

(Publish – Chippewa Herald January 13, 21, and 27, 2020)

**PUBLIC NOTICE
SALE OF TAX DEED LAND**

Pursuant to Section 2-353 of the Code of Ordinances, County of Chippewa, Wisconsin, and Wisconsin State Statutes 75.69(1) notice is hereby given that Chippewa County offers for sale to the public the following described tax deed real estate:

Municipality: Town of Anson – 2018 (Sold on 02-03-2020)

Parcel Number: 23007-3111-61391315
Address: 13957 199th Street
Description: EAU CLAIRE REALTY CO PLAT LOTS 15, 16, 17 AND 18, BLK 13
Appraised Value: \$ 82,800 (included improvements & land)
Minimum Bid: \$ 10,850 (Lowered on 12-02-2019)

Municipality: Town of Goetz – 2019

Parcel Number: 22906-2244-07500000
Address: 28800 County HWY O
Description: SE SE PCL BEG 52 RDS W OF SE COR ALG CEN CTY HWY O; N 383' M/L TO YELLOW RIVER, SW ALG RIVER TO CEN OF HWY, E ALG HWY TO POB.
Appraised Value: \$ 85,800 (included improvements & land)
Minimum Bid: \$ 85,800

Municipality: Town of Ruby – 2017 (Sold on 02-03-2020)

Parcel Number: 23105-1522-03750000
Address: 22987 County Highway G - Vacant Land
Description: NW NW PCL BEG @ NW COR: E 32 RDS, S 7 RDS, W 32 RDS, N 7 RDS to POB. EX CSM # 1248
Appraised Value: \$ 19,200 (included improvements & land)
Minimum Bid: \$ 750 (Lowered on 12-02-2019)

Municipality: City of Chippewa Falls – 2018

Parcel Number: 22808-0524-60431205
Address: Vacant Land
Description: EASTERN ADDITION LOT 5 BLK 12
Appraised Value: \$ 100
Minimum Bid: \$ ANY (Lowered on 08-26-2019)

Municipality: City of Eau Claire

Parcel Number: 22809-3343-05220000
Address: Vacant Land
Description: SW SE PCL BEG 427' E OF NW COR OF THE S 1/2 SW SE; E 200', S 33', W 200', N 33' TO POB.
Appraised Value: \$ 200
Minimum Bid: \$ ANY

SEALED BID DEADLINE:

Sealed bids shall be sent to and received by the Chippewa County Department of Planning & Zoning, Room 003, 711 N. Bridge St., Chippewa Falls, WI 54729 prior to **12:00 Noon on Friday, January 31, 2020**. Sealed bids shall include the "Offer to Purchase" form, the applicable deposit and appropriately marked as described below. Bids will be opened by department staff and a bid sheet listing all bids will be submitted to the Tax-Deeded Land Retention & Sale Committee for action.

COMMITTEE MEETING:

The Chippewa County Tax-Deeded Land Retention & Sale Committee will meet at **3:00 PM on Monday, February 3, 2020** in Room 302 of the Chippewa County Courthouse.

SEALED BID REQUIREMENTS:

All bidders must be at least eighteen (18) years or older to submit a bid.

A Chippewa County "Offer to Purchase" form must be submitted for each individual parcel. Bids shall be submitted in a sealed envelope and clearly marked on the outside "SEALED BID" along with the accompanying Parcel Identification Number. A minimum deposit by Cashier's Check or Certified Check in the amount of 10% of the bid (rounded to the nearest dollar) or \$1,000.00, whichever is greater, must accompany the bid. In situations where the bid amount is less than \$1,000.00, the full amount of the bid must be submitted. Checks shall be made payable to the Chippewa County Treasurer.

Chippewa County reserves the right to accept or reject any or all bids. The bid deposits of unsuccessful bidders will be returned following the acceptance of the successful bid.

The successful bidder must pay the accepted purchase price and all applicable fees by Cashier's Check or Certified Check in full within 15 days of delivery or written notification to the successful bidder of Chippewa County's acceptance of the successful bid or Chippewa County reserves the right to rescind the approval of the bid. The bid deposit submitted by the successful bidder shall be forfeited to Chippewa County in the event the successful bidder fails to make full payment for the property within 15 days of delivery to the successful bidder of written notification of Chippewa County's acceptance of the successful bid. ALL SALES ARE FINAL.

Upon completion of the sale, Chippewa County will prepare and record a quit claim deed (County Deed) conveying legal title from Chippewa County to the successful bidder as indicated on the submitted offer to purchase. The successful bidder shall be responsible for payment of the recording fee in the amount of \$30.00, which shall be included with the successful bidder's final payment for the property. No abstract or title insurance will be furnished by Chippewa County.

TERMS AND CONDITIONS:

All tax deed property will be sold "AS IS, WHERE IS and WITHOUT CONDITIONS". It is the responsibility of all prospective purchasers to determine any defects in the title or property. Chippewa County makes no representations, assurances or warranties as to, without limitation due to enumeration, the ability to build on the land, zoning and environmental condition such as the presence of toxins, contaminants, radon, hazardous wastes, hazardous substances or storage tanks, of and on the properties listed for sale.

Please contact Douglas Clary, Chippewa County Planning & Zoning Director at (715) 726-7941 with questions.