THIS PAMPHLET CONCERNING THE SUBJECT REAL ESTATE. DOOR COUNTY MAKES NO REPRESENTATIONS AS TO ZONING AND PLANNING LAWS OR REGULATIONS, LAND USE, DIMENSIONS OR ACTUAL LEGAL BOUNDARIES OF THE LAND, ACCESS TO THE LAND, TOPOGRAPHY OF THE LAND, DRAINAGE PATTERNS OF THE LAND AND NEIGHBORING PROPERTIES, WETLANDS ON THE PROPERTY, FLOODPLAIN AREAS, SOIL TYPE OR QUALITY, WATER SUPPLY OR QUALITY, OR OTHER NATURAL OR MAN-MADE FEATURES OR CHARACTERISTICS OF THE REAL ESTATE. DOOR COUNTY MAKES NO REPRESENTATIONS AS TO THE AVAILABILITY OF COMMUNITY SERVICES SUCH AS SEWAGE DISPOSAL, WASTE DISPOSAL, ELECTRICITY, NATURAL GAS/FUEL OIL/PROPANE GAS, ROAD MAINTENANCE, SNOW PLOWING, POLICE PROTECTION, FIRE PROTECTION OR OTHER SERVICES OR CONVENIENCES. DOOR COUNTY WILL NOT UNDERTAKE THE RESPONSIBILITY FOR INSPECTION, REPLACEMENT, REPAIR, REMEDIATION AND/OR CLEAN UP OF WELLS, SEPTIC SYSTEMS, HOLDING TANKS, MOUND SYSTEMS, STRUCTURES, ENVIRONMENTAL HAZARDS OR POLLUTION, OR HAZARDOUS WASTE OR MATERIALS LOCATED OVER, BENEATH, IN OR ON THE REAL ESTATE. ***THIS REAL ESTATE IS SOLD "AS IS", AND BUYER MUST TRUST TO HER/HIS OWN INSPECTION.***

DOOR COUNTY TREASURER
JAY ZAHN

SALE OF TAX DELINQUENT REAL ESTATE

Door County through its Finance Committee will sell the parcels of property contained in this booklet in accordance with Section §75.69 Wisconsin Statutes.

Terms of the Sale:

Bids must be legibly printed or type written on the approved bid form. Bidders' performance may not be dependent on the happening of a contingency (e.g. financing, sale of real estate, etc.). Each bidder must submit, with each bid, a certified check, cashier's check or money order payable to the "County of Door" in a sum equal to ten percent (10%) of the bid price. Bids and deposits must be sealed in an opaque envelope labeled "**Bid for Tax Delinquent Real Estate - Parcel Number _____**". Bids and deposits must be received no later than **4:30 p.m. on Friday, May 11th, 2018** at the Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, WI 54235. Bids will be submitted to the Door County Finance Committee and will be opened and considered at the Finance Committee's May, 2018 meeting at the Door County Government Center, 421 Nebraska Street, Sturgeon Bay, Wisconsin. Bids and deposits not timely received will not be accepted.

Successful bidder(s) must pay balance of purchase price within thirty (30) days of acceptance. If the successful bidder fails to perform, for any reason, the deposit shall not be refunded.

The real estate shall be sold "as is", and Buyer must trust to her/his own inspection. Door County makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil

type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate.

Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.

No abstract of title, title insurance or survey will be provided by Door County.

The Buyer shall have an evaluation of any existing private onsite wastewater treatment system completed and written report submitted to the Door County Sanitarian's Department within 15 days of the date of the scheduled closing.

Any person who was the owner of any right, title or interest in land which was lost by foreclosure of tax lien(s) by action in rem may, within two (2) years [and within six (6) years in the case of fraud] from the date of entry of such judgment commence an action to set aside the judgment pursuant to and in accordance with Section §75.521 Wisconsin Statutes.

If this sale is set aside for any reason in the future, Door County's liability to Buyer is limited to the return of the purchase price. Buyer shall have no further recourse against Door County.

The Door County Finance Committee reserves the right to reject any and all bids or to accept those it deems in good faith to be most advantageous to Door County.

The Door County Finance Committee reserves the right to waive irregularities, informalities and technical defects in bid proposals. Every bid less than the appraised value of the property shall be rejected the first time real estate is advertised for sale.

Criteria used by the Finance Committee in determining the acceptance of a bid may include:

1. Adequacy of the bid price
2. The proposed use of the real estate
3. Whether the land will be subject to real estate taxes.
4. The sale which is most advantageous to Door County.

The Door County Finance Committee may give preferential consideration to bids submitted by former owners or his/her heirs, or adjacent property owners.

