

REAL ESTATE BIDDER PACKET

800 Jefferson Street, Algoma, WI

To Be Sold at an Online Auction

ENDING May 18, 2020



Auction Conducted By:

Massart Auctioneers Inc.

2545 Finger Road, Green Bay, WI 54302

Ph. 920-468-1113, Fax 920-468-7137

www.massartauctioneers.com

Serving You With Excellence Since 1974!

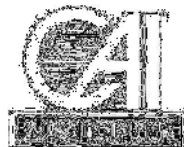


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Real Estate Auctions Work Because...

- The seller chooses the date the property will sell.
- They create competition among buyers; auction prices can exceed the price of a traditional real estate transaction.
- Auctions bring interested parties to a point of decision; they must act now or lose the opportunity to purchase.
- They require potential buyers to pre-qualify for loans.
- Properties are sold with a “no contingency offer to purchase.”

If you are thinking about selling contact Massart Auctioneers Inc. to see what the auction method of marketing can do for you!

Open House Date

By Appointment

Terms and Conditions of the Real Estate Auction

- 10% Buyers Fee will be added to the high bid to make the purchase price.
- \$2,500 deposit is required within two days of accepted offer.
- The balance is due at closing within 60 days.
- Title will pass with a warranty deed.
- Seller will provide title insurance.
- Taxes will be prorated to the closing date.
- The successful bidder will sign a Wisconsin Offer to Purchase Agreement.
- Closing will be within 60 days of the auction, by July 18, 2020.
- Real estate is sold clear and free of any liens, taxes or other encumbrances.
- Your bidding at this auction is based solely upon your inspection and due diligence. Real estate is sold as is, where is, with NO written, expressed or implied warranties.
- Real estate is sold subject to seller approval.
- Seller will entertain written offers prior to auction close. The deadline to submit an offer prior to auction is May 14, 2020 at 12:00 Noon. If the seller accepts an offer prior to auction the auction will be cancelled.

Selling Real Estate at Auction

- You must be registered to bid.
- The winning bid **IS NOT CONDITIONAL** upon financing, selling your real estate or any other contingency. This is considered a cash sale! If financing of any kind is required to purchase this property, please be sure that appropriate arrangements have been made prior to this auction.
- Minimum bid increments will be decided by the auctioneer.
- You are purchasing this property in “As is, where is condition” without expressed or implied warranties or representations as to fitness or a particular use, physical or environmental condition. If you require specific testing for suitability of sanitary and/or water systems as well as presence of radon and/or lead based paint, those tests may be performed prior to the auction at your own expense.
- Please read the spec. sheet completely and carefully. If you have any questions or do not understand any of the information, **PLEASE ASK!**
- **This Sale IS Subject to the Seller Confirmation.**

Be Prepared to Buy!

ANY AND ALL ANNOUNCEMENTS MADE BY THE AUCTIONEER (In person or on the Internet) TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER STATEMENT MADE.

ONLINE REAL ESTATE AUCTION

800 Jefferson Street, Algoma, WI

Online Only Auction ending May 18, 2020

1,665+/- sq. ft. commercial office space. This space was previously a chiropractic office and prior to that a dental office. The possibilities for future use are endless.

Waiting room	18x15
Exam room	13x8
Exam room	11x11
Exam room	10x10
Xray Suite	12x10
Break room	10x12
Exam room	12x9
Reception area	10x11
Office	8x10



Partially finished basement with egress windows and has its own entry.

Legit rental space.

Alarm system

Roof was replaced within the last 5 years.

Parcel #201-00450-0020

Taxes \$4415.60

Legal acres 0.563

Estimated FMV \$173,800



This is NOT a foreclosure. Starting bid is \$100,000. This is NOT the reserve amount, is it merely a suggested starting bid. Massart Auctioneers offers a co-broke.

TERMS: Online bidding only. Bidder packet required to bid. High bidder will deposit \$2,500 with Massart Auctioneers Inc. within two days of accepted offer. 60 Day closing. No contingencies. Taxes will be prorated to closing. The property will be sold AS IS. **Property will be sold subject to seller approval.** Offers accepted prior to 5/14/20 at 12:00 Noon. Auto extend feature is on. RWA#3 Damien & Michelle Massart CAI, AARE, AMM, BAS, CES, GPPA, MPPA. www.massartauctioneers.com

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920-468-1113





Kewaunee County Assessment/Property Tax Web Portal - Property Summary

Property: 201-00450-0020

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	201-00450-0020	201 - CITY OF ALGOMA	800 JEFFERSON ST	T&D REAL ESTATE VENTURES OF ALGOMA LLC 1239 W MASON ST GREEN BAY WI 54303

