DOOR COUNTY WISCONSIN

FORECLOSURE PROPERTIES

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

BIDS DUE: November 13, 2015

PROPERTY AVAILABLE	MINIMUM BID
Town of Nasewaupee 020-01-14272531C2 – Home located at 6832 Hwy 42/57 just south of the city	**$139,000.00**
Town of Nasewaupee 020-02-27282523H -- Vacant land located behind 4160 County Road M	**$ 2,100.00**
City of Sturgeon Bay 281-10-85410700 – Home located at 434 N. 4th Avenue	**$ 40,000.00**
City of Sturgeon Bay 281-62-31000210 – Home located at 1249 Superior Street	**$145,000.00**

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, November 13, 2015** 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 November 2015 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.

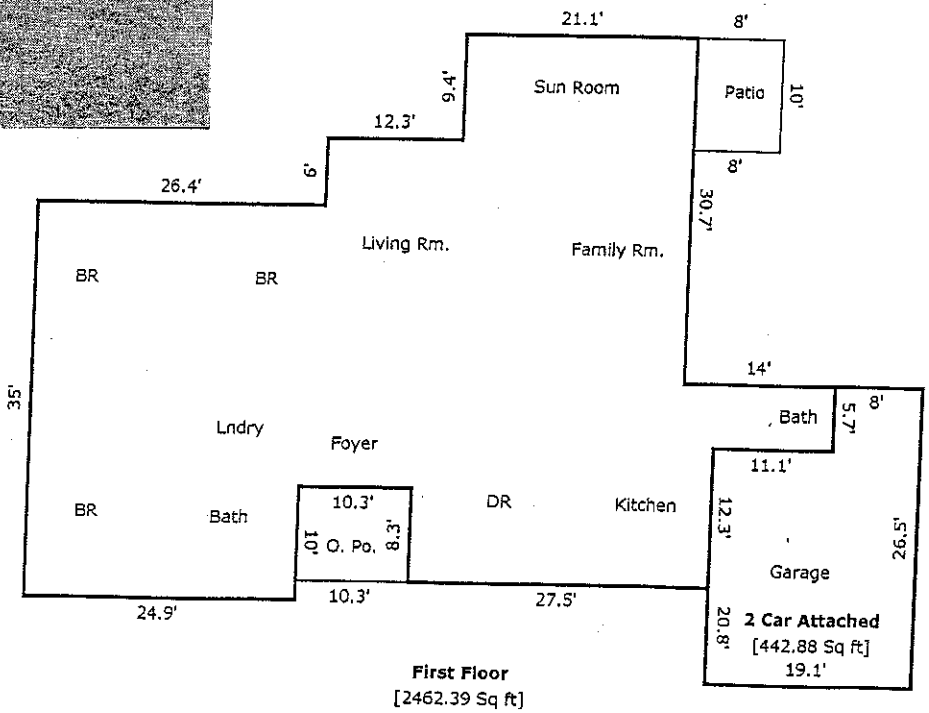
Parcel 020-01-14272531C2 (Town of Nasewaupee)

Location: This residence is located at 6832 Highway 42/57 just south of Sturgeon Bay.

Description/Characteristics: The property is a single family home located on 1.2 acres of land. It consists of a living room, kitchen, dining room, family room, 3 bedrooms and 2 full baths. There is a two car garage, double fireplace between the living room and family room, a rear patio and open front porch. There is a partial basement and partial crawl space foundation. There is considerable water damage to the basement which would need some repairs for mold to that area. There is also a question of access to the property and well and septic tank infringing on a property to the north.