If the Finance Committee determines that two (2) or more of the bids are acceptable, the bid prices are equal, all criteria is met and either or all sales would be equally advantageous to the County, the sale of said property will be determined by "lots" with the winner being awarded the parcel at the price they bid.

Conveyance shall be by quit claim deed. The Bidder shall be the Grantee.

Bid forms are available from the Door County Treasurer's Office.

Parcel 002-11-0132 (Town of Baileys Harbor)

Location: The subject property is a Marine Condo (Boat Slip) on a permanent pier that borders the Baileys Harbor Yacht Club. It is located at 9331 Spring Road in Baileys Harbor.

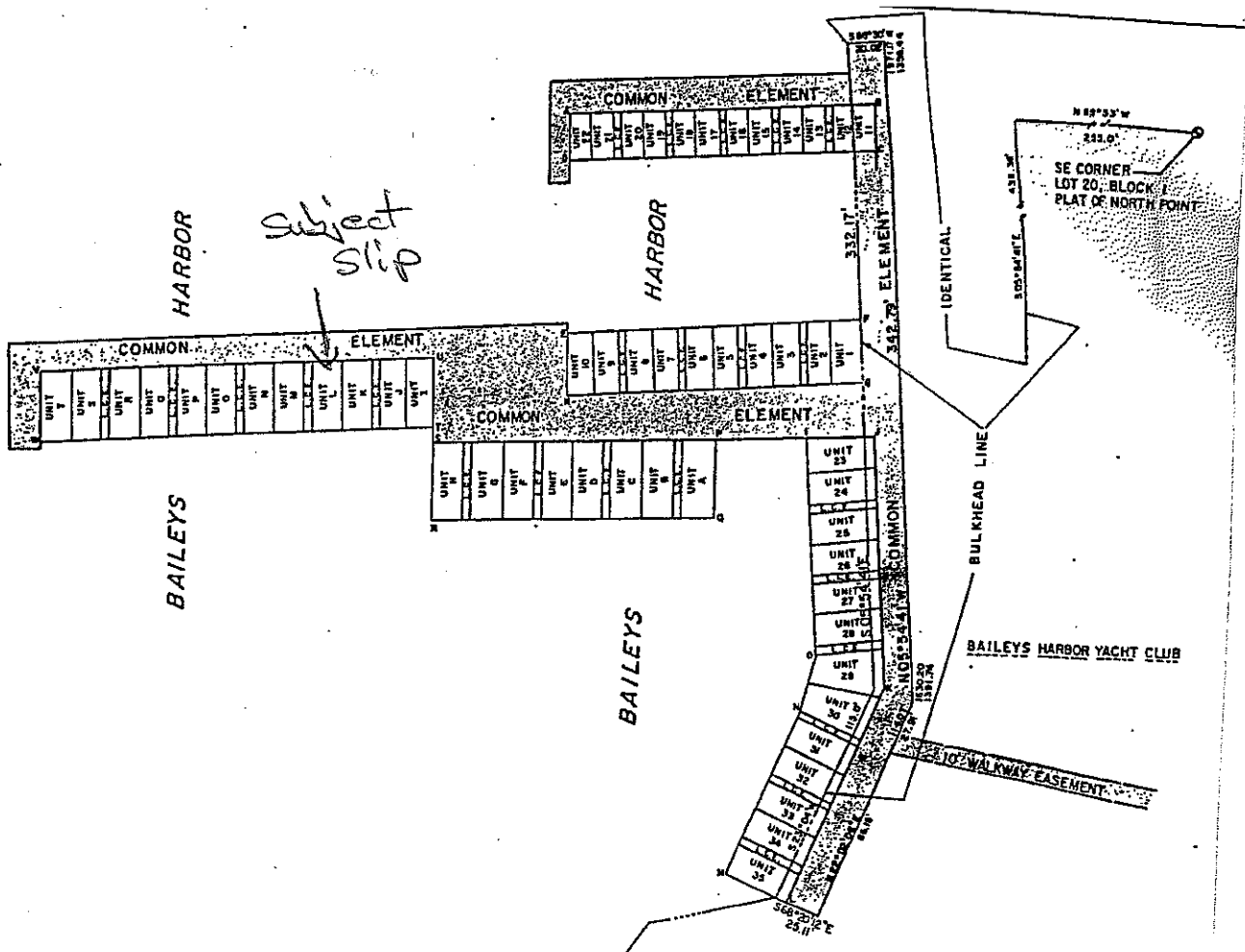
Description/Characteristics: This slip is Marina Condo Unit L. The subject parcel consists of a deep water slip with shore power and water hookup. The dock consists of a floating pier (finger pier) that attaches to the permanent structure during the summer season. The slip is approximately 32 feet long by 16 feet wide. There is an annual association fee of \$1200 per year and a special assessment for dock repairs of \$1500 for 3 years.

