

W6169 Swan Rd., Burnett, WI 53922

RANCH HOME FOR SALE

By Online Bidding Sept. 7th to Oct. 4th, 2023

Visit: www.JonesAuctionService.com



W6169 Swan Rd., Burnett, WI 53922

PARTICIPATE IN ONLINE BIDDING SALE

Bidding open Thursday September 7th to
Wednesday October 4th, 2023 @ 2:30 pm

OPEN HOUSE ON THURSDAY SEPTEMBER 21st

FROM 4:30pm to 6:00pm

Well Maintained and Very Clean Brick, Ranch Style Home
2,400 sq ft, 3-Bdrm, 1.5 Bath with 1.5 Car Detached Garage on 1.15 acres.
This home features a large living room with fireplace, kitchen with dinette
area, large dining room for entertaining, enclosed 3-season porch, French
doors, root cellar, paved driveway, smokehouse and shed.
Established Residential Neighborhood in Horicon School District
Pride in Ownership Shows - Move in Ready

Call (920)261-6820 or See more details at:
www.JonesAuctionService.com



JONES AUCTION & REALTY SERVICE

Stan Jones, CAI, WRA #993

818 N Church Str., Watertown, WI 53098

Call (920) 261-6820



TERMS: Competitive online bidding sale w/\$100,000 starting bid; 8% buyers fee sale, high bid price plus buyers' fee equals total purchase price offered. \$10,000 earnest money required with offer to purchase. Bidding requirements and Auction Terms & Conditions apply and become part of any offer. Home sells As Is, No Contingencies/ Exceptions. Seller retains the right to accept, reject or counter any offers. Inspections encouraged prior to bidding, but seller will not accept offer w/inspection or financing contingency. BROKERS WELCOME.

LISTING BROKER / AUCTIONEER STAN JONES, CAI, WRA #993

JONES AUCTION & REALTY SERVICE 818 N CHURCH STR. WATERTOWN, WI 53098 PH (920) 261-6820



1963491	Active	Single Family	Price: \$1	AU
W6169 Swan Road		Town	Burnett	F05
Burnett WI 53922		County:	Dodge	
Subdivision:				
<hr/>				
Bedrooms:	3	Est Above Grade SqFt:	2,400	
Full Baths:	1	Est Part/All Below Grd SqFt:	0	
Half Baths:	1	Est Total Finished SqFt:	2,400	<i>Seller</i>
Year Built:	1976 Other	Full Garage	1	
Est. Acres:	1.15	PlatMap/S		
<u>Open House Info</u>			Click M for Map:	
			Documents (if any):	
			Calculate Payment:	
			USPS Zip Report:	
			Show Date:	9/7/2023

Take Hwy 26 North from Juneau or South from Burnett and turn West on Swan Rd, it will be the second house on the south side of the road

			Baths		School Info								
Living/Great:	M	25x23	PrimaryBdrm:	M	12x26	Full	Half	(D)	Horicon				
Formal Dining:	M	20x12	2nd Bedroom:	M	12x11	Three-Season	M	24x14	Upper:	0	0	(E)	Horizon
Dining Area:	M	11x8	3rd Bedroom:	M	11x10	Foyer	M	9x8	Main:	1	1	(M)	Horicon
Kitchen:	M	12x11	4th Bedroom:						Lower:	0	0	(H)	Horicon
Family Room:			5th Bedroom:										
Lake/River:						Net Taxes:		\$ 3,228 / 2022		HOA Dues/Yr:			
Feet WaterFront:						Parcel #:		006-1215-2811-002		Builder:			
Lot Dimensions:						Zoning:		R					
Type	1 story					Fuel	Liquid propane						
Architecture	Ranch					Heating/Cooling	Forced air, Central air						
Primary Bed Bath	None					Water/Waste	Well, Non-Municipal/Prvt dispos						
Kitchen Features	Range/Oven, Refrigerator					Driveway	Paved						
Fireplace	Wood					Barrier-free	First floor bedroom, First floor full bath, Level drive, Level lot						
Basement	Full, Sump pump, Block foundation					Terms/Misc.	AUCTION						
Garage	1 car, Detached, Opener												
Exterior	Brick												
Lot Description	Rural-not in subdivision												
Interior Features	Water softener RENTED, Central vac												
Exterior Features	Patio, Storage building												
Included: Garage Door Opener, Ceiling fans, storage shed in back yard, appliances													
Excluded: Owners Personal Property													
Online auction bidding opens 9/7/23 to 10/4/23 @2:30pm for Rural 3BR 1.5B ranch home. Online bidding only. Starting bid of \$100,0000. 8% Buyer's Fee: high bid plus 8% equals the total purchase price offered. \$10,000 earnest money required with Offer to Purchase. Property sells As Is, Where Is, with No Contingencies/Exceptions. Sellers retains the right to accept, reject or counter any offer. Bidding requirements and Terms & Conditions apply and become part of any Offer to Purchase. Close 30-45 days. Inspections welcome but seller will not accept offer with inspection contingency. This 3BD brick ranch home on a rural setting with 1.15acs. features a large livingroom w/ fireplace, kitchen with dinette, central vac, 3-season porch, 1+ car garage, shed, smoke house, and easy access to Hwy 26.													
Sold Price:				Seller Concessions:				Closing Date:					
This information provided courtesy of:				Unified Jones Auction & Realty				09/07/2023 04:59 PM					

