

## RUSK COUNTY OFFERS PROPERTY FOR SALE

§75.69, Wis. Stats.

Rusk County will accept online bids on Wisconsin Surplus Online Auction website, **auction #20851-145**, at [www.wisconsinsurplus.com](http://www.wisconsinsurplus.com), for the purchase of the following described real estate subject to the following requirements:

1. No bid shall be considered unless it is equal to at least the minimum bid advertised for the real estate in question.
2. The County reserves the right to accept or reject any given bid upon the basis that in accordance with §75.69(1), Wis. Stats., it may accept the bid which it deems to be most advantageous to the County. In addition to the amount of money which is bid by the bidder for the real estate, the concept of advantage to the County may include but shall not be limited to the following criteria: prospective use, acceptance of liability for or responsibility for bringing the described real estate and its improvements into compliance with all applicable local and state regulations, if any violations exist and/or indemnification of the County against any and all direct or indirect environmental clean up costs associated with the described real estate, together with attorney fees and other costs associated with such clean up efforts or governmental orders or decisions. Should the County determine that no bid submitted is advantageous to the County, it may reject all bids submitted.
3. The potential buyer must take responsibility to maintain and use the property in compliance with all laws, zoning land use regulations, ordinances, easements and other restrictions of record, if any.
4. That the acquisition of the real estate is from the County in its "AS IS" condition, without any warranties, express or implied, as to fitness for any purpose whatsoever, nor as to its condition, including, but not limited to environmental contamination or public health nuisance violations.
5. That it has afforded the potential buyer the opportunity to inspect the real estate and that the potential buyer is satisfied and has the full knowledge of the physical condition of the real estate.
6. That beyond the information communicated to it by the County in accordance with this notice, pursuant to its request, the County has no further or other information nor has it been placed on notice of any further or other environmental contamination or violations situated upon the subject real estate.

MUNICIPALITY	PARCEL COMPUTER # PROPERTY DESCRIPTION	Minimum Bid
TOWN OF DEWEY	<b>010-00918-0000</b> Lot Forty-seven (47) of Plat of Lake Flambeau Development, Town of Dewey, Rusk County, Wisconsin ( 90' X 200')	\$2,000.00
TOWN OF DEWEY	<b>010-00927-0000</b> <b>Property Address: W6877 Deerwood Dr, Ladysmith, WI 54848</b> Lot Fifty-six (56) Plat of Lake Flambeau Development, Town of Dewey, Rusk County, Wisconsin (90 X 200')	\$20,000.00
TOWN OF FLAMBEAU	<b>012-00687-0000</b> <b>Property Address: W8654 W Flambeau Ave, Ladysmith, WI 54848</b> A parcel of land in the Southwest Quarter of the Southeast Quarter (SW 1/4-SE 1/4) of Section Twenty-eight (28), Township Thirty-five (35) North, Range Six (6) West, described as follows: Commencing at the Southwest corner of said forty, thence East along the South line of said forty a distance of 543 feet, this to be the point of beginning, thence East along the South Line of said forty a distance of 178 feet, thence North at right angles with the South Line of said forty a distance of 210 feet, thence West a distance of 186 feet, thence Southeasterly to the point of beginning. (.88 acres)	\$6,000.00
TOWN OF GRANT	<b>014-00167-0000</b> <b>Property Address: N4397 Port Arthur Rd, Ladysmith, WI 54848</b> The Southwest Quarter of the Northeast Quarter (SW 1/4-NE 1/4) of Section Seven (7), Township Thirty-four (34) North, Range Six (6) West, Rusk County, Wisconsin described	\$20,000.00