Assessed Value for 2016 taxes: \$6700

2016 taxes: \$66.91

Fair Market Value for 2016: \$6400

**This parcel was previously offered for sale with no bids.
THERE IS NO MINIMUM BID REQUIRED.**



Parcel 010-00-30262511A2 (Town of Forestville)

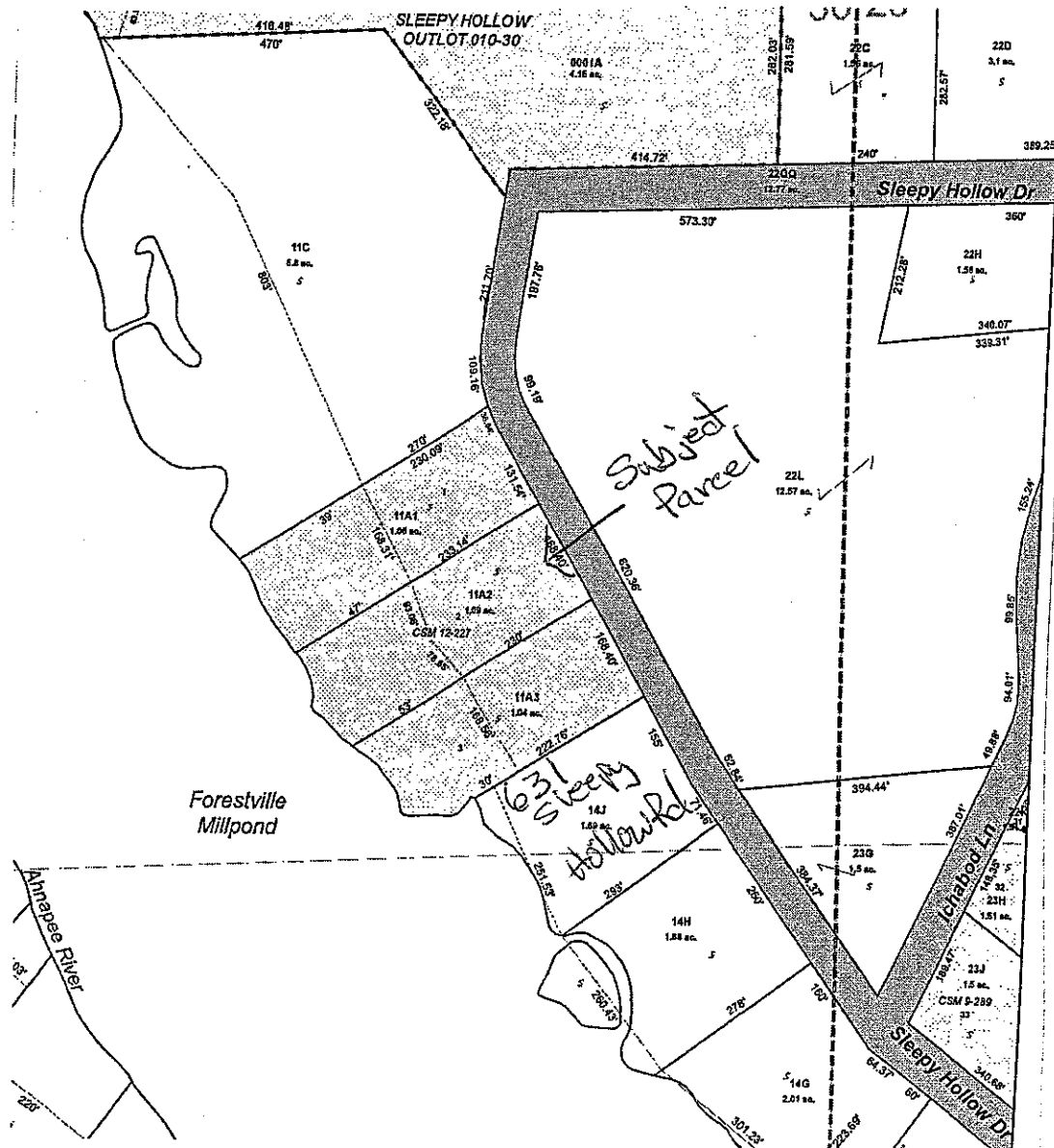
Location: The subject property is a 1.09 acre wooded lot located on the Forestville Millpond. It is approximately 180 feet west of a residence at 631 Sleepy Hollow Drive in the Town of Forestville.