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS



Stan Jones
Unified Jones Auction & Realty
Pref: 920-261-6820
jonesauc@gmail.com
www.jonesauctionservice.com



REAL ESTATE PROPERTY TERMS AND CONDITIONS

This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer. Earnest money of \$10,000.00 must accompany the Offer to Purchase.

Property sells As Is, Where Is, No Contingencies, No Exceptions. All auction terms and conditions apply and become part of any offer. Closing within 30-45 days from the end of the sale.

Seller retains the right to accept, reject or counter any offer. We encourage inspections but please note the seller will not accept any offer with inspection contingency-all inspections must be done prior to bidding and prior to any written offers.

Bidding Requirements Apply:

A letter from your bank or financial institution confirming you have sufficient funds available to close the deal is required to be on file at our Jones Auction & Realty Service, LLC office, 818 North Church St, Watertown, WI, prior to being approved to bid. Your bank letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

Please note that bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.

Your letter may be faxed to (920) 261-6830; emailed to info@jonesauctionservice.com; or mailed or dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9-5, Monday-Thursday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens Thursday, September 7th, 2023 and closes on Wednesday, October 4th, 2023 at 2:30 pm (CT)
 - a. Approval to bid at this real estate sale is subject to Jones Auction & Realty Service, LLC receiving a letter from your bank or financial institution confirming you have sufficient funds available to close the transaction per the Bidding Requirements listed above.
 - b. Confirmation may be faxed to (920) 261-6830 or emailed to info@jonesauctionservice.com
 - c. This property sells As Is, Where Is, No Contingencies or Exceptions.
 - d. All auction terms and conditions apply and become part of any offer.
2. This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer.
 - a. Earnest money of \$10,000.00 must accompany the Offer to Purchase.
 - b. Upon accepted offer, all earnest money becomes non-refundable.
 - c. Property sells As Is, Where Is, No Contingencies or Exceptions.
 - d. Closing 30-45 days from the end of the sale.
3. Winning bidder is contractually bound and will enter a Contract to Purchase immediately upon being declared the accepted bidder by the auctioneer.
 - a. Upon accepted bid the winning bidder will be forwarded via email a Contract to Purchase.
 - b. **All contracts will be prepared by the listing broker to be entered into the date of the sale.** Seller will deliver clear merchantable title at closing.
 - c. A signed copy of the contract along with earnest money due must be sent to Jones Auction & Realty Service, LLC by **end of business or 5:00 P.M. (CT),** Wednesday, October 4th, 2023. Contract to Purchase may be hand delivered, faxed, or scanned and emailed.
 - d. In the event the buyer refuses to sign the Contract to Purchase and tender the earnest money deposit the auctioneer may resell the property. The original buyer shall be responsible for any damages and expenses for resale and collection, including reasonable attorney's fees.
 - e. The only condition under which the earnest money and prepaid closing shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refuses for any reason to close, the earnest money and prepaid fees will be forfeited. All earnest money, less incurred expenses, will be given to the seller. Upon acceptance of Contract to Purchase by both parties, earnest money becomes non-refundable.