Assessed Value for 2014 Taxes: $185,300 2014 Taxes: $2,416.39
Fair Market Value for 2014: $168,700

APPRAISED VALUE: $139,000 (MINIMUM BID REQUIRED)



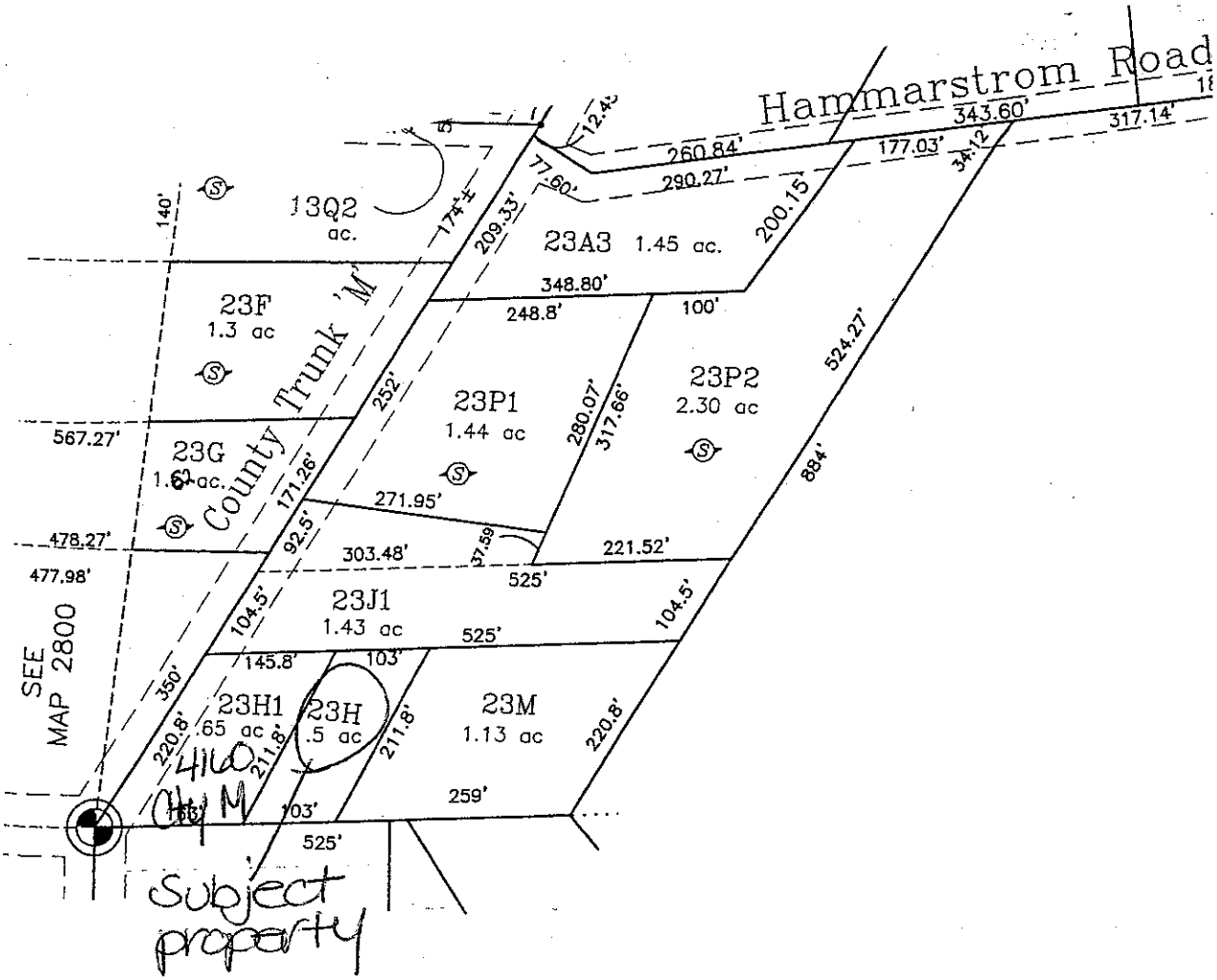
Parcel 020-02-27282523H (Town of Nasewaupee)

Location: To get to this property take County Highway C west of Sturgeon Bay to County Highway M. Turn north on County M and proceed to 4160 County M. This property is located directly behind the home at 4160 County M.