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Summary

Property Summary

Parcel #:	201-00450-0020
Alt. Parcel #:	31 201 34.021
Parcel Status:	Current Description
Creation Date:	6/1/2017
Historical Date:	
Acres:	0.563

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	800 JEFFERSON ST ALGOMA 54201

Owners

Name	Status	Ownership Type	Interest
T&D REAL ESTATE VENTURES OF ALGOMA LLC	CURRENT OWNER		
JB INVESTMENTS GROUP LLC	FORMER OWNER		
DENAMUR, THOMAS J. & LYNN M.	FORMER OWNER		
FEIT ENTERPRISES LLC	FORMER OWNER		
DENAMUR, THOMAS J-LYNN M TRUSTEES	FORMER OWNER		

Parent Parcels

Parcel Number ▲	Creation Date
201-00450-0020	

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)
 NW1/4-NE1/4 SEC 34 PRT NW1/4-NE1/4 S34: COM AT PT ON E LN OF NW1/4-NE1/4 THAT IS 33' S OF NE COR OF NW1/4-NE1/4 SD PT BNG ON S LN OF JEFFERSON ST TH W 60' TO POB TH W 180' S 2*11' W 135.91' TH E 180' TH N 2*11' E 136.07' TO POB (SUR DTD 6-10-83 - LOST) (SUR 1-18-17)

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type #	Plat
<input checked="" type="checkbox"/>	34	25 N	25 E						NOT AVAILABLE

District

Code ▲	Description	Category
	KEWAUNEE COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
0070	ALGOMA SCHOOL DISTRICT	REGULAR SCHOOL
1300	NWTC GREEN BAY	TECHNICAL COLLEGE

Building Information**Buildings****Assessments****Assessment Summary**Estimated Fair Market Value: **173800**Assessment Ratio: **0.8844**Legal Acres: **0.563****2019 valuations**

Class	Acres	Land	Improvements	Total
G2 - COMMERCIAL	0.563	47600	106100	153700
ALL CLASSES	0.563	47600	106100	153700

2018 valuations

Class	Acres	Land	Improvements	Total
G2 - COMMERCIAL	0.563	47600	106100	153700
ALL CLASSES	0.563	47600	106100	153700

Taxes**Tax Summary**

Bill #: 1581

Net Mill Rate: **0.029137139****Lottery Credits**

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	2207.80
7/31/2020	2207.80

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	1/7/2020	T	2207.80	967

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	4745.92	-	-
School Credit	267.54	-	-
Total	4478.38	-	-
ALGOMA SCHOOL DISTRICT	1269.27		
KEWAUNEE COUNTY	1199.03		
LOCAL	1869.15		
NWTC GREEN BAY	140.93		
STATE OF WISCONSIN	0.00		
First Dollar Credit	62.78	-	-
Lottery Credit	0.00	-	-
Net Tax	4415.60	2207.80	2207.80
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00

Description	Amount	Paid	Due
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	4415.60	2207.80	2207.80

Tax History

Interest/Penalty Date 04/13/2020

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2019	4415.60	0.00	0.00	2207.80	1/7/2020	2207.80	Balance Due
2018	4267.20	85.34	42.67	4395.21	4/1/2019	0.00	Paid
2017	4248.70	0.00	0.00	4248.70	7/30/2018	0.00	Paid
2016	4028.69	0.00	0.00	4028.69	5/8/2017	0.00	Paid
2015	3989.97	0.00	0.00	3989.97	12/31/2015	0.00	Paid
2014	4187.93	0.00	0.00	4187.93	6/22/2015	0.00	Paid
TOTAL	25138.09	85.34	42.67	23058.30	-	2207.80	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

All documents are verified as of 2/17/2016

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
463750	WARRANTY DEED	5/31/2019	740R / 675	0			\$170,000.00	0
456991		5/15/2017	710R / 425				\$160,000.00	0
451425		11/9/2015	685R / 93				\$0.00	0
451424		11/9/2015	685R / 91				\$0.00	0
371598		4/6/2001	358R / 893				\$0.00	0
			203R / 22				\$0.00	0
			176R / 444				\$0.00	0
			174R / 315				\$0.00	0



Kewaunee County GIS

DISCLAIMER: Kewaunee County does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



Kewaunee County
 Land Information Office
 810 Lincoln St
 Kewaunee, WI 54216
 920-388-7190

SCALE: 1" = 77'

Print Date: 4/13/2020