4. Bidding is not contingent on financing. Qualification for financing must be approved prior to approval for bidding and prior to the sale. You are responsible for cash at closing within 30-45 days of the end of the sale. Possession shall be given at closing.
5. The sale will be subject to existing zoning, ordinances, roads, restrictions of record and easements of record. Real Estate taxes for the year of closing will be prorated to the date of closing. Seller will provide and arrange for all title evidence. Any zoning or use permits, if needed, will be at the buyer's expense.
6. Jones Auction & Realty Service, LLC has been contracted as an agent of the seller to offer this property As Is, Where Is with no warranties to buildings, wells or septic systems. Requirements to meet DILHRs energy code are the responsibility of the buyer.
7. This information is from sources deemed reliable, but no warranty or representation is made to its accuracy. Any information on this sale is subject to verification and no liability for errors, omissions or changes are assumed by Jones Auction & Realty Service, LLC as an agent of the seller or the seller.
8. Under no circumstances shall bidder have any kind of claim against Jones Auction & Realty Service, LLC as an agent of the seller, seller, the online bidding platform, or anyone else if the internet service fails to work correctly, any computer interruptions, or if bidder fails to refresh their browser or use the Live Catalog option as the lot closes.
9. This property sells As Is, Where Is condition without warranty of any kind, expressed or implied, **No Exceptions Whatsoever**. Buyers should verify all information to their satisfaction. Make all inspections and financing arrangements prior to the end of bidding. Buyer acknowledges and agrees that Seller has not made and is not making any representation statement, or warranty to Buyer about the Property, including, but not limited to, physical aspects and condition of any portion of the Property, including personal property included in this transaction, if any, condition of soil, feasibility, desirability, suitability, fitness or adaptability of any part of Property, including personal property included in this transaction, if any, for any particular use, availability of any utility service, assessments, fees or charges that may be assessed against the Property, value of Property or projected income and expenses, or any other matter. Buyer is purchasing Property in an As Is and Where Is condition and acknowledges that Buyer must rely solely on Buyer's own investigation of Property. All prior negotiations and discussions have been merged into this Offer to Purchase. Buyer acknowledges and agrees that Buyer has not and will not rely on any representation or statement made by Seller and waives any and all claims against Seller or its agents for any misrepresentation, negligence, fraudulent advertising under section 100.18 of the Wisconsin Statutes, or breach of warranty.
10. All buyers must acknowledge and accept the Terms and Conditions provided at the time of online registration. Bank Letter of Guarantee/Validation of Funds required for bidding approval.
11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
12. All information contained on any website description, or any published advertising is believed to be true and correct to the best of our knowledge and ability but IS NOT GUARANTEED. Please contact us at (920) 261-6820 prior to bidding with questions.
13. Broker Participation is welcome. Participating brokers/agents must complete and return the required Broker/Agent Participation form found at www.jonesauctionservice.hibid.com. Completed form may be faxed to (920) 261-6830 or emailed to: info@jonesauctionservice.com. Jones Auction & Realty Service, LLC must receive the completed form at least 48 hours prior to the close of the auction for the participating broker/agent to be eligible to receive a commission. No commission will be paid if the bidder fails to close. There can be no exceptions to this procedure.
14. Auctioneer is licensed by the Wisconsin Department of Licensing & Regulation.

15. This property is offered for sale to qualified purchasers without regard to perspective purchasers' race, color, sex, marital status, religion, or national origin.

Seller retains the right to accept, reject or counter any offer.
All Auction Terms & Conditions Apply and Become Part of Any Offer

PAYMENT INSTRUCTIONS

Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the earnest money of \$10,000.00 must be returned to Jones Auction & Realty Service, LLC before end of business or 5:00 P.M. (CT) Wednesday, October 4th, 2024 at 2:00 pm (CT).

The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money of \$10,000.00 must accompany the Offer to Purchase. Earnest money payment can be made by check if paying in person or by wire transfer for an additional \$25 processing fee.

Bidding is not contingent upon financing. All financing arrangements must be made prior to the end of the bidding. Upon accepted offer all earnest money becomes nonrefundable.