Description/Characteristics: There is a about 180 feet on the Forestville Millpond. The appraiser notes that there are wetlands on this property which would hinder building a home close to the water. There is an upland area closer to the road that would appear to make this a buildable lot. Contact is suggested with the Door County Land Use Services Office to any restrictions on this lot.

Assessed Value for 2017 taxes: \$53,200
Fair Market Value for 2017: \$51,500

2017 taxes: \$745.23

APPRAISED VALUE: \$9,200 (MINIMUM BID REQUIRED)



Parcel 012-02-07272441C2 (Town of Gardner)

Location: This property is a wooded lot located just west of a residence at 3227 Circle Ridge Court in the Town of Gardner.

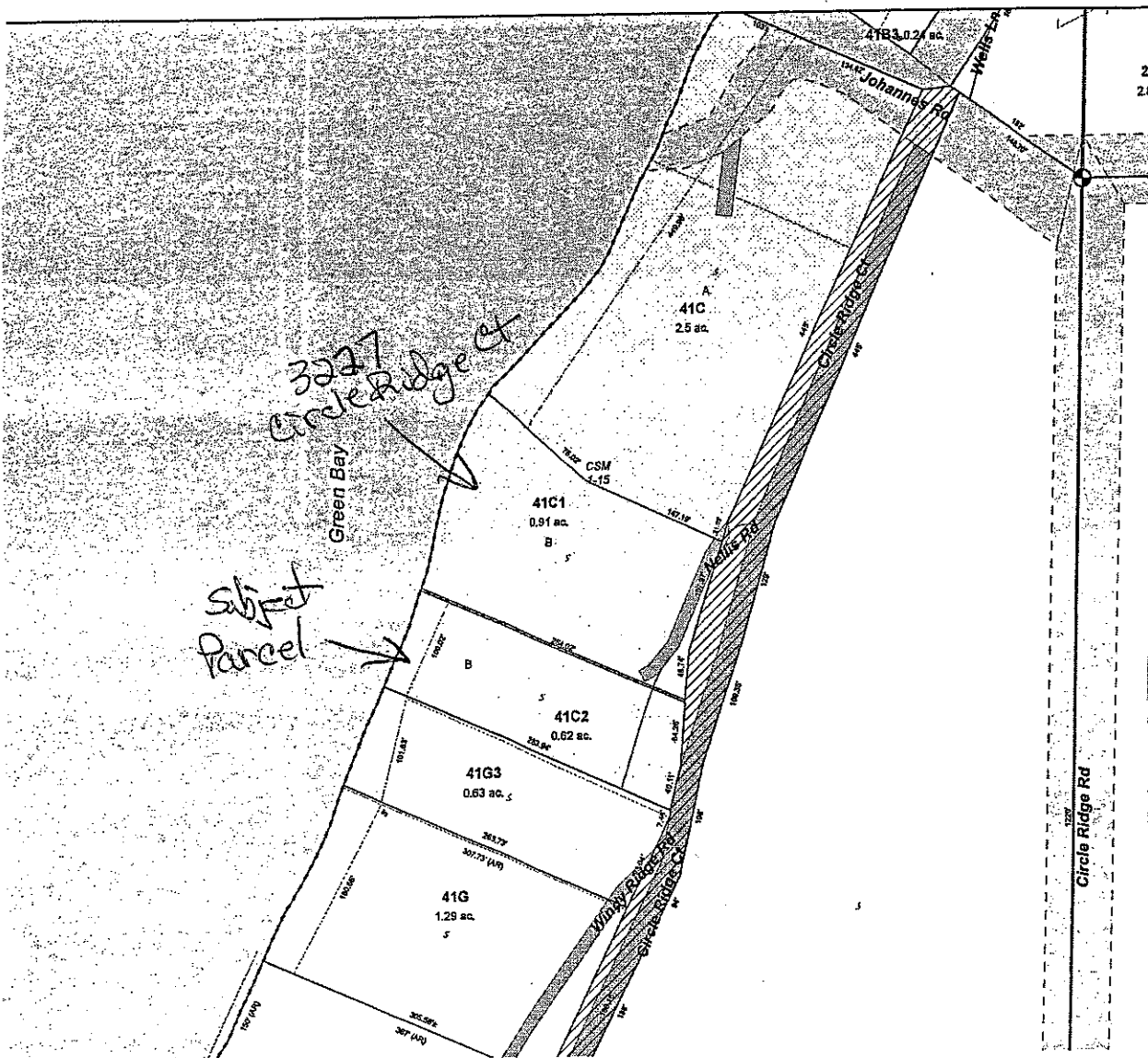
Description/Characteristics: This vacant lot is .62 acres in size and has approximately 100 feet on the Bay of Green Bay. A large portion of this lot is wetlands that would affect the buildability of this lot. The appraiser has taken that into consideration with the appraised value. For information on building restrictions contact the Door County Land Use Services Office.

