

DOUGLAS COUNTY REAL ESTATE SALE

Separate sealed bids will be received up to **1:00 p.m., on Tuesday, October 29, 2019**, in the County Clerk's Office. Bids will be opened that date, at **3:00 p.m.**, in the **Douglas County Courthouse, Room 207C, 1313 Belknap Street**, on each parcel of land described below. Note: Legal descriptions may be abbreviated.

CONDITIONS OF BID/SALE

The following applies to all Douglas County land bids and sales: (1) Bids must be made on an official bid blank, which can be obtained at the County Clerk's Office; (2) No bid will be accepted for less than the minimum bid amount of the parcel (except for previously advertised property), and full amount of bid must accompany each bid in the form of a certified cashier's check or money order made payable to Douglas County Clerk. Douglas County reserves the right to reject any and all bids or to award the bid most advantageous to Douglas County; (3) Bids are awarded based on the following criteria: (a) Dollar value; (b) Prospective use of property; (c) Prior ownership; (d) Adjacent property ownership; (e) Taxability of property upon transfer; (f) Build ability under present zoning codes; (g) Access; (h) Delinquent real estate taxes owed by bidder; and (i) Any other criteria the Land and Development Committee wishes to consider to evaluate any bid; (4) All mineral rights are reserved by Douglas County; (5) It is the responsibility of the bidder to: (a) Determine whether the proposed use of the property is in compliance with all zoning ordinances and wetland laws and all other county or municipal ordinances pertaining to property management and use. Douglas County does not guarantee that a proposed use will be allowable; and (b) Obtain access into landlocked property. Section 80.13 of the Wisconsin Statutes governs land shut out from public highway. Douglas County does not guarantee access; (6) All bids are final. Any request to withdraw a bid must be made to the Land and Development Committee, with sufficient reason. A withdrawal penalty of 10% of the bid amount (minimum \$100.00; maximum \$2,000.00) will be retained by the county; (7) Douglas County will transfer title by Quit Claim Deed, which is intended to pass any title, interest, or claim which Douglas County may have in the property, but does not warrant clear title; (8) Certain City of Superior properties may have stormwater utility fees and or sewage fees owing at the time of purchase and these will become the responsibility of the new owner; (9) All sales are final; and (10) Purchaser is responsible for any current year real estate taxes or special assessments that may be owed and not paid against the subject property. Note: Any maps of parcels provided by the Douglas County Clerk's Office are for illustration purposes only, and may not accurately reflect the actual legal boundaries of a parcel.

IMPROVED CITY COMMERCIAL PROPERTY

PARCEL 25-19: Lots 21, 22, 23, and 24, Block 135, West Superior Fourth Division, City of Superior (1310, 1312, 1314, 1316 Tower Avenue). Zoned: C4 Central Business District. Minimum Bid Amount \$125,000. (06-806-00549-00, 06-806-00550-00, 06-806-00551-00). Business opportunity –building previously operated as a bar, with adjacent parking lot included. *Contact City Building Inspection Office for specific building repair requirements.



VACANT RURAL

PARCEL 27-19: That part of Government Lot 4, Section 25-44-11, Town of Gordon, complete legal description available in County Clerk's Office. Zoned: R2 – Residential. Minimum Bid Amount \$1,000. (GO-012-01109-00).

PARCEL 28-19: Part of the SW1/4 of the SW1/4, Section 14-44-13, Town of Gordon, complete legal description available in County Clerk's Office. Zoned: RR1 – Residential/Recreational. Minimum Bid Amount \$1,000. (GO-012-01730-00).

PREVIOUSLY ADVERTISED PROPERTY

The following parcels were previously advertised at the amount indicated, with no bids received. The Land Committee will consider a bid that is less than the minimum bid amount. **As a general practice, the committee will not consider a bid that is less than 75% of that amount. However, the committee reserves the right to accept any bid if the proposed use and/or development of the property is deemed desirable and advantageous to the county.** Bids are to be submitted as set out above.

IMPROVED RURAL

PARCEL 24-19: The NE1/4 of NE1/2, Section 6-43-14, complete legal description available in County Clerk's Office, Town of Dairyland (14449S State Highway 35). Zoned: R2 Residential 2. Minimum Bid Amount \$30,000. (DA-010-00050-00).



Contact County Clerk's Office at 715-395-1341 or 715-395-1497 for viewing of improved properties.

Susan T. Sandvick, County Clerk
Keith Allen, Land & Development Committee

For Complete List of Available Real Estate, go to:

www.douglascountywi.org.

For Parcel Location, go to: <http://douglascowi.wgxtreme.com>

S.T. October 4, 11, 18, 2019