

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

Pursuant to Wis. Stat. § 75.521, title to the property described below has been granted to Jefferson County for nonpayment of delinquent property taxes. Jefferson County hereby offers the below described property for sale in accordance with Wis. Stat. § 75.69 and the Jefferson County Real Estate Tax Foreclosure Policy at public sale under sealed bid. The property is being sold “AS IS.” The County makes no warranties or representations, either express or implied, regarding the title to the property, fitness for any purpose or any condition of the property.

SUBMIT BIDS TO: Jefferson County Treasurer’s Office, Jefferson County Courthouse, 311 S Center Ave Room C1030, Jefferson, WI 53549

DATE BIDS DUE: July 29, 2024, at 4:00 p.m.

DATE BIDS OPENED: July 30, 2024, at 9:00 a.m.

PLACE OF BID OPENING: Jefferson County Courthouse, 311 S Center Ave Room C2020, Jefferson, WI 53549

MINIMUM BID: Pursuant to Wis. Stat. §75.69, the minimum bid is the appraised value of the property which the Jefferson County Finance Committee has determined is equal to the Estimated Fair Market Value on record in the Jefferson County Treasurer’s Office. No bid less than the Estimated Fair Market Value per the tax bill of **\$1,778,500** will be accepted.

In Rem 2023, List 1:

Item #16 & 17

PIN: 241-0614-1121-036 / 241-0614-1124-005

Property Address: 135 W Linden Dr; 1 Rock River Rd; 134 W Linden Dr; and 154 W Linden Dr, Jefferson WI 53549

Legal Description: PARCEL A: All of Blocks 16, 28, 29 and a part of Blocks 17, 27, 30 and 41 all of vacated Front Street, and vacated portions of Water Street, Washington Street, Green Street and Walworth Street and portions of a vacated alley in the Original Plat of the Village of Jefferson in the Northwest Quarter of Section 11, Township 6 North, Range 14 East, City of Jefferson, Jefferson County, Wisconsin, to-wit: Beginning at an iron pipe marking the Northeast corner of Lot 3, Block 27 of said Original Plat; thence North, along the West line of First Street, 172.00 feet to an iron pipe; thence South 89° 53' 45" East, along the extension of the centerline of Washington Street, 13.54 feet to an iron pipe located 8.50 feet, measured at right angles, from the centerline of spur track I.C.C. #38 of the Chicago & Northwestern Railway Company, as now located and established; thence North 03° 52' 45" West, parallel with said centerline, 159.91 feet to an iron rod; thence North 89° 56' 02" West, 110.72 feet; thence North along the centerline of said vacated alley, 145.00 feet to an iron pipe on the South line of Jefferson Street; thence North 89° 55' 38" West along said South line, 137.15 feet to an iron pipe; thence South 25° 59' 34" West, along the Easterly line of Water Street, 116.02 feet; thence North 89° 55' 38" West, 49.63 feet to an iron pipe meander point 47 feet more or less from the Rock River; thence South 32° 33' 48" West, along a meander line, 238.76 feet to an iron pipe meander point 7 feet more or less from the Rock River; thence South 01° 20' 29" East, along a meander line, 373.34 feet to an iron pipe meander point 30 feet more or less from the Rock River; thence South 31° 48' 41" East, along a meander line, 693.14 feet to an iron pipe meander point 23 feet more or less from the Rock River; thence North, along the extension of the West line of Lot 4, Block 30, said Original Plat, 275.04 feet to an iron pipe; thence North 89° 53' 45" West, 8.00 feet to an iron pipe; thence North, along the centerline of said vacated alley, 516.00 feet to an iron pipe on the extension of the North line of said Lot 3, Block 27; thence South 89° 53' 45" East along said North line and its extension, 108.00 feet to the point of beginning, containing 9.12 acres more or less, including all lands between the above described meander lines and the Rock River.

PARCEL B: A part of Block 15, Original Plat of the Village of Jefferson in the Northwest Quarter of Section 11, Township 6 North, Range 14 East, City of Jefferson, Jefferson County, Wisconsin, to-wit: Beginning at a 1-inch iron pipe at the Southwest corner of said Block 15; thence North 25° 59' 34" East, along the Southeasterly line of River Street, 199.25 feet to a 1 inch iron pipe; thence North 89° 42' 50" East, 124.33 feet to a 1 inch iron pipe that is 8.50 feet West of the Centerline of I.C.C. Spur Track No. 38; thence South 00° 17' 10" East, parallel with said Spur Track, 180.00 feet to a 1 inch iron pipe on the North line of Linden Street, thence North 89° 55' 38" West, along said North line, 212.54 feet to the point of beginning, containing 30,236 square feet.

PARCEL C: Lots 3 and 4 and part of the East Half of a vacated alley in Block 27 and a part of Lot 1 and part of the East Half of a vacated alley in Block 30, and part of vacated Green Street in the Original Plat of the Village of Jefferson in the Northwest Quarter of Section 11, Township 6 North, Range 14 East, City of Jefferson, Jefferson County, Wisconsin, to-wit: Beginning at a 1 inch iron pipe at the Northeast corner of said Lot 3; thence South along the East line of Blocks 27 and 30 and its extension, 240.00 feet; thence North 89° 53' 45" West, 108.00 feet to the centerline of a vacated alley; thence North, along said centerline, 240.00 feet; thence South 89° 53' 45" East, along the North line of said Lot 3 and its extension,

108.00 feet to the point of beginning, containing 0.595 acres.

