

+/- 14 ACRE HORSE FARM FOR SALE BY ONLINE BIDDING

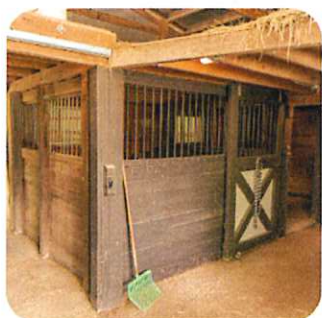
6039 Shannon Rd., Hartford

Online Bidding May 29th to June 26th, 2024

www.JonesAuctionService.com



MLS #1978241



6039 Shannon Rd., Town of Erin

2300 sq ft Ranch 3BR/3BA Home

3-Season Porch, Workshop, Backup Generator

14 mol Acres, 64x164 Outdoor Arena & Pasture

70x30 Stable, (3) Stalls, Tack Room, Hay

Storage and Indoor Exercise Arena;

Extra 36x26 Det. Garage w/ Workshop

Hartford School District

1 hr to Milwaukee; 45 mins to Fond du Lac; 30 mins to Delefield



Jones Auction & Realty, LLC

818 N. Church Str., Watertown, WI 53098 Phone # (920) 261-6820

Auctioneer/Listing Broker: Stan Jones, CAI, WRA #993



Bidding Requirements and Terms & Conditions apply to any offer. Starting Bid \$200,000.00; 8% Buyer's Fee - High Bid plus Buyer's fee equals total purchase price offered. Property sells in its entirety and sells As Is. No Contingencies/Exceptions. Seller has the right to accept, reject or counter any offer. Inspections welcome but seller will not accept offer with contingency. Verification of Funds Available Bank Letter needed for showing. Submit to info@JonesAuctionService.com Brokers Welcome.



[Video Tour](#)

1978241	Active	Single Family	Price:	\$1	AU
6039 Shannon Road	Town	Erin			Y01
Hartford WI 53027-9089	County:	Washington			
	Subdivision:				
Bedrooms:	3	Est Above Grade SqFt:	2,300		
Full Baths:	2	Est Part/All Below Grd SqFt:	0		
Half Baths:	1	Est Total Finished SqFt:	2,300	Other	
Year Built:	1993	Seller			
Est. Acres:	13.91	Assessor			
		Full Garage	4		
		Open House Info			
		6/5/2024	4:30-6:00		
		6/15/2024	9:30-12:00		
		Click M for Map:			
		Documents (if any):			
		Calculate Payment:			
		USPS Zip Report:			
		Show Date:			

From Hwy O and Hwy 83, go east on Holy Hill Rd, then north on Hwy K about a mile to Shannon Road to address.

						Baths		School Info
						Full	Half	(D) Hartford
Living/Great:	M 22x22	PrimaryBdrm:	M 14x14	Laundry:	M			(E) Lincoln
Formal Dining:	M 18x17	2nd Bedroom:	M 12x13	Three-Season	M 18x18	Upper:	0 0	(M) Central
Dining Area:		3rd Bedroom:	M 10x12	Den/Office	M 10x11	Main:	2 1	(H) Hartford
Kitchen:	M 18x10	4th Bedroom:				Lower:	0 0	
Family Room:		5th Bedroom:						

Lake/River:		Net Taxes:	\$ 4,485 / 2022	HOA Dues/Yr:	
Feet WaterFront:		Parcel #:	T3 0228	Builder:	
Lot Dimensions:		Zoning:	R3		

Type	1 story, Farm	Fuel	Natural gas
Architecture	Ranch	Heating/Cooling	Forced air, Central air
Primary Bed Bath	Full	Water/Waste	Well, Non-Municipal/Prvt dispos
Kitchen Features	Refrigerator, Microwave	Driveway	Paved
Fireplace	Free standing STOVE	Barrier-free	First floor bedroom, First floor full bath, Level drive, Level lot
Basement	Full, Sump pump, Block foundation	Terms/Misc.	AUCTION
Garage	2 car, Attached, Opener, Additional Garage	Farm Features	Pasture, Outbuilding(s), Horse Farm
Exterior	Vinyl		
Lot Description	Rural-not in subdivision, Horses Allowed		

Interior Features Walk-in closet(s), Great room, Washer, Dryer, Water softener inc, At Least 1 tub

Included: Ceiling Fan, Stove, Microwave, Refrigerator, Washer, Dryer, Water Softener, Iron Filter, Window Treatments, Garage Door Openers.