Seller: Kristen Nauffziger P.R. Date: 9/10/23

Buyer: _____ Date: _____

Broker: [Signature] Date: 9-6-23

Jones Auction & Realty Service, LLC
Stan Jones, CAI, Wisconsin Registered Auctioneer #993
818 North Church St, Watertown, WI 53098
www.jonesauctionservice.com
info@jonesauctionservice.com
(920) 261-6820

Bank Letter / Verification of Funds Available Letter

PLEASE NOTE: PER THE REAL ESTATE PROPERTY TERMS & CONDITIONS FOR THIS SALE

A Bank Letter / Verification of Funds Available letter is needed for this sale. A sample is given below.

This letter from your bank or financial institution, *on bank stationary*, confirming you have funds sufficient and available to close on the home in 30/45 days, is to be on file at our office prior to being approved to bid in the auction or to submit an offer.

For Online Bidding: Your bank's letter must include the dollar amount of the amount of bid permission you are requesting.

Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

Please note: bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.

Your letter may be faxed to (920) 261-6830; emailed to info@jonesauctionservice.com; or mailed / dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9:00 to 4pm, Monday-Thursday.

Date: _____

RE: Buyer's Name

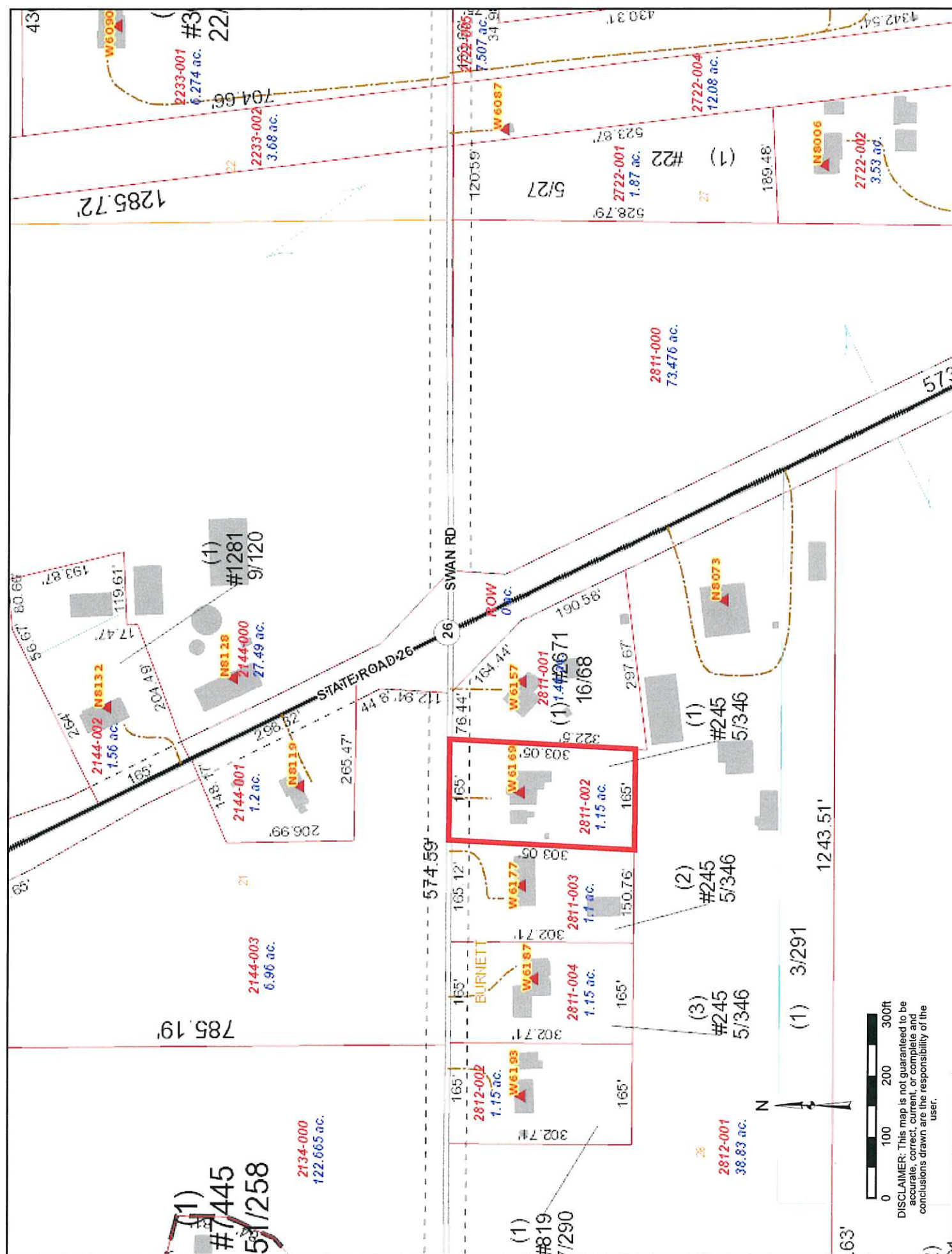
Dear Jones Auction Service:

This letter will serve as your notification that (Buyer's Name) is a customer in good standing with funds available in the amount of \$ Bid Permission Amount for the purpose of bidding in an online real estate auction for the property located at W6169 Swan RD Burnett, WI 53922

Bank Officer's Signature and Title

Please contact me at (Bank Contact) with questions.

Jones Auction & Realty, LLC
Stan Jones, CAI, Wisconsin Registered Auctioneer #993
818 North Church Street, Watertown, WI 53098 | Office: (920) 261-6820 OR Fax: (920) 261-6830
www.jonesauctionservice.com | email: info@jonesauctionservice.com







Full Report

Property Location : W6169 Swan Rd

Owner:

Estate Of Donald Hanefeld
1910 W Wabansia Ave
Chicago, IL 60622

Owner Occupied:

Property Address:
W6169 Swan Rd
Burnett, WI 53922-9709

County: Dodge

Taxed by: Town Of Burnett
Taxkey # 00612152811002

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2022	Residential	\$ 32,300	\$ 177,700	\$ 210,000	0.000 -	1.150	0.850203063
2021	Residential	\$ 32,300	\$ 177,700	\$ 210,000	0.000 -	1.150	0.955390503
2020	Residential	\$ 32,300	\$ 177,700	\$ 210,000	0.000 -	1.150	1.003857028
2019	Residential	\$ 32,300	\$ 177,700	\$ 210,000	3.704 ↑	1.150	1.009977992
2018	Residential	\$ 32,300	\$ 170,200	\$ 202,500	0.000 -	1.150	0.988428191
2017	Residential	\$ 32,300	\$ 170,200	\$ 202,500	0.000 -	1.150	1.011697556
2016	Residential	\$ 32,300	\$ 170,200	\$ 202,500	0.000 -	1.150	1.042179423
2015	Residential	\$ 32,300	\$ 170,200	\$ 202,500	0.000 -	1.150	1.054755491
2014	Residential	\$ 32,300	\$ 170,200	\$ 202,500	0.000 -	1.150	1.056750154

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2022	\$3,553.19	\$76.01	\$249.51	\$3,227.67				\$3,227.67
2021	\$3,383.94	\$69.15	\$245.25	\$3,069.54				\$3,069.54
2020	\$3,576.00	\$74.05	\$181.48	\$3,320.47				\$3,320.47
2019	\$3,489.40	\$71.60	\$198.66	\$3,219.14				\$3,219.14
2018	\$3,657.23	\$76.84	\$186.62	\$3,393.77				\$3,393.77
2017	\$3,402.07	\$68.02	\$119.03	\$3,215.02				\$3,215.02
2016	\$3,366.52	\$67.62	\$127.17	\$3,171.73				\$3,171.73
2015	\$3,328.70	\$65.66	\$106.06	\$3,156.98				\$3,156.98
2014	\$3,431.23	\$67.78	\$114.71	\$3,248.74				\$3,248.74

Assessor

Building Square Feet :	Year Built :	Township : 12N
Bedrooms :	Year Remodeled :	Range : 15E
Full Baths :	Effective Year Built :	Section : 28
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 2576 Horicon	
Zoning :	Historic Designation :	

Legal Description

Lot 1 Csm 245 In V5 P346 Being Pt NE1/4 NE1/4 Sec 28

Sales

Conveyance Date : 5/9/2023	Date Recorded : 5/15/2023	Value/Sale Price : \$ 275,000.00
Grantor Name : Estate Of Angeline H. Hanefeld	Transfer Fee :	
Grantee Name : Estate Of Donald Hanefeld	Document# : 1336754	
Conveyance Instrument : Other Instrument	Conveyance Type : Personal Representative's Deed	

Information provided is deemed reliable but not guaranteed (2021)