



# On-Line Public Auction



**Public Bar and Residential Home**

**W8497 County Road A**

**Delavan (Richmond), WI**

**Bidding Opens** – Saturday, March 16<sup>th</sup>, 2019      9:00 A.M.  
**Bidding Closes** – Saturday, March 23<sup>rd</sup>, 2019      5:00 P.M.

Go to: [www.badgerstateauction.com](http://www.badgerstateauction.com) to register and bid.

**PROCEDURES:** Property is being offered in one parcel which includes bar, residential home, detached garage and outdoor patio building. Also included will be the bar equipment and bar inventory. All personal property items will **NOT** be included. Property will be offered as an On-Line auction only. **All Bids are subject to the seller's/mortgage acceptance or rejection.**

**TERMS:** This property will be sold as is with **NO** contingencies including financing and post auction inspections. **A buyers fee of 5% will be added to the last bid to determine the total selling price.** Earnest money of \$10,000.00 will be required no later than Monday, March 25<sup>th</sup> at Noon. Earnest money will be held in the Roethe Law Trust Account. The total amount of earnest money will be a non-refundable deposit if the buyer fails to close on the transaction with no exceptions. The balance is due at the time of the closing. The Purchaser will be required to sign a standard offer to purchase agreement. Seller reserves the right to accept or reject any or all offers. Not responsible for listing errors if any.

**ACCEPTANCE OF BID PRICES:** All successful bids will be required to enter into purchase agreement on or before Monday, March 25th, 2019 at Noon. All final bids are subject to the Seller's acceptance or rejection.

**TITLE INSURANCE:** Sellers will provide an Owner's Title Insurance Policy with standard exceptions in the amount of the purchase price, to the successful bidder.

**CLOSING:** The balance of the purchase price is due at closing, which will take place at a title company or bank on or before April 30th, 2019.

**POSSESSION:** Buyer will be allowed ownership once it is successfully closed on or before April 30th, 2019.

**REAL ESTATE TAXES:** All property taxes to be pro-rated based on closing date.

**ACREAGE:** All parcels, dimensions and boundaries are approximate and have been estimated based on legal descriptions, tax records and/or aerial photos.

**SURVEY:** No survey will be conducted current legal descriptions on current property tax statements will be used for legal description purposes.

**AGENCY:** Bob Johnson or Badger State Auction Associates.

**DISCLAIMER:** All information contained in this packet and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis and no warranty or representation, either expressed or implied, concerning the property is made by the Sellers, the Auction

**Company or the Broker. All sketches and dimensions in the packet are approximate. EACH POTENTIAL BIDDER IS RESPONSIBLE FOR CONDUCTING HIS OR HER OWN INDEPENDENT INSPECTIONS, INVESTIGATIONS, INQUIRIES AND DUE DILIGENCE CONCERNING THE PROPERTY PRIOR TO SATURDAY, MARCH 23<sup>RD</sup>, 2019. The information contained in this packet is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the Auctioneer are final. Any announcements made the day of the sale take precedence over printed material or any other oral statement made.**