

NOTICE OF SEALED BID SALE
Tax Delinquent Real Estate
Owned by Jefferson County

Pursuant to Section 75.521, Wisconsin Statutes, title to the property described below has been granted to Jefferson County for nonpayment of delinquent property taxes. The property will be sold in accordance with section 75.69, Wis. Stats., and the Jefferson County Real Estate Tax Foreclosure Policy at public sale under sealed bid. No abstract or title insurance will be furnished. Conveyance shall be by quit claim deed. Jefferson County does not warrant the condition of the property, or any structures located on the property. Bidder is responsible for inspecting the property prior to sale and accepts the property as is.

SUBMIT BIDS TO: Jefferson County Treasurer's Office, Room 107, Jefferson County Courthouse, 311 South Center Avenue, Jefferson, WI 53549

DATE BIDS DUE: August 17, 2022, at 4:00 p.m.

DATE BIDS OPENED: August 18, 2022, at 9:00 a.m.

PLACE OF BID OPENING: Jefferson County Courthouse, 311 South Center Avenue, Room 112, Jefferson, Wisconsin

The minimum bid shown below is the amount of delinquent taxes and interest owed on the property. No bid less than the minimum bid will be accepted.

In Rem 2021, List 2:

Item #

6. Parcel 1

A part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, in Township 7 North, Range 14 East, of the 4th P.M., in the Town of Milford, Jefferson County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Section 6; thence South $88^{\circ}00'$ West on the South line of said Section 6, a distance of 1568 feet; thence North $39^{\circ}19'$ West a distance of 203.1 feet for the place of beginning; thence North $60^{\circ}30'$ East a distance of 103.1 feet; thence North $36^{\circ}02'$ West a distance of 115.5 feet; thence North $67^{\circ}21'$ West a distance of 124.1 feet; thence South $25^{\circ}58'$ East a distance of 212.7 feet to the place of beginning.

Parcel 2

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Town 7 North, Range 14 East, Town of Milford, Jefferson County, Wisconsin, being more fully described as follows:

Commencing at the Southeast corner of Section 6; thence N. $89^{\circ}11'46''$ W. along the South line of the SE $\frac{1}{4}$, 1558.96 feet to the centerline of Hooper's Mill Lane and the West line of Jefferson County Certified Survey Map No. 4700; thence N. $37^{\circ}34'37''$ W. along said West line, 124.99 feet; thence N. $40^{\circ}13'05''$ W., 22.07 feet to the Northwest corner of said Certified Survey and the point of beginning; thence continue N. $40^{\circ}13'05''$ W., 60.50 feet; thence N $63^{\circ}11'28''$ E., 103.28 feet to a $\frac{3}{4}$ " diameter iron rod found; thence N. $33^{\circ}08'10''$ W., 115.34 feet to a $\frac{3}{4}$ " diameter iron rod found; thence N. $64^{\circ}56'08''$ W., 82.24 feet; thence N. $54^{\circ}08'36''$ E. 165.00 feet; thence S. $21^{\circ}09'03''$ E., 274.15 feet to the North line of the aforesaid Certified Survey; thence along said Northerly line, the

following 3 courses; S 28°31'35" W., 41.55 feet; thence S. 69°38'58" W., 63.24 feet; thence S. 84°28'33" W., 69.43 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO Joint Maintenance Agreement recorded as Document No. 1364699. Address: N6920 Hoopers Mill Ln., Lake Mills WI 53551
PIN 020-0714-0643-006//Minimum Bid \$ 5,306.50

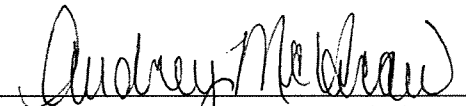
SUBMISSION OF BIDS: All bids must be submitted on the form titled, "Sealed Bid for Purchase of Tax Delinquent Property." Contact County Treasurer, 920-674-7250, for form and information concerning the property. Bid form is also available on the County's web site: www.jeffersoncountywi.gov. Bids must be submitted directly to John Jensen, County Treasurer. The bid envelope must contain: Name, address, and "Sealed Bid for Purchase of Tax Delinquent Property" on the outside of the envelope. Jefferson County reserves the right to rescind any pending sale of tax delinquent real estate any time prior to bid acceptance.

PAYMENT TERMS: 20% of the total amount bid must be submitted with the bid. Upon acceptance of a bid, the balance due must be paid within thirty (30) days. If a successful bidder fails to timely pay the balance due, the County may elect to keep the deposit paid as liquidated damages and re-offer the property for sale.

TYPE OF REMITTANCE: All payments must be by certified check, cashier's check, treasurer's check or by a U.S. postal money order. Make checks and money orders payable to Jefferson County Treasurer. PERSONAL CHECKS WILL NOT BE ACCEPTED. BIDS NOT ACCOMPANIED BY PAYMENTS AS SET FORTH HEREIN WILL BE REJECTED.

TITLE OFFERED: Only the right, title, and interest of Jefferson County, Wisconsin, in and to the property will be offered for sale. Future real estate taxes and special charges or assessments will be the responsibility of the successful bidders.

Dated this 21st day of July, 2022.


Audrey McGraw, County Clerk
Jefferson County Courthouse
311 South Center Avenue
Jefferson, WI 53549
(920) 674-7144

