



Forest County WISCONSIN

OFFICE OF THE
TREASURER

Christy Conley

TAX DEED PROPERTIES AVAILABLE FOR SALE BY SEALED BID

BUYERS ARE NOT RESPONSIBLE FOR DELINQUENT TAXES OWING ON THE PURCHASED PARCEL.

However, the buyer shall be responsible for paying all CURRENT AND FUTURE YEAR: TAXES, SPECIAL ASSESSMENTS, SPECIAL CHARGES OR SPECIAL TAXES ON THE PROPERTY which may include, but are not limited to, water, paving, sewer, sidewalks, snow removal, and weed cutting. Please take notice that all prospective buyers are responsible for contacting the respective city, town, or village directly to determine whether any taxes or long-term specials are charged against the property.

Please take notice that all prospective buyers are responsible for investigating the condition of the parcel for which he/she submits an offer to purchase. This includes, but is not limited to, determining building and sanitation requirements, zoning requirements, and environmental hazards located on such parcel. You may contact the Planning & Zoning Office at (715) 478-3893 for information and are encouraged to contact the municipality in which the parcel is located.

Purchasers will receive a Quit Claim Deed. No abstract of title or warranty deed will be given. All properties are sold as is with no guarantee given or implied as to accessibility, buildability, or any other questions which might arise or any long-term specials against the property such as sewers, streets, or paving.

Any title evidence which may be desired by the successful bidder will be procured by buyers at their sole cost and expense. It is understood that the County will not be obligated to pay for any expense incurred in connection with title matters or surveys of the property.

PLEASE NOTE: Title insurance may not be able to be obtained until three (3) years from date that property was acquired by Forest County.

The County has discretion in accepting the bid most advantageous to it, considerations will include the use to which the property is to be put, and whether the land will be subject to real estate taxes. This determination by the County must be made in good faith without fraud. The County reserves the right to reject all bids.

Any bidder may have their bid rejected by the Forest County Treasurer if any person, member, stockholder, or other owner of a business entity has any delinquent real estate taxes in Forest County.

The successful bidder agrees to assume possession of the property within 15 days of a written request given by the County to do so after acceptance of bid. Should the successful bidder fail to take actual possession within such period, the bidder shall, nonetheless be charged with constructive possession commencing at 12:01 A.M., standard time, on the 16th day after such request by the County.

Bids are due by **December 17, 2024**, at the Forest County Treasurer's Office, Room 202, Courthouse, 200 East Madison Street, Crandon, WI 54520. Bids will be opened on **December 17, 2024 at 5:00 p.m. in County Chairman's Room.**

ALL bids must include a bid bond or cashier's check equal to **10%** of the total bid. Unsuccessful bidders will have their bond or cashier's check returned to them.

A \$30.00 recording fee is due to the Forest County Register of Deeds at the time of sale.

INSTRUCTIONS TO BIDDERS

BID FORM

- Bids must be submitted on the Bid form provided along with Disclaimer. Bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected.
- Bids shall be filled out legibly with all erasures, strikeovers, and corrections initialed by the person signing the bid and the bid must be manually signed.
- Negligence on the part of the bidder in preparing the bid confers no right for withdrawal or modification of the bid after it has been opened.
- In submitting a bid, only return the Bid Form and Disclaimer. Retain all other documents, including one copy of the Bid Form, for your records.

BID ENVELOPES

Envelopes containing bids must be sealed and addressed to the Forest County Treasurer, 200 E. Madison St., Crandon, WI 54520 or hand delivered to the Forest County Treasurer's office, 200 E. Madison St., Room 202, Crandon, WI 54520.

The name and address of the bidder must be shown on the bid envelope along with the words **SEALED BID and PARCEL NUMBER**. You may bid on more than one property; however, you must have a separate envelope for each bid and bid deposit.

LATE BIDS, MODIFICATIONS AND WITHDRAWALS

Bids and modifications or withdrawals thereof received at the office designated in the Invitation for Bids after the exact time set for receiving of bids will not be considered.

BID EXECUTED ON BEHALF OF BIDDER

A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of the Power of Attorney or other evidence of his authority to act on behalf of the bidder.

BID DEPOSIT

Each bid must be accompanied by a bid deposit of 10% of the bid price. **NO CASH will be accepted.** Failure to so provide such bid deposit shall require rejection of the bid. Upon acceptance of a bid, the appropriate bid deposit of the successful bidder shall be applied toward payment of the successful bidder's obligation to the County. Appropriate bid deposits accompanying bids which are rejected will be returned to bidders, without interest, as promptly as possible after rejection of the bids.

ADDITIONAL INFORMATION

Each bid submitted shall be deemed to have been made with full knowledge of all the terms, conditions, and requirements contained in this Invitation for Bids. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after opening.

BIDS TO BE OPENED AT SPECIFIED TIME

It shall be the duty of each bidder to see that his bid is delivered within the time and at the place prescribed in this Invitation for Bids. Bids received prior to the time fixed in this Invitation for Bids for the opening of bids will be securely kept unopened. No bids, modification, or withdrawal, received after the time fixed in this Invitation for Bids for the opening of bids will be considered.

WAIVER OF INFORMALITIES OR IRREGULARITIES AND REJECTION OF BIDS

The County may, at its election, waive any minor informality or irregularities in bids received or reject any or all bids or portions thereof.

ACCEPTABLE BID

A bid received from a responsible bidder whose bid, conforming to this Invitation for Bids, will be most advantageous to the County, price and other factors considered, is an acceptable bid. In the event two or more acceptable bids are received that are equal in all respects, the selection will be made by a drawing by lot limited to such equal bids.

NOTICE OF ACCEPTANCE OR REJECTION

Notice by the County of acceptance or rejection of a bid shall be deemed to have been sufficiently given when mailed to the bidder or his duly authorized representative at the address indicated in the bid.

FOREST COUNTY BID FORM FOR TAX DEEDED REAL ESTATE

BIDDER: _____
ADDRESS: _____
CITY, STATE, ZIP: _____
TELEPHONE NUMBER: _____
EMAIL: _____

PARCEL NUMBER: _____ MUNICIPALITY _____

I hereby submit a bid of _____ Dollars (\$_____) for the above parcel of land and any building(s) that may be on the land subject to the terms and conditions previously described in the disclaimer that is attached. Bidder further understands that the terms and conditions of the NOTICE OF SALE become part of this bid.

This bid is accompanied by a bid deposit in the form of a certified check, cashier's check or money order in the amount of _____ **Dollars (\$_____), ten percent (10%) of the bid amount.** Check to be made payable to: Forest County. In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by Land Sales Committee, the deposit shall be forfeited and the County Treasurer shall take such action as it deems necessary and appropriate to enforce the contract.

The successful BIDDER understands that the earnest money shall be non-refundable.

If the BIDDER's bid is not accepted, the earnest money shall be returned to the BIDDER within fifteen (15) days of the public bid opening.

Signature of Bidder

Date Signed

FOR FOREST COUNTY TREASURER USE ONLY	
_____ Bid Accepted	_____ Date
_____ Bid Rejected	_____ Date

ALL BLANKS MUST BE FILLED OUT
(Retain a copy of this for your records)