Description/Characteristics: This is a vacant parcel of land of .5 acres in size. It is an inland parcel without road frontage; and is considered "landlocked".

Assessed Value for 2014 Taxes: $5200 2014 Taxes: $65.58
Fair Market Value for 2014: $4700

APPRAISED VALUE: $2100 (MINIMUM BID REQUIRED)



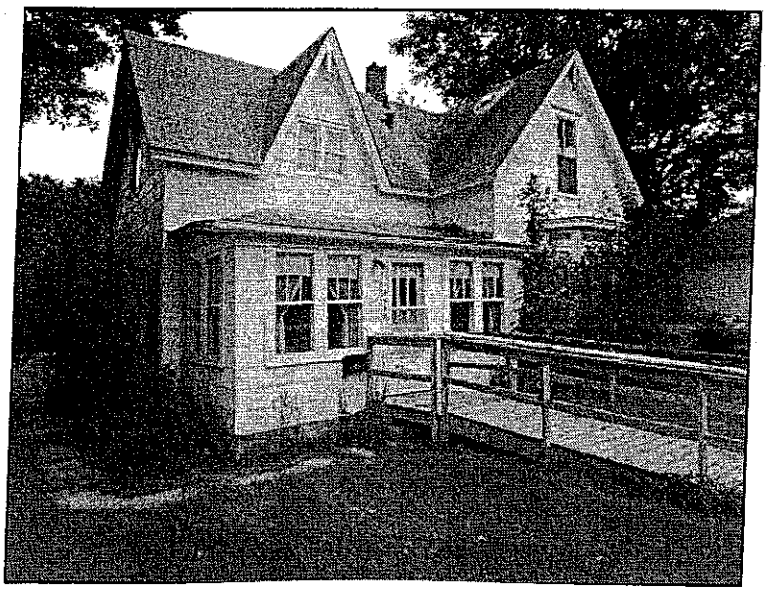
Parcel 281-10-85410700 (City of Sturgeon Bay)

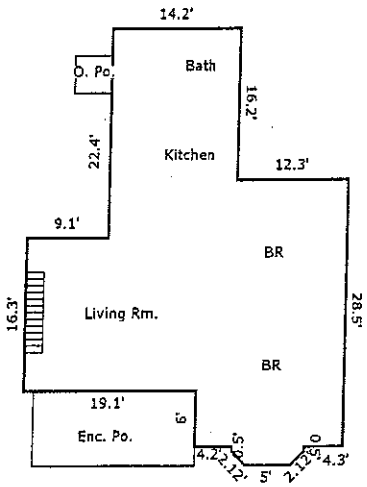
Location: This parcel is located at 434 North 4th Avenue in the City of Sturgeon Bay.

Description/Characteristics: The subject home is a two story duplex in generally fair condition. The roof is in poor condition and is in need of repair. It has older windows and flooring; and there is dampness in the basement. The first floor has a kitchen, living room, one bathroom and two bedrooms. The second floor includes a living room, kitchen, two bedrooms and bathroom. It is the opinion of the appraiser that the best use might be to return this to a single family residence.

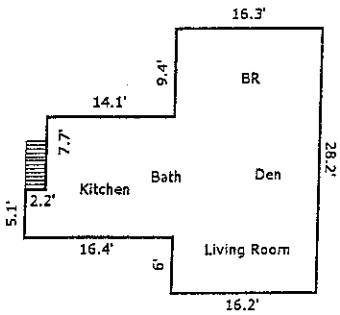
Assessed Value for 2014 Taxes: $75,000 2014 Taxes: $1734.50
Fair Market Value for 2014: $71,000

APPRAISED VALUE: $40,000 (MINIMUM BID REQUIRED)





First Floor
[1087.37 Sq ft]



Second Floor
[650.76 Sq ft]