Assessed Value for 2017 taxes: \$142,600

2017 taxes: \$2,008.97

Fair Market Value for 2017: \$140,300

APPRAISED VALUE: \$22,500 (MINIMUM BID REQUIRED)



Parcels 014-13-0021, 014-13-0022, 014-13-0023, 014-13-0024, 014-13-0025, 014-13-0026, 014-13-0027, 014-13-0029, 014-13-0030, 014-13-0031, 014-13-0032 & 014-13-0033 (Town of Gibraltar)

Location: These parcels are on Highway 42 south of Fish Creek in the Settlement Shop Condominiums. Two of the shops on Highway 42 are at 9100 Highway 42 and 9106 Highway 42.

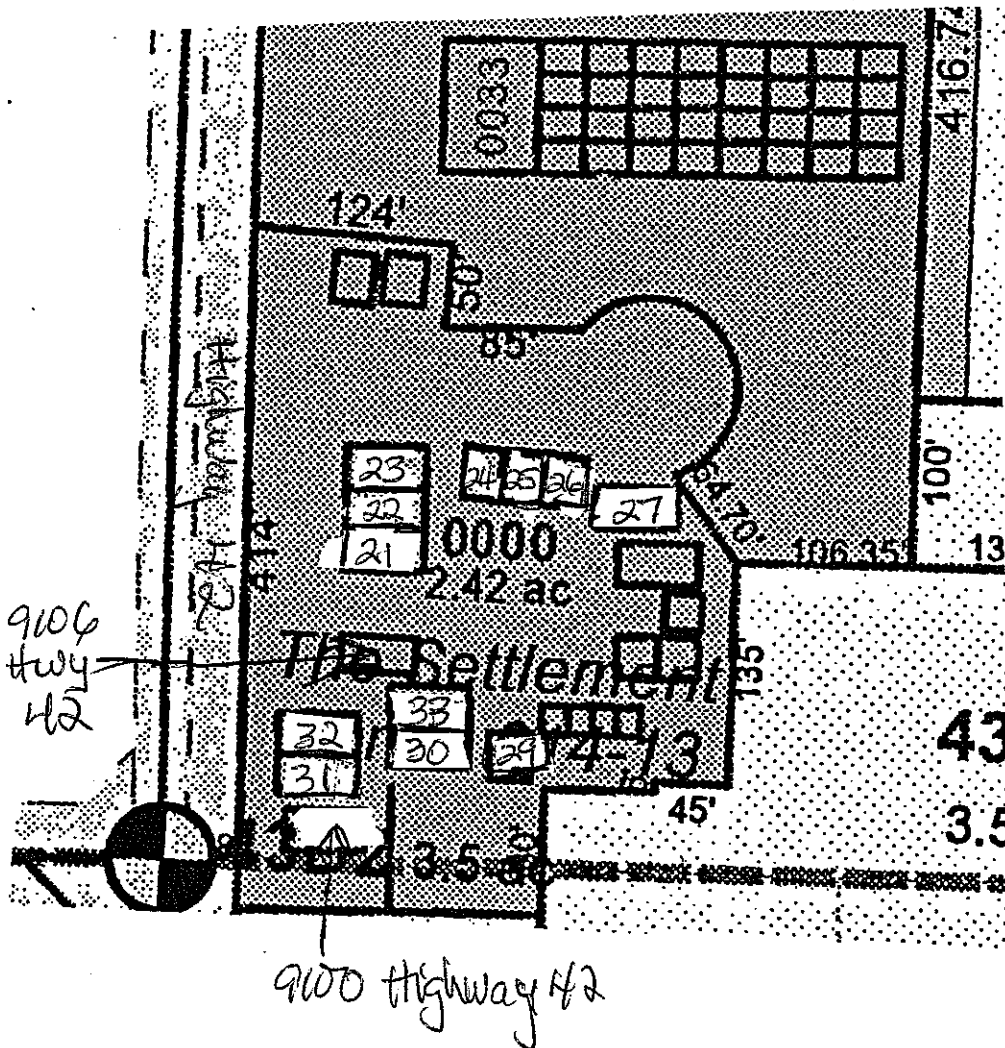
Description/Characteristics: The Settlement Shops are a commercial development. These lots are undeveloped parcels within the complex.