PARCEL D: Part of Lots 1 and 4 and all of Lots 2 and 3 and the East Half of a vacated alley in Block 30 and part of Block 41 and part of vacated extension, 240.00 feet to the point of beginning; thence continuing South, along the East line of said Block 30, 209.98 feet to a 1 inch iron pipe; thence South 12° 58' 08" West, 360.19 feet to a 1 inch iron pipe meander point, which is North 12° 58' 08" East, 23 feet more or less from the Rock River; thence North 62° 08' 48" West, along a meander line, 21.68 feet to a 1½ - inch iron pipe meander point, which is North, 23 feet more or less from said Rock River; thence North, along the extension of the West line of said Block 30, 275.04 feet; thence North 89° 53' 45" West, 8.00 feet; thence North, along the centerline of vacated alley and its extension, 276.00 feet; thence South 89° 53' 45" East, 108.00 feet to the point of beginning, containing 1.02 acres more or less, including all lands between the described meander line and the Rock River.

PARCEL E: VACATED PORTIONS OF ROCK RIVER ROAD (Water Street) AND LINDEN STREET BOUNDED, AND DESCRIBED AS FOLLOWS: All that part of Rock River Road (Water Street) lying Westerly of and contiguous to Parcel B referred to above.

ALSO all that part of West Linden Drive (Jefferson Street) lying West of the West line of Catherine Street.

EXCEPTING THEREFROM that portion of West Linden Drive (Jefferson Street) and Rock River Drive (Water Street) described as follows: Commencing at the Southwesterly corner of Block 15, Original Plat, City of Jefferson, Jefferson County, Wisconsin; thence North 60° 22' 15" West, perpendicular to the Westerly line of said Block 15, 44.80 feet; thence North 24° 20' East, 10.00 feet to the point of beginning; thence South 65° 40' East, 21.00 feet; thence South 24° 20' West, 23.00 feet; thence North 65° 40' West, 21.00 feet; thence South 24° 20' West, 18.00 feet; thence South 30° 40' East, 14.65 feet; thence South 24° 20' West, 18.61 feet; thence North 65° 40' West, 12.00 feet; thence South 24° 20' West 48.00 feet; thence North 65° 40' West, 41.00 feet to the water's edge of Rock River; thence Northeasterly along the water's edge of the Rock River to a point which is North 24° 20' East, 171.00 feet from the point of beginning; thence South 24° 20' West, 171.00 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM all that part of West Linden Drive (Jefferson Street) lying 28.00 feet North of and South of the centerline of said Street, and extending from the West line of Catherine Street to the Easterly line of the excepted parcel described above.

SUBJECT TO access right-of-way over the North 22 feet of West Linden Drive (Jefferson Street) lying West of the West line of said Block 15 and the Southerly 150 feet of Rock River Road (Water Street) lying immediately West of said Block 15 for maintenance purposes of existing Electric Utility transmission facilities and the Rock River Dam.

FURTHER EXCEPTING THEREFROM the Southerly 22 feet of the Easterly 116 feet of Linden Drive (Jefferson Street) vacated lying Westerly of Catherine Street.

PARCEL F: That part of Block 17 in the City of Jefferson, together with that part of the vacated alley within said Block bounded and described as follows: Beginning at the point of intersection of the center line of the vacated alley in said Block with the Westerly extension of the North line of Lot 1 in said Block; thence South along the center line of said vacated alley a distance of 145 feet; thence East along a line parallel with the North line of said Lot 1 and extension thereof to a point 8.5 feet West of as measured at right angles from the center line of Spur Track I.C.C. No. 38 of the Chicago and Northwestern R.R. Co., as now located and established; thence Northerly along a line parallel with the centerline of said Spur Track to the North line of said Lot 1 and extension thereof; thence West along the North line of said Lot 1 and extension thereof to the point of beginning.

TOGETHER WITH all that portion of West Linden Drive lying 28.00 feet South of the centerline of said street and lying between the West line of Catherine Street and the centerline of the alley running North and South through Block 17.

SUBMISSION OF BIDS: All bids must be submitted with a County bid form, in a sealed envelope, clearly marked "Sealed Bid for Purchase of Tax Delinquent Property" with the bidder's name and

address listed on the outside of the envelope. Contact County Treasurer, 920-674-7250, for form and information concerning the property. The bid form is also available on the County's web site: www.jeffersoncountywi.gov. Jefferson County reserves the right to accept or reject any and all bids and also reserves the right to waive any defects in the bidding process if determined by the Finance Committee to be in the best interest of Jefferson County.

PAYMENT TERMS: 20% of the total amount bid must be submitted with the bid. The deposits of unsuccessful bidders will be returned. Upon acceptance of a bid, the balance due must be paid within fifteen (15) 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. A \$30.00 recording fee is due to the Jefferson County Register of Deeds at the time of 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 (no cash). 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: Conveyance shall be by quit claim deed. No abstract or title insurance will be furnished. Jefferson County does not warrant clear title, or the condition of the property and any structures located on the property. Bidder is responsible for inspecting the property prior to sale and accepts the property "AS IS." Current year real estate taxes and any special charges or assessments that may be owed and not paid against the property will be the responsibility of the successful bidders.

Dated this 1st day of July 2024.

s/ Electronically Signed By: Audrey McGraw
AUDREY MCGRAW, County Clerk
Jefferson County Courthouse
311 South Center Avenue
Jefferson, WI 53549
(920) 674-7144