Excluded: Owners Personal Property

No Showings until May 30th w/Verification of Funds Letter on file. Online Auction May 29th-June 26, 2024@2:00pm(cst) for beautiful 3BR/3BA Home on +/-14acres & set up for horses! Starting bid \$200,000.00; 8% buyer's fee sale; high bid plus buyer's fee equals total purchase price offered. Seller has right to accept, reject or counter. Bidding requirements of Verification of Funds letter & Terms & Conditions apply & become part of any offer. Property sells in its entirety & sells As Is, No Contingencies/Exceptions. Closing 30/45 days. Inspections welcome but seller won't accept offer w/contingency. Horse Lovers enjoy w/64x164 outdoor arena; 70x30 Stable w/indoor exercise area, stalls, tack & hay storage. Grazing area; 36x26 extra garage w/shop; home w/ low lvl workshop &back up generator.

Sold Price: **Seller Concessions:** **Closing Date:**

This information provided courtesy of: Unified Jones Auction & Realty

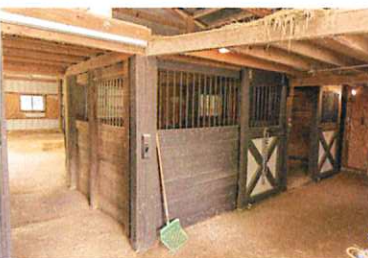
05/29/2024 03:21 PM

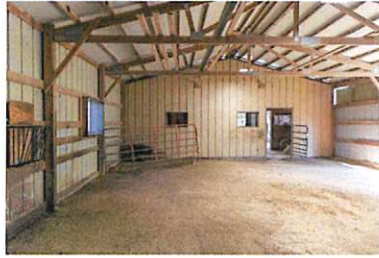
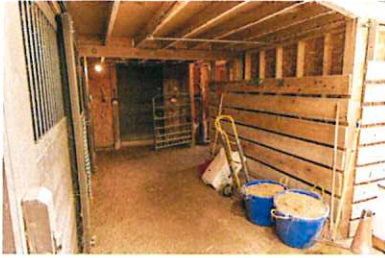
Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS



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 9-4, Monday-Friday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens **Wednesday, May 29th, 2024** and **will end on Wednesday, June 26th, 2024 @ 2:00pm..**
 - 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), on Wednesday, June 26th, 2024.** 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 Buyers 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.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 must be returned to Jones Auction & Realty Service, LLC before end of business or 5:00 P.M. (CT) on, **Wednesday, June 26th, 2024.**

The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money 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:  Date: 5/14/24

Buyer: _____ Date: _____

Broker:  Date: 5-11-2024

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 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 or investment firms 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 or attend a showing.

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 +/-14 acres Horse Farm property located at 6039 Shannon Rd., Hartford, WI 53027 in the Town of Erin.