Assessed Value for 2017 taxes: \$13,400 (Each lot)

2017 taxes: \$131.46 (Each lot)

Fair Market Value for 2017: \$13,300 (Each lot)

MINIMUM BID: \$13,300 (Each Lot)



Parcel 018-01-09312821B (Town of Liberty Grove)

Location: This property is located at 2053 County ZZ east of the Village of Sister Bay.

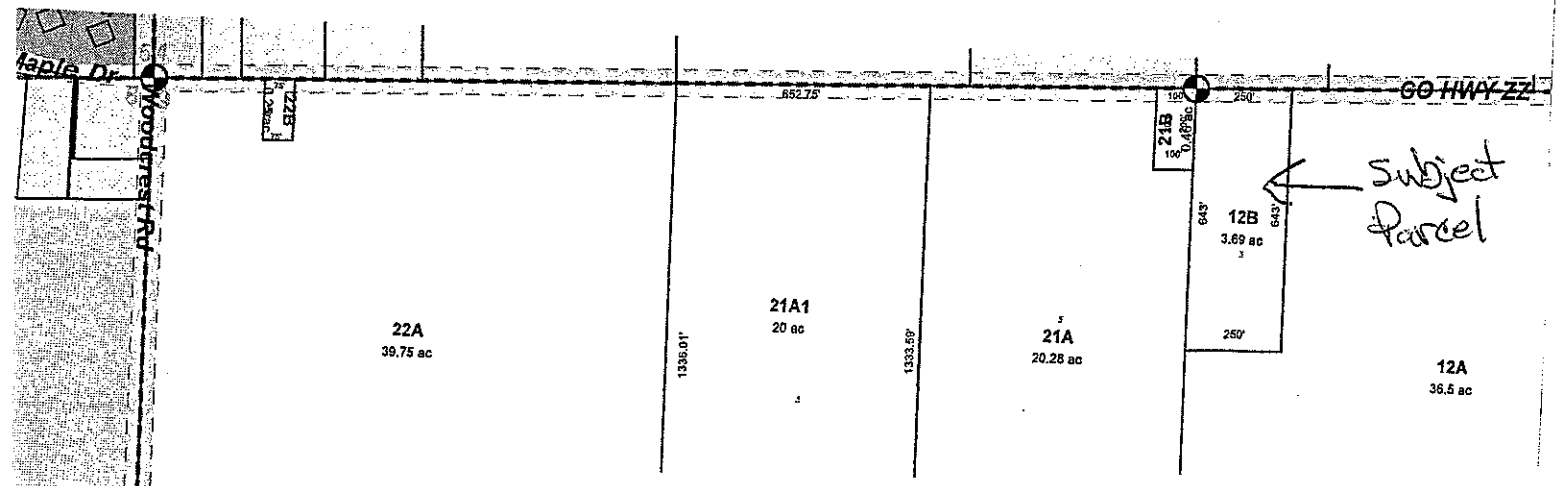
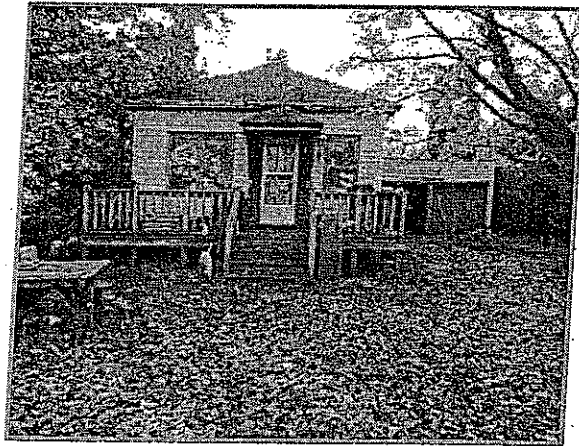
Description/Characteristics: The subject property is .46 acres in size that has an older home, garage and shed located upon it. The home and garage are in very poor condition and contribute to a negative value of the real estate. The property value has been reduced by the appraiser to allow for cost of removal of the buildings. Condition of the well and septic is unknown. A buyer should check with the County Land Use Services Department as to buildability if the buildings are removed.

