

REAL ESTATE AUCTION

On-Site Only Auction. No Buyer's Fee.

NAME: Iceline Ann Schultz Estate

LOCATION: 200 South Wisconsin St, Montfort, WI 53569

AUCTION DATE: Saturday, May 3, 2025

TIME: 1:00 pm

OPEN HOUSE

Wednesday, April 23, 5-7 pm

Wednesday, April 30, 5-7 pm

PROPERTY DESCRIPTION: 1.5-story house, 3 BR, 1 bath, kitchen, dining, living, laundry, 1 BR on the first floor, and 2 BR on the second level. Natural gas FA furnace, 100 amp breaker panel, electric water heater, full basement with exterior and interior entrance. Asphalt shingle roof, vinyl siding. Village curb, gutter, water, and sewer.

2024 Real Estate Taxes: \$1,087.96

TAX PARCEL No: 151-00199-0000

TERMS OF SALE: At the conclusion of the sale, the highest acceptable bidder will be required to pay \$7,500.00 down as Earnest Money in the form of a cashier's check, and sign a Wisconsin Standard Offer to Purchase, and balance in cash at closing. Buyer must have their financing in order before bidding/buying. A letter confirming approval of financing required to bid/buy. Seller will have the right, until Tue, May 6, 2025, to accept, reject, or counter any offers to purchase. If accepted, closing will be on or before June 6, 2025. The seller will provide their choice of abstract or title insurance. Buyer's Agencies are not allowed. No survey provided, selling as per legal description.

ADDITIONAL INFORMATION: Larry F. Springer Realty & Auction Service has been contracted to offer this property for sale at public auction. Plan now to make arrangements to bid on this property. All information about this sale is subject to verification, and no liability for errors or omissions is assumed by Larry F. Springer Realty & Auction Service or any of the sales staff.

All information has been gained from only sources believed to be reliable; however, all bidders are advised to make their own inspection. Plan to attend the Open House or schedule a private appointment with Larry F. Springer. All sales are made on the due diligence of each individual buyer. The buyer will be responsible to comply with the WI Rental Energy Code, including the inspection. Any statements made on the sale day take precedence over any advertising. No contingencies of any kind in the sale of this property. Buyer will also waive the Lead Base Paint disclosure. Property selling in "as is, where is" condition, with no warranties, guarantees, or representation, with all faults and defects. Buyer will waive the Real Estate Condition Report, under Chapter 709. Any debris, rubbish, trash, or personal property left on the property will be the responsibility of the buyer.

FOR MORE INFORMATION CONTACT: Larry F. Springer Realty & Auction Service PH: 608-623-2245

CELL: 608-574-0906

Website: www.larryspringer.com

Wisconsin Registered Auctioneer, Lic. #650