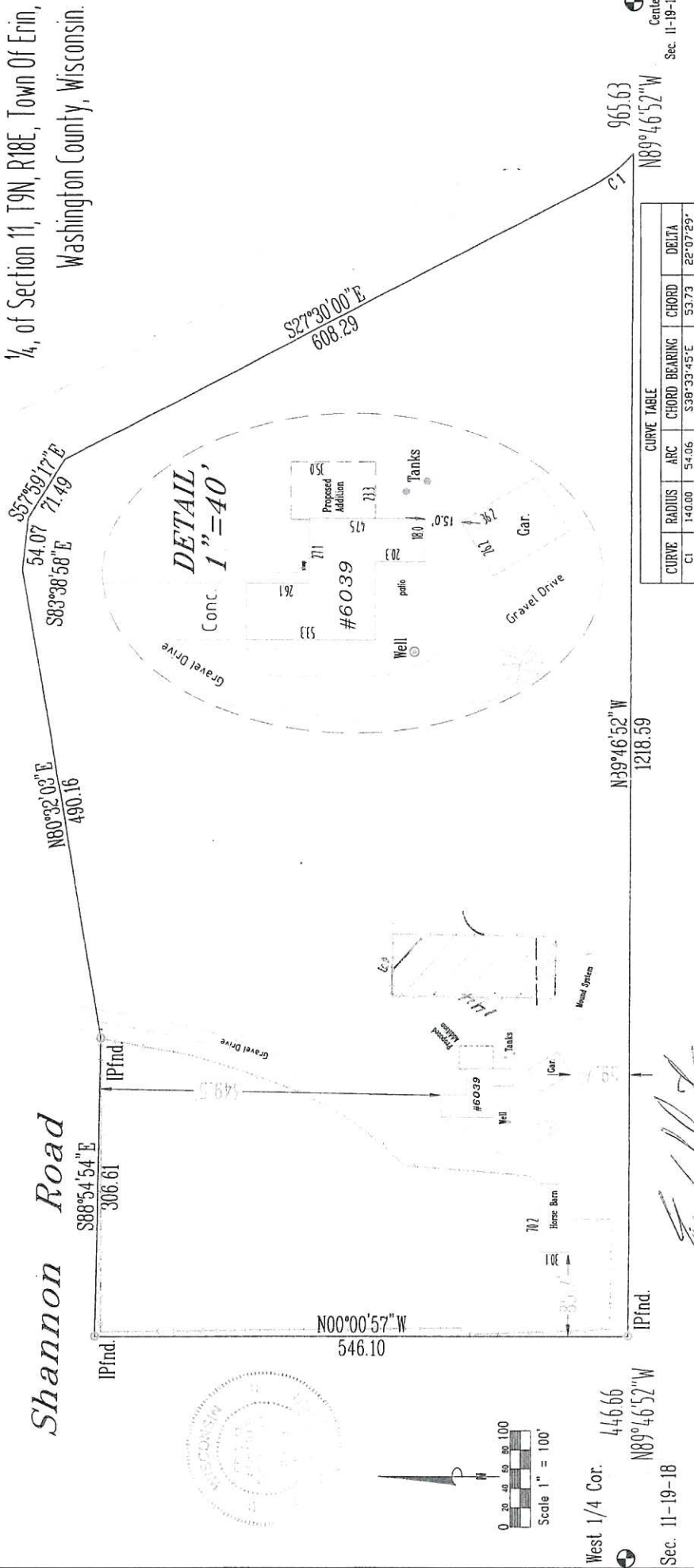
Bank Officer's Signature and Title

Please contact me at (Bank Contact Number) 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

Plat of Survey For: Terry Frederickson

Parcel 2 of CSM #3772, Vol. 23, pages
319-321, Doc. #587208.
Part of the SW $\frac{1}{4}$, and the SE $\frac{1}{4}$, of the NW
 $\frac{1}{4}$, of Section 11, T9N, R18E, Town Of Erin,
Washington County, Wisconsin.

