

Sale Name: Alan Timm Real Estate Auction

LOT 0 - Terms & Conditions of Auction



Description

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

Reserve Bid: A confidential reserve bid has been set by the seller. Once the reserve is met the seller is obligated to accept the highest bid. If the reserve is not met the auction co. will fill out an offer to purchase with the high-bidder and present it to the seller. Seller may accept, reject, or counter the offer. Seller will not entertain other offers during this period or prior to the auction.

Bidding Platform: You are bidding against qualified bidders and the reserve. If you place a bid that is higher than the "next available bid" it will jump to that bid until the reserve is met. 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 Once a bid is placed it can-not be withdrawn. If you have questions call the Auctioneer. 715-235-9200

To view the property(s): Showing by appointment with 24 hour notice. Please call Travis Lee, Auctioneer/
Realtor.

715-235-9200 or 715-505-9200 OR Trevor Lee, Auctioneer/Realtor 715-505-1667

Disclaimer: Maps and photos are for visual aid only. Acreage amounts used are "as per St. Croix Co. Treasurer's Office."

Quantity: 1



<https://www.leerealestateauction.com/>