Assessed Value for 2017 taxes: \$51,100

2017 Taxes: \$444.46

Fair Market Value for 2017: \$47,800

APPRAISED VALUE: \$5,000



Parcel 020-01-14272513E (Town of Nasewaupée)

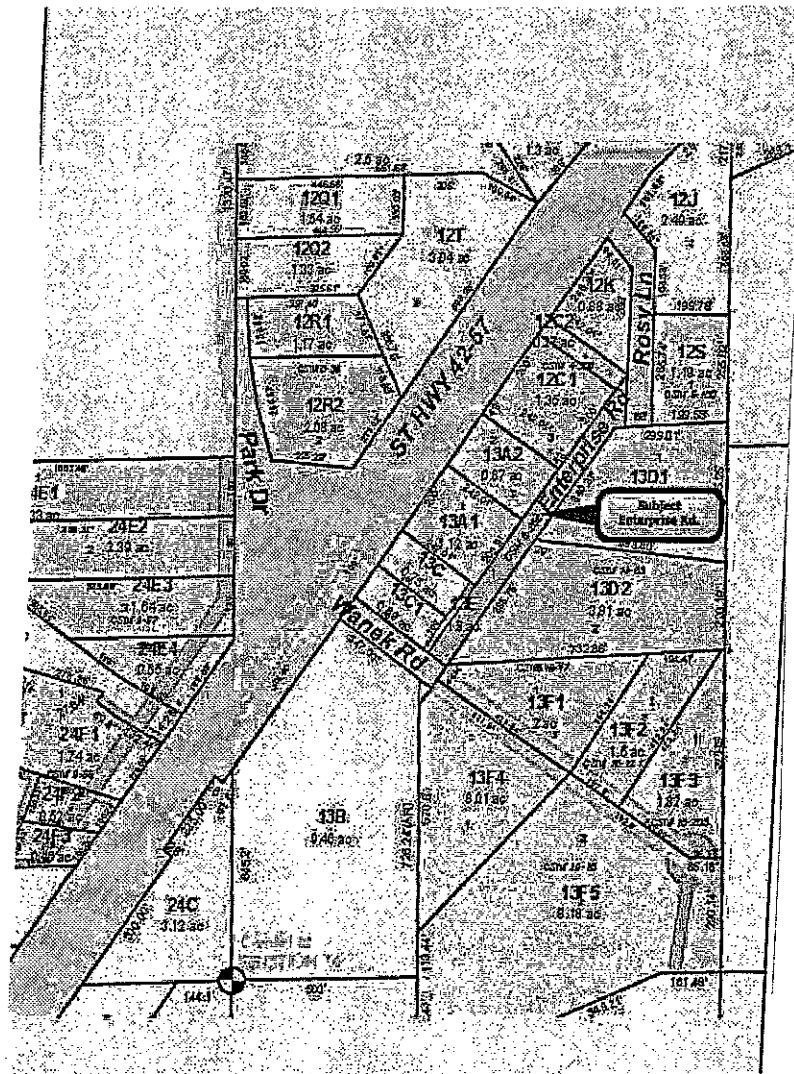
Location: This property is a private road just south of the City of Sturgeon Bay with an entrance via Wanek Road off Highway 42-57. Wanek Road runs past a business at 6757 Highway 42-57 to the private road (Enterprise Road).

Description/Characteristics: The subject consists of a narrow parcel that is used as a private road. Because of the easements for other properties, there is little opportunity for the owner to have any private use of this parcel.

Assessed value for 2017 taxes: \$600
Fair Market Value for 2017: \$600

2017 taxes: 8.31

APPRAISED VALUE: \$900 (MINIMUM BID REQUIRED)



Parcel 022-02-35282632B (Town of Sevastopol)

Location: This property is located at 3848 Mathey Road, east of the City of Sturgeon Bay. Take County Road T to Mathey Road, then turn north to the property. The home is located at the corner of Mathey and Moore Road.

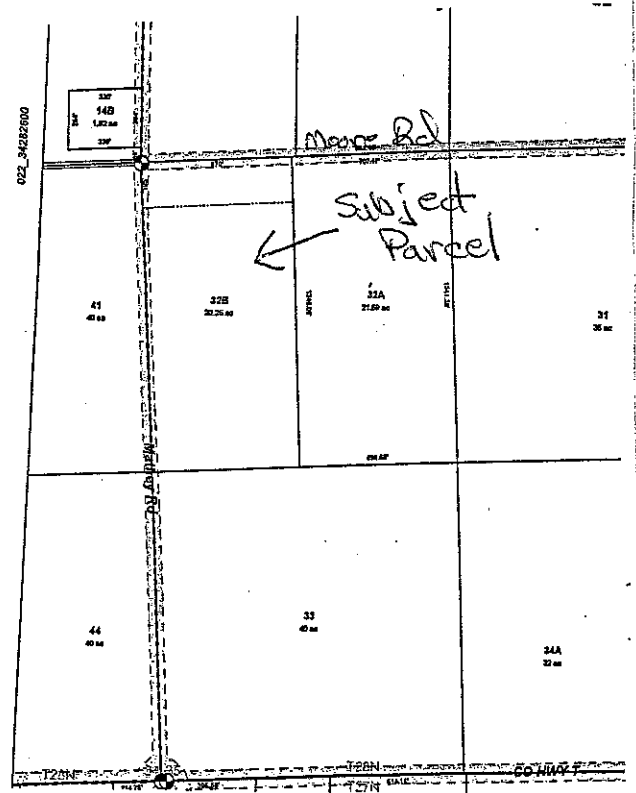
Description/Characteristics: The subject property is 20.26 acres in size with an older farmhouse and outbuildings. There appears to be structural issues with the second floor of the home. It appears space heaters were used for heat as there is no furnace or air conditioning. Most of the buildings are in need of repair except for a newer 24 X 24 pole building that is in good condition.