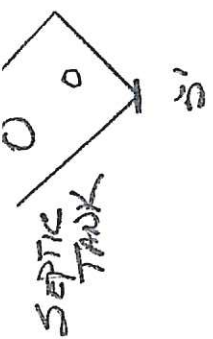


Eric M. Schmitz R.L.S. No. 1660

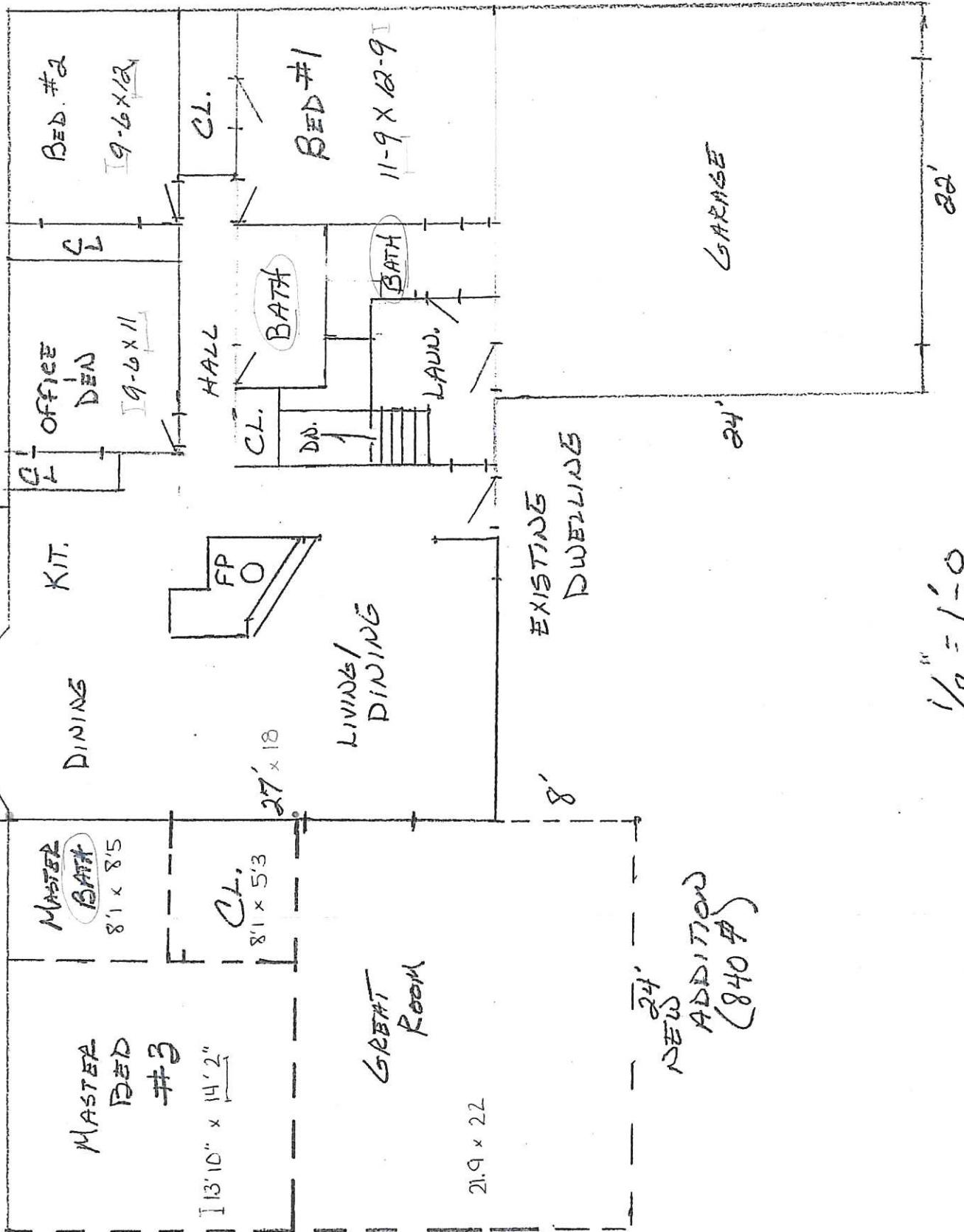
I hereby certify that I have surveyed the above described property and to the best of my knowledge, the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all permanent structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

Dated at WEST BEND, WI, this 7th day of MAY, 2008.

Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095 Phone: (262) 338-6994 Fax: (262) 338-7724



3 SEASON RM
18x18



1/8" = 1'-0"

Rel

27

13

—W

ADDITIONS AND UPDATES

6039 Shannon Road, Town of Erin

Detached Garage – 2006

Roof – 2007

Siding -2008

Addition / Sun Room – 2007

Addition / Great Room – 2008

Kitchen – 2012

HVAC (Addition) – Nov 2022 & Nov 2015 (2 Furnaces & 2 AC Units)

Water Heater – Apr 2017

Pressure Tank - Jan 2018

Sump Pumps – Mar 2021 / Workshop Feb 2018

Asphalt Drive – 2009

Fencing – 2006

Generator – 2009

Home Built – 1993

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 6039 Shannon Rd. Hartford
Wi. 53027 IN THE Town
(CITY) (VILLAGE) (TOWN) OF Erin, COUNTY OF
Washington STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF _____ (MONTH) _____ (DAY), _____ (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	☐	☒	☐
B2. Are you aware of defects in the electrical system? Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	☐	☒	☐
B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	☒	☐	☐
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.	☐	☒	☐
B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	☐	☒	☐
B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).	☐	☒	☐
B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	☐	☒	☐
B8. Are you aware of defects in any structure on the property? Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	☐	☒	☐
B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.	☐	☒	☐
B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or <i>water treatment system</i> , or other items affixed to or closely associated with the property? <i>Such items may include reverse osmosis systems, iron filters, or other filters.</i>	☐	☒	☐
B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	☐	☒	☐
B12. Explanation of "yes" responses <u>LEAK AT HORSE WTR. (OUTSIDE)</u>			

