



*Home & 40 Acres with Private Lake*

**Real Estate Auction**

*"Great investment opportunity"*

**Online Auction - Ending Tuesday Evening – Aug 20th, 2024**

***Bidding begins July 22nd and ends Aug 20th at 6pm***

**Auctioneer's Note:** This Beautiful property boasts a 2-bedroom 2-bathroom home or cabin, situated on a sprawling 39.35 acres. The highlight of this property in the 7-acre private pond perfect for fishing, swimming or simply enjoying the serene views. In addition, there are (2) 36' x 64' pole buildings. One having full concrete and electricity. The other having partial concrete with electricity. Providing ample storage space for vehicles, equipment and recreational vehicles. This property offers the perfect combination of privacy, natural beauty and practicality.

**Directions to Property:** From Rice Lake take HWY 53 North to Sarona. Head East on Cty. HWY. D. Approx. 2 miles, property on the left. Watch for Auction & Real Estate Signs. Showing by appointment. Please call Travis Lee, Auctioneer/Realtor. 715-235-9200 or 715-505-9200 or Trevor Lee Realtor 715-505-1667

**Terms & Conditions of Auction:** Qualified bidders only. \$10,000 down (non-refundable if reserve is met) within 24 hours from auction ending, (cash or cashier's check) balance due within 45 days. The offer will be written on a Wisconsin approved "Offer to Purchase" form with no contingencies of any kind. Buyer agrees to accept property "AS IS, WHERE IS". Buyer shall rely on his/her own judgment of the condition of the property, no warranties or guarantees are implied. Seller has filled-out a Disclosure Report, buyer agrees to accept. Guaranteed clear title, Seller's Title policy provided. No Buyer's Fee. If the reserve is not met the listing broker will contact the highest bidder and write an offer up for their highest bid. It is up to the seller to accept, counter or reject the offer. If the reserve is met the sale will be absolute. It is important to read the terms & conditions that apply to "on-line bidding" available on our website. The Offer to Purchases will be drafted by the listing broker. A copy available upon request

**Legal Descriptions:** PT SE SW FRL1/4 DOC#333788 WD – PT NE SW FRL1/4 DOC #333788 WD

**Important:** If there is active bidding when times expires the auction will continue in 2-minute periods until no bids are placed. It is important to "refresh" your computer often and have high-speed internet! We encourage you to place your highest bid early and not wait until the last minute! This is an auction with a minimum starting bid of \$550,000. Once a bid is placed it can-not be withdrawn. This Data Sheet is known as "Addendum 1 – Auction Data Sheet", it will be acknowledged in the purchase contract. If you have questions call the Auctioneer. 715-235-9200

**AUCTION BY:** Lee Real Estate & Auction Service, N4792 State Rd. 25 Menomonie, WI. 715-235-9200. Col. Roger G. Lee, Travis Lee, Chris Lee, Registered Wisconsin Auctioneers # 436, 437, 438. Disclaimer: Maps and photos are for visual aid only. Acreage amounts used are "as per Dunn Co. Treasurer's Office."

***Bid online at: [www.MenomonieAuctions.com](http://www.MenomonieAuctions.com)***