

DUNN COUNTY
Bid Sheet & Purchase Agreement
For Purchase of Dunn County Property

I/We, the undersigned, hereby agree to purchase tax-foreclosed real property from Dunn County and make the following bid:

PROPERTY & BID

I/we am/are bidding on Parcel Number: 17016-2-281321-340-0001

Address: E3900 Highway 29, Menomonie, WI 54751

This is a (check one): Sealed Bid (Newly Listed Property)

The appraised value listed for the property is: \$300,000

The amount of my/our bid is: _____

Planned use for the property: _____

Do you own adjoining property: _____

TERMS OF SALE

I/We agree that my/our bid and agreement to purchase tax-foreclosed real property shall be subject to the following Terms of Sale.

1. All real property is sold AS IS. Dunn County does not warrant title. Conveyance of title shall be by WARRANTY DEED. Title will remain vested with Dunn County until full payment is made and the deed is recorded.
2. Dunn County will not provide inspections, surveys, title insurance, title reports or abstracts of title. It is the sole responsibility of the bidder to determine any defects in property or title. Any title evidence or insurance which may be desired shall be procured at the bidder's sole expense.
3. Dunn County makes no representations as to zoning, land use, permitted structures, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real property. It is the buyer's responsibility to determine what permits, licenses, building restrictions, if any, apply/are necessary for proposed use of the subject property.
4. Dunn County will not be responsible for inspection, replacement, repair, remediation or clean-up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.
5. Property is sold subject to all easements, rights of way, and restrictions of record.
6. The buyer is responsible for paying the recording fee and any transfer fee.
7. Acreage listed, in most cases is approximate. Parcels could contain more or less acreage than specified.
8. The successful bidder(s) assumes ownership and possession of the property at the time the deed is recorded. Upon ownership and possession, the buyer shall be solely responsible for all risks of loss or damage to the property and have all the obligations and liabilities of ownership.
9. The buyer shall have liability for the full amount of any special assessments that are assessed in the year of purchase.
10. Acceptance of a bid by Dunn County shall constitute an agreement for sale between the successful bidder and the County. All conditions of sale established by the Facilities Committee at the time of valuation of the property and at the time of bid acceptance are specifically incorporated as part of this agreement for sale and may be enforced by Dunn County by legal action.
11. This agreement shall constitute the whole contract to be succeeded only by the formal instruments of transfer. No oral statements or representations made by, for, or on behalf of either party shall be a part of such contract. This sale shall not be valid until the instrument of payment has cleared all banks.

12. If this sale is set aside for any reason in the future, Dunn County's liability to the buyer shall be limited to the return of the purchase price. The buyer shall have no further claim or recourse against Dunn County.
13. Within 30 days of closing, the buyer shall contact the Dunn County Zoning Department regarding all existing septic systems located on the property. All septic systems shall either be inspected by a licensed plumber or other qualified professional, or abandoned in accordance with the requirements of the Wisconsin Administrative Code, with a written report filed with the Zoning Administrator. This requirement may be waived by the Zoning Administrator. Dunn County may file a legal action to enforce this requirement if not waived.

BIDDER / GRANTEE INFORMATION AND SIGNATURES

All of the names that will be listed on the deed as grantee(s) and their contact information must be included here. Attach additional sheets if needed. The deed will NOT include any grantees who have not signed this bid form.

I / we acknowledge and certify that I / we have read, understand, and agree to all of the above TERMS OF SALE and incorporate the same into my / our offer to purchase.

Name: _____ Name: _____

Address: _____ Address: _____

Daytime Telephone: _____ Daytime Telephone: _____

Email Address: _____ Email Address: _____

Signature _____ Signature _____

Date _____ Date _____

Name: _____ Name: _____

Address: _____ Address: _____

Daytime Telephone: _____ Daytime Telephone: _____

Email Address: _____ Email Address: _____

Signature _____ Signature _____

Date _____ Date _____

	<p><u>SEND BIDS TO:</u> Dunn County Facilities Department 3001 US Hwy 12 East, Suite 002 Menomonie, WI 54751</p>
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