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	☐	☒	☐
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific	☐	☒	☐

federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

	YES	NO	N/A
C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?	☐	☒	☐
C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	☐	☒	☐
C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees</i> ?	☐	☒	☐
C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	☐	☒	☐
C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	☐	☒	☐
C8. Explanation of "yes" responses <u>NA</u>			

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

	YES	NO	N/A
D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water? Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety.	☐	☒	☐
D2. Are you aware of a joint well serving the property?	☐	☒	☐
D3. Are you aware of a defect related to a joint well serving the property?	☐	☒	☐
D4. Are you aware that a septic system or other private sanitary disposal system serves the property?	☐	☒	☐
D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles.	☐	☒	☐
D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)	☐	☒	☐
D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.	☐	☐	☒
D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)	☐	☒	☐
D9. Are you aware of defects in an "LP" tank on the property?	☐	☒	☐
D10. Explanation of "yes" responses _____			

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? | ☐ | ☒ | ☐ |
| E2. Are you aware that remodeling was done that may increase the property's assessed value? | ☐ | ☒ | ☐ |
| E3. Are you aware of pending special assessments? | ☐ | ☒ | ☐ |
| E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | ☐ | ☒ | ☐ |
| E5. Are you aware of any proposed construction of a public project that may affect the use of the property? | ☐ | ☒ | ☐ |
| E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits? | ☐ | ☒ | ☐ |
| E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained? | ☐ | ☒ | ☐ |
| E8. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

F. LAND USE

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association? | ☐ | ☒ | ☐ |
| F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | ☐ | ☒ | ☐ |
| F3. Are you aware of any zoning code violations with respect to the property? | ☐ | ☒ | ☐ |
| F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area? | ☐ | ☒ | ☐ |
| F5. Are you aware of nonconforming uses of the property?
A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | ☐ | ☒ | ☐ |
| F6. Are you aware of conservation easements on the property?
A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | ☐ | ☒ | ☐ |
| F7. Are you aware of restrictive covenants or deed restrictions on the property? | ☐ | ☒ | ☐ |
| F8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements? | ☐ | ☒ | ☐ |
| F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property? | ☐ | ☒ | ☐ |
| F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | ☐ | ☒ | ☐ |
| F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486. | ☒ | ☐ | ☐ |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | ☐ | ☒ | ☐ |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | ☐ | ☒ | ☐ |

- | | YES | NO | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | ☐ | ☒ | ☐ |
| F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land.
Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information. | ☐ | ☒ | ☐ |
| F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | ☐ | ☒ | ☐ |
| F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | ☐ | ☒ | ☐ |
| F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | ☒ | ☐ | ☐ |
| F15. Are you aware there is not legal access to the property? | ☐ | ☒ | ☐ |
| F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | ☐ | ☒ | ☐ |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | ☐ | ☒ | ☐ |
| F18. Are you aware of a written agreement affecting riparian rights related to the property? | ☐ | ☒ | ☐ |
| F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?
Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway. | ☐ | ☒ | ☐ |
| F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | ☐ | ☒ | ☐ |
| F21. Explanation of "yes" responses <u>F14 TRAIL'S ON PROP. LINE (WEST)</u> | | | |

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years? | ☐ | ☒ | ☐ |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | ☐ | ☒ | ☐ |
| G2a. Does the property currently have internet service?
If so, who is your provider? <u>Spectrum</u> | ☒ | ☐ | ☐ |
| G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?
Is the system or station affixed to the property? | ☐ | ☒ | ☐ |
| G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/). | ☐ | ☒ | ☐ |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | ☐ | ☒ | ☐ |
| G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | ☐ | ☒ | ☐ |

