

325 Scranton St.
Ridgeland Wi



LEE REAL ESTATE & AUCTION

S E R V I C E
(715) 235-9200

Online Real Estate Auction
"Great investment opportunity"

Ending Thursday Evening – May 8, 2025
Bidding begins April 7 and ends May 8 at 6pm +

Auctioneer's Note: 2-bedroom 1 bathroom manufactured home on a quiet street. The property offers a double lot giving ample space to enjoy the outdoors. The home has been set on a full block basement and the trailer hitch has been removed. A new roof was installed in 2024 with metal rods keeping the weight off the trailer. New siding and 1.5" Styrofoam insulation was installed in approx. 2013.

Terms & Conditions of Auction: Qualified bidders only (Bank Letter Required to bid). \$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. **5% Buyers Fee**. The Offer to Purchase will be drafted by the listing broker. A copy available upon request.

No Reserve: There is a minimum starting bid of \$25,000. The seller will not be entertaining offers prior to the auction.

Bidding Platform: You are bidding against qualified bidders. If there is active bidding when time 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! Once a bid is placed it cannot be withdrawn. If you have questions call the Auctioneer. 715-235-9200

To view the property: Showing by appointment. Please call Travis Lee, Auctioneer/Realtor. 715-235-9200 or 715-505-9200 OR Trevor Lee, Auctioneer/Realtor 715-505-1667

Property Description: 325 Scranton St. Ridgeland, WI 54763. 2024 Dunn Co. R.E. Taxes \$649.66. No Survey Provided. Buyer agrees to accept Real Estate Condition Report.

Directions: From Menomonie take HWY-25 North to Ridgeland. Then Left on Main St to Right on Scranton St. Sign on property.

Auction Time - Begins to end: Thursday – May 8, 2025 at 6:00pm cst

This document is known as "addendum A" and will be attached to the offer to purchase.

AUCTION BY: Lee Real Estate & Auction Service, N4792 State Rd. 25 Menomonie, WI. 715-235-9200. Travis Lee, Chris Lee, Registered Wisconsin Auctioneers # 436, 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