	as: Beginning at the NE corner of said forty (40), thence West along the North line a distance of 640 feet, thence South at right angles a distance of 400 feet, thence East parallel with the North line a distance of 640 feet, thence North 400 feet to the point of beginning. (5.88 acres)	
TOWN OF GRANT	<b>014-00678-0000</b> The Southwest Quarter of the Northwest Quarter (SW 1/4-NW 1/4) of Section Twenty-eight (28), Township Thirty-four (34) North, Range Six (6) West. (40 acres landlocked)	\$30,000.00
TOWN OF RICHLAND	<b>028-00165-0000</b> The West 1/2 of the East 1/2 of the Southwest Quarter of the Southeast Quarter (SW 1/4-SE 1/4) of Section Nineteen (19), Township Thirty-five (35) North, Range Three (3) West, Town of Richland, Rusk County, Wisconsin. Along with and subject to the following roadway easement: An easement for ungated vehicular and pedestrian traffic and utility purposes being the South 4 rods of the Southwest Quarter of section 20, the South 4 rods of the Southeast Quarter of Section 19, the West 4 rods and the North 4 rods of the Southwest Quarter of the Southeast Quarter (SW 1/4-SE 1/4) of Section 19, and a 2 rod right-of-way over the existing roadway running Northerly from the Southeast corner of Section 19 along the East line of the Southeast Quarter of Section 19, all located in Township Thirty-five (35) North, Range Three (3) West, Rusk County, Wisconsin (10 acres landlocked)	\$8,000.00
TOWN OF WILLARD	<b>046-00483-0000</b> The North 160 feet of the South 1120 feet of the Northeast Quarter of the Northwest Quarter (NE 1/4-NW 1/4), Section Twenty-six (26), Township Thirty-three (33) North, Range Six (6) West, consisting of about 5 acres	\$5,000.00
VILLAGE OF HAWKINS	<b>136-00284-0000</b> The South 50 feet of Outlot 65, except the East 30 Feet in the Assessor's Plat of the Village of Hawkins (land locked) 50' x 70'	\$300.00
VILLAGE OF INGRAM (2 parcels)	<b>141-00161-0000</b> Lot Seven (7) Block Thirteen (13) of Ingram Lumber Co's Addition (50' X 134') <b>141-00162-0000</b> Lot Eight (8) Block Thirteen (13) of Ingram Lumber Co's Addition (50' X 134')	\$400.00
VILLAGE OF INGRAM (3 parcels)	<b>141-00163-0000</b> Lot One (1) Block Fourteen (14) of Ingram Lumber Co's Addition (50' X 134') <b>141-00164-0000</b> Lot Two (2) Block Fourteen (14) of Ingram Lumber Co's Addition (50' X 134') <b>141-00165-0000</b> Lot Three (3) Block Fourteen (14) of Ingram Lumber Co's Addition (50' x 134')	\$600.00
VILLAGE OF WEYERHAEUSER	<b>191-00315-0000</b> <b>Property address: N3803 7th St, Weyerhaeuser, WI 54895</b> Lots Nine (9) and Ten (10), Block Eleven (11), Plat of Weyerhaeuser, Rusk County, State of Wisconsin (100' X 124')	\$10,000.00
CITY OF LADYSMITH	<b>246-01834-0000</b> <b>Property Address: 409 E 15th St N. Ladysmith, WI 54848</b> Lot Fifteen (15), of Ladysmith's Plat #3. Also 33 feet of closed River Avenue. (Approximately 98' X 133')	\$2,500.00

**BIDDING INSTRUCTIONS**

Please visit [www.wisconsinsurplus.com](http://www.wisconsinsurplus.com) for bidding instructions

Percentage	High Bid
20%	\$125 and under
17.5%	\$125.01 - \$750.00
15%	\$750.01 - \$1,750.00
12.5%	\$1,750.01 - \$4,000.00
10%	\$4,000.01 - \$10,000.00

9%	\$10,000.01 - \$30,000.00
8%	\$30,000.01 - \$60,000.00
7%	\$60,000.01 - \$100,000.00
6%	\$100,000.01 - over
<b>Buyers fees are applied per item</b>	

RUSK COUNTY WILL NOT BE HELD RESPONSIBLE FOR ACCESS OR BOUNDARIES OF THESE PROPERTIES.

**\*\*Check with Municipal Clerks to verify any special assessments\*\***

The purchaser must comply with the following:

- Sanitary Code
- Subdivision Control Ordinance
- All applicable: Shoreland, Flood Plain, Comprehensive Zoning Ordinance of Rusk County

**Online bidding will start September 23 and end October 14, 2020 at 10:00 AM**

**Please visit Wisconsin Surplus Online Auction at [www.wisconsinsurplus.com](http://www.wisconsinsurplus.com) for registration and bidding instructions.**

**Approval of bids by the Finance Committee will be October 15, 2020.**

For additional information contact: Verna Nielsen, Rusk County Treasurer, 311 Miner Ave E Suite C140, Ladysmith, WI 54848

Email: [vnielsen@ruskcountywi.us](mailto:vnielsen@ruskcountywi.us). Telephone 715-532-2105