- G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)
Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.
- G5. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.
- G6. The owner has owned the property for 19 years.
- G7. The owner has lived in the property for 19 years.
- G8. Explanation of "yes" responses _____

YES ☐ NO ☒ N/A ☐

☐ ☒ ☐

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner [Signature] Date 5/14/24

Owner Josasa Frederichson Date 5/11/24

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

Copyright © 2023 by Wisconsin REALTORS® Association; Drafted by: Debra Peterson Conrad

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Washington County, Wisconsin



4/22/2024, 4:13:16 PM

- ☐ Current Parcel
- ☐ Road Centerline STH, CTH
- ☐ County Highway
- ☐ Address Point
- ☐ Lot
- ☐ PLSS Boundary
- ☐ PLSS Section
- ☐ PLSS Quarter
- ☐ Certified Survey Number
- ☐ Parcel Taxkey & Acreage
- ☐ Municipality
- ☐ Local Road Labels
- ☐ Certified Survey Map
- ☐ Right-of-Way
- ☐ Local Road
- ☐ PLSS Monument



Full Report

Property Location : 6039 Shannon Rd

View: Full Report View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

Frederickson Trust
6039 Shannon Rd
Hartford, WI 53027

Taxed by: Town Of Erin

Taxkey # T3 0228

Owner Occupied: Yes

Property Address:
6039 Shannon Rd
Erin, WI 53027-9089

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Washington

Taxed by: Town Of Erin

Taxkey # T3 0228

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2022	Residential	\$ 159,200	\$ 224,600	\$ 383,800		7.910	
2022	Agricultural Land	\$ 1,700		\$ 1,700		6.000	
- 2022	Total of Multiple Classes	\$ 160,900	\$ 224,600	\$ 385,500	0.000-	13.910	0.773638306
+ 2021	Total of Multiple Classes	\$ 160,900	\$ 224,600	\$ 385,500	-0.026↓	13.910	0.857151242
+ 2020	Total of Multiple Classes	\$ 161,000	\$ 224,600	\$ 385,600	0.026↑	13.910	0.924270128
+ 2019	Total of Multiple Classes	\$ 160,900	\$ 224,600	\$ 385,500	0.000-	13.910	0.935847842
+ 2018	Total of Multiple Classes	\$ 160,900	\$ 224,600	\$ 385,500	0.000-	13.910	0.985026812
+ 2017	Total of Multiple Classes	\$ 160,900	\$ 224,600	\$ 385,500	0.000-	13.910	0.977879289
+ 2016	Total of Multiple Classes	\$ 160,900	\$ 224,600	\$ 385,500	0.000-	13.910	1.022315139
+ 2015	Total of Multiple Classes	\$ 160,900	\$ 224,600	\$ 385,500	0.000-	13.910	1.033260858
+ 2014	Total of Multiple Classes	\$ 160,900	\$ 224,600	\$ 385,500	0.000-	13.910	1.054809713

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2022	\$4,732.63	\$57.77	\$189.64	\$4,485.22				\$4,485.22	0.773638306
2021	\$4,745.04	\$58.67	\$208.09	\$4,478.28				\$4,478.28	0.857151242
2020	\$4,751.86	\$60.04	\$147.15	\$4,544.67				\$4,544.67	0.924270128
2019	\$4,763.84	\$61.00	\$169.25	\$4,533.59				\$4,533.59	0.935847842
2018	\$4,681.75	\$62.63	\$152.11	\$4,467.01				\$4,467.01	0.985026812
2017	\$4,886.98	\$63.25	\$110.68	\$4,713.05				\$4,713.05	0.977879289
2016	\$5,017.66	\$65.91	\$123.95	\$4,827.80				\$4,827.80	1.022315139
2015	\$5,186.84	\$67.55	\$109.13	\$5,010.16				\$5,010.16	1.033260858
2014			\$114.90					\$5,006.29	1.054809713

Assessor

Building Square Feet :	Year Built :	Township : 9N
Bedrooms :	Year Remodeled :	Range : 18E
Full Baths :	Effective Year Built :	Section : 11
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 : 2443 Hartford J1
Zoning :		Historic Designation :

Legal Description

Pt Of S1/2 Nw Csm 3772 Par 2 Doc 1100957

Information provided is deemed reliable but not guaranteed (2021)