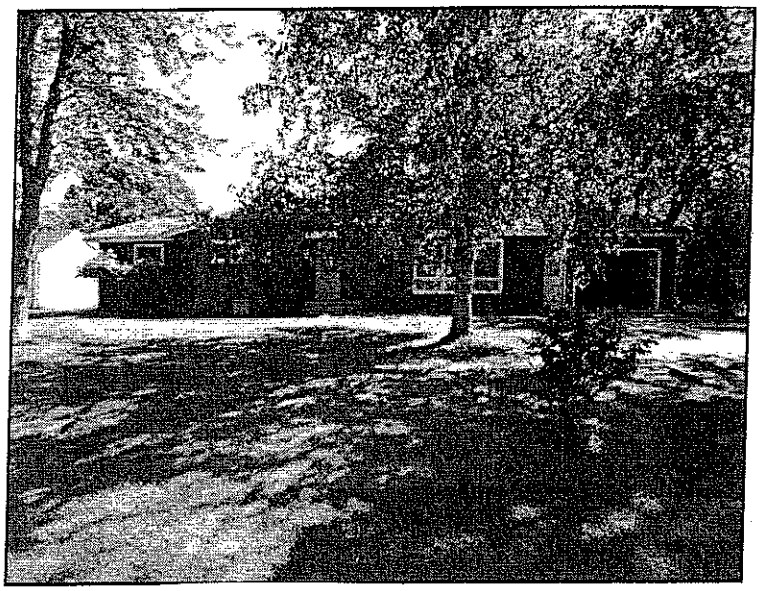
Parcel 281-62-31000210 (City of Sturgeon Bay)

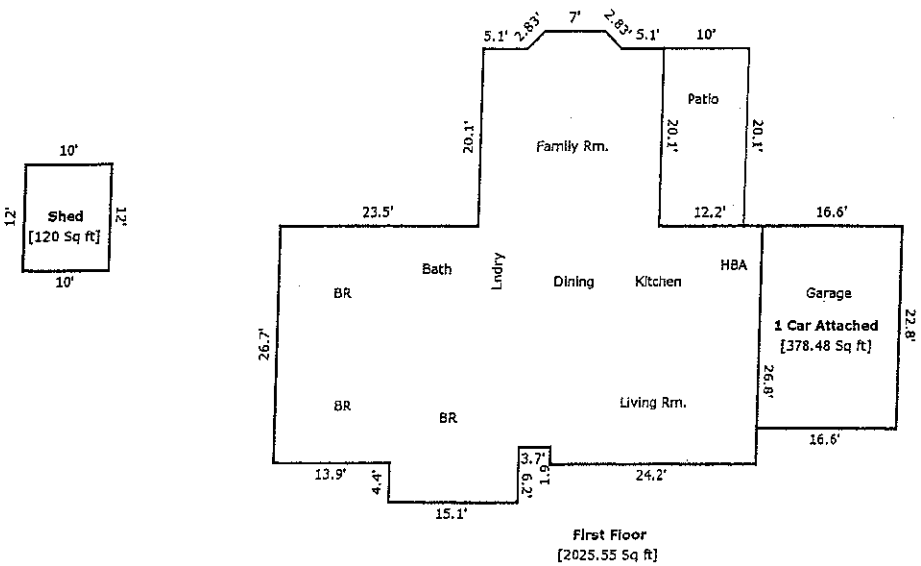
Location: This property is located at 1249 Superior Street in the City of Sturgeon Bay.

Description/Characteristics: This 3 bedroom ranch style home is located on a lot of .4 acres. It has a living room, kitchen/dining area, family room, one full bath and one half bath. There is a one car attached garage, a rear concrete patio and a small garden shed. Some roof repair is needed on the rear of the home.

Assessed Value for 2014 Taxes: $145,100 2014 Taxes: $2981.22
Fair Market Value for 2014: $137,400

APPRAISED VALUE: $145,000 (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 our 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.

    Criteria used by the County of Door in determining the acceptance of a bid may include:

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    3. Whether the land will be subject to real estate taxes
    4. The sale which is most advantageous to Door County

    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 _____, 2015.

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.