

REAL ESTATE BIDDER PACKET

405 Margaret Lynn Ave, Algoma, WI

To Be Sold at an Online Auction

ENDING June 15, 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!

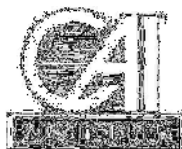


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Real Estate Auctions Work Because...

- 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 Only

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 August 15, 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 June 11, 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.

405&413 Margaret Lynne Avenue
Algoma, WI 54201

Parcel: 201-00400-0660 & Parcel:201-00400-0640

Finished Beds: 3 Total Baths: 2.5 Total # Cars: 6+



County: Kewaunee
MunSubAera:
School-District: Algoma
Subdivision
Tax Net Amt: \$2244.12
Tax Yr: 2019
Tax ID:
Assessments Total:
Assessments Year:
Special Assessments:
Age Est (Pre2017):
Year Built Est:
Source-Year Built:

Building Style: 1-Story
Garage 1 Type: Attached
Garage 1 # cars: Two Stall
Grg Dim:
Garage 2 type: Detached
Garage 2 # cars: 4+
Grg 2 Dim:
Deeded Acess:
Restictive Covenant(s):
Flood Plain:
Hobby Farm:
Zero Lot Line:
HOA Annual Fee:
Assoc Fee-Annual:

Description	Data	Data Source	Description	Data	Data Source
SQFT Fin Above Grade Est	1100	Assessor/Public Record	Acres Est		Assessor/Public Record
SQRT Fin Below Grade Est	380	Assessor/Public Record	Lot Dimensions Est		
SQFT Fin Abv & Blw	1480	Assessor/Public Record	LOT SQFT Est		Auto-Calculated



Room	DIM	LVL	Room	DIM	LVL	Baths	Full	Half
Family Room/Fire Place	22’x13’	Main	Full Bath	10’x8’	Main		2	1
Foyer Garage Side	12’x’9’6”	Main	Bedroom 1	10’x10’	Main			
Bath Full	3’x8’	Main	Bedroom 2	10’x13’	Main			
Kitchen	16’6”x10’	Main	Basement Rec Room (With Wet Bar)	13’x40’	Lower			
Dining Room	13’x11’	Main	Basement Office	9’6”x6’	Lower			
Main Entrance Foyer	6’6”x7’6”	Main	Unfinished Basement	11’6”x33’	Lower			
Living Room	19’6”x12’	Main	Sauna	10’x7’	Lower			
Master Bedroom	14’x12’6”	Main	Utility Room	11’6”x11’	Lower			
Half Bath Master	4’6”x3’6”	Main	Detached Garage	40’x32’	Main			

Directions: Hwy 54, left on Lake St., left on 4th, left on Margaret Lynne Ave
RemarksPub: 200 amp service, intercom system with radio, and electric fireplace
Zoning: Single Family Residential
Heating Fuel Type: Gas/Electric
Heating/Cooling: Hot Water Heat
Water: Municipal Public Water
Waste: Municipal Sewer
Exterior Finish: Siding
Foundation: Poured Concrete
Garage: 2 Stall detached
Lower Level: Finished and Unfinished
Driveway: Paved
Fireplaces: One - main floor
2 separate tax parcels: 201-00400-0660 & 201-00400-0640

405 Margaret Lynn Ave

Write a description for your map.

Legend

-  405 Margaret Lynn Ave
-  Big Water Charters
-  River Hills Motel



Kewaunee County Assessment/Property Tax Web Portal - Property Summary

Property: 201-00400-0660

Search powered by



Report/Print engine
List & Label © Version 19:
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1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	201-00400-0660	201 - CITY OF ALGOMA	405 MARGARET LYNN AVE	JUDITH A. MEYERS 405 MARGARET LYNN AVE ALGOMA WI 54201
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	201-00400-0660
Alt. Parcel #:	31 201 27.0133
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	405 MARGARET LYNN AVE ALGOMA 54201

Owners

Name	Status	Ownership Type	Interest
MEYERS, JUDITH A.	CURRENT OWNER		
MEYERS, THOMAS M.	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

NE 1/4-NE 1/4 SEC 27 COM NE COR LOT 1 BLK 1 WARNER'S ADD N 350 FT TO STG PT SAME DIRECTION 120 FT W 124 FT S 120 FT E 124 FT TO P.O.B.

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type #	Plat
<input checked="" type="checkbox"/>	27	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: 0

Assessment Ratio: 0.0000

Legal Acres: 0.000

2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.000	10700	111900	122600
ALL CLASSES	0.000	10700	111900	122600

2019 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.000	10700	111900	122600
ALL CLASSES	0.000	10700	111900	122600

Taxes

Taxes have not been finalized for the year 2020

Document History

All documents are verified as of 2/17/2016

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>457426</u>		<u>6/29/2017</u>	<u>712R / 223</u>				<u>\$149,100.00</u>	<u>0</u>
			<u>171R / 173</u>				<u>\$0.00</u>	<u>0</u>

(http://www.kewauneeeco.org/lto)

Search powered by



Kewaunee County Assessment/Property Tax Web Portal

(http://www.gcssoftware.com)

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019	Real Estate	201-00400-0660	201 - CITY OF ALGOMA	405 MARGARET LYNN AVE	JUDITH A. MEYERS 405 MARGARET LYNN AVE ALGOMA WI 54201
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Tax Summary

Bill #: 1261	Net Mill Rate: 0.029137139
--------------	----------------------------

Lottery Credits

Claims	Date	Amount
1	11/01/2019	174.20

Installments

Due Date ▲	Amount
1/31/2020	1580.52
7/31/2020	1754.71

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	12/23/2019	T	1580.52	390

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	3785.62	-	-
School Credit	213.41	-	-
<input checked="" type="checkbox"/> Total	3572.21	-	-
First Dollar Credit	62.78	-	-
Lottery Credit	174.20	-	-
Net Tax	3335.23	1580.52	1754.71
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
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	3335.23	1580.52	1754.71

Interest/Penalty Date 05/19/2020

Tax History



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.



SCALE: 1" = 29 '






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

Print Date: 5/19/2020

413 Margaret Lynn Ave

Write a description for your map.

Legend

-  405 Margaret Lynn Ave
-  Big Water Charters
-  River Hills Motel

413 Margaret Lynn Ave

Google Earth

© 2020 Google

400 ft



Kewaunee County Assessment/Property Tax Web Portal - Property Summary

Property: 201-00400-0640

Search powered by



Report/Print engine
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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	201-00400-0640	201 - CITY OF ALGOMA	413 MARGARET LYNN AVE	JUDITH A. MEYERS 405 MARGARET LYNN AVE ALGOMA WI 54201
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	201-00400-0640
Alt. Parcel #:	31 201 27.0132
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	413 MARGARET LYNN AVE ALGOMA 54201

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NE1/4-NE1/4 SEC 27 TRACT 9 OF 1CSM-137-138 MAP #121

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ALL CLASSES	0.000	10400	13500	23900

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

Tax Summary

Bill #: 1260

Net Mill Rate: 0.029137139

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	316.80
7/31/2020	316.80

Payments

Status	Payment Date ▲	Type	Amount	Receipt #
Posted	12/23/2019	T	316.80	391

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	737.98	-	-
School Credit	41.60	-	-
Total	696.38	-	-
First Dollar Credit	62.78	-	-
Lottery Credit	0.00	-	-
Net Tax	633.60	316.80	316.80
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
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	633.60	316.80	316.80

Interest/Penalty Date 05/19/2020

Tax History



Kewaunee County GIS

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Print Date: 5/19/2020