



366 Brookwood Dr. Hudson, WI  
**Real Estate Auction**



**Online Auction - Ending Tuesday Evening – Aug 27th, 2024**  
***Bidding begins July 22nd and ends Aug 27th at 6pm***

**Auctioneer's Note:** This 3-bedroom 2 bath home features custom hardwood floors, oak cabinets, stainless steel appliances & a 2 car insulated heated garage. The main level boasts a large living room with a beautiful brick fireplace, open kitchen with solid surface counter tops, nicely set dining room & an offset family room for quiet nights. The upper level you will find the 3 large bedrooms and 3/4 bath. The partially finished basement includes the living room, storage room & large utility room that would make a great work shop. Sit on the back deck and enjoy the peaceful backyard or go work on a project in the 25 x 40 detached garage. All furnishings, wall hangings, etc. will be included in the sale.

**Directions to Property:** From I-94 West take exit 4. Head E on HWY 12 then left on CTY Rd. A. Approx. 2 Miles to Right on Sherman Rd then left on Baer Dr. 1.2 Miles to Trout Brook Rd take right on Brookwood Dr. Property on the left.

**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. Seller is in the process of cleaning out the home. Any personal property remaining in the home at the time of closing will be included in the sale. Buyer agrees to accept these items. 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

**Disclosures:** Seller has filled out a real estate condition report. We are disclosing that the roof leaks and has caused damage to an interior wall. Property is being sold absolutely AS-IS

**Legal Descriptions:** SEC 17 & 18 T29N R19W TROUT BROOK WOODS ADDITION LOT 25

**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 \$300,000. 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)***