Assessed Value for 2017 taxes: \$119,200

2017 taxes: \$1119.72

Fair Market Value for 2017: Farmland (Use Value Assessed)

APPRAISED VALUE: \$87,000 (MINIMUM BID REQUIRED)



BID AND PURCHASE AGREEMENT

I, We _____

adult(s) residing at _____

_____ ("Purchaser") hereby agree to purchase

Parcel Number _____ from the County of Door subject to the terms and conditions set forth herein.

1. The purchase price for the real estate shall be \$ _____. Purchaser agrees to pay the purchase price (less deposit) in cash or by certified check or bank draft within 30 days of acceptance of this Bid and Purchase Agreement by the County of Door.
2. Purchasers' performance may not be dependent on the happening of a contingency (e.g. financing, sale of real estate, etc.).
3. A deposit, in the form of a certified check, cashier's check, or money order payable to the "County of Door", in a sum equal to ten percent (10%) of the purchase price, must accompany this Bid and Purchase Agreement. If this Bid and Purchase Agreement is accepted by the County of Door and the Purchaser defaults, Purchaser shall forfeit this sum to the County of Door.
4. Conveyance shall be by quit claim deed. A quit claim deed passes any title, interest or claim which the grantor may have in the real estate, but does not profess that such title is valid, nor contains any warranty or guaranty of title. Purchaser shall be the grantee.
5. No abstract of title, title insurance, or survey will be provided by the County of Door to Purchaser.
6. The real estate shall be sold "as is", and Purchaser must trust to her/his own inspection. Door County makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate. Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.
7. The Purchaser shall have an evaluation of any existing private onsite wastewater treatment system completed and written report submitted to the Door County Sanitarian's Department within 15 days of the date of the scheduled closing.
8. Purchaser is aware that any person who was the owner of any right, title or interest in land which was lost by foreclosure of tax lien(s) by action in rem may, within two (2) years in cases other than fraud [and within six (6) years in the case of fraud] from the date of entry of such judgment commence an action to set aside the judgment pursuant to and in accordance with Section §75.521 Wisconsin Statutes.

9. If this sale is set aside for any reason in the future, the County of Door's liability to Purchaser is limited to the return of the purchase price. Purchaser shall have no further recourse against the County of Door.
10. The County of Door reserves the right to reject any and all bids or to accept those it deems in good faith to be most advantageous to the County of Door. Every bid less than the appraised value of the property shall be rejected the first time real estate is advertised for sale.

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The County of Door may give preferential consideration to bids submitted by former owners or his/her heirs, or adjacent property owners.

11. If the County of Door determines that two (2) or more of the bids are acceptable, the bid prices are equal, all criteria is met and either or all sales would be equally advantageous to the County, the sale of said property will be determined by "lots" with the winner being awarded the parcel at the price they bid.
12. Any time constraint set forth herein may be extended at the discretion of the County of Door.
13. The County of Door reserves the right to waive irregularities, informalities and technical defects in bid proposals.
14. This Bid and Purchase Agreement constitutes the entire agreement between the Purchaser and County of Door, and no oral statements or promises shall be valid or binding.

Dated this _____ day of _____, 2018.

BIDDER(S)/PURCHASER(S)

Signature: _____

Print Name: _____ Phone Number: _____

Signature: _____

Print Name: _____ Phone Number: _____

***This Bid and Purchase Agreement must be fully completed, legibly written or typed, and may not be altered. This Bid and Purchase Agreement, and deposit, must be sealed in an opaque envelope, labeled "Bid for Tax Delinquent Real Estate – Parcel No. _____" and timely delivered to and received by the Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, Wisconsin 54235.