

FOR SALE BY ONLINE AUCTION

13-Acre COUNTRY ESTATE

W3163 COUNTY RD B, WATERTOWN, WI 53094



Register to Bid at:
JonesAuctionService.com
or Call (920) 261-6820



Beautiful 13-Acre Hilltop Country Estate

3-Bedroom / 2-Bath / 1,477 sq ft

Attached Garage Plus 30x45 Garage Shop

LOCATION! LOCATION! LOCATION!

W3163 County Road B, Watertown / Town of Farmington
**Conveniently found just a few minutes south
of I94 between Madison & Milwaukee in the
Johnson Creek School District.**

Learn more: www.JonesAuctionService.com

COMING SOON

SHOWINGS START APR. 14TH

MLS #1995699

Preview Showing Dates

Thursday, April 17th &
Wednesday, April 23rd
4:00 to 5:30 both days

**Online Bidding Open
April 7th to May 6th**



Jones Auction & Realty, LLC

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

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



Starting bid of \$250,000.00 with \$25,000 bid increments to \$500,000.00 and \$10,000 after. 8% Buyer's Fee: High Bid plus buyer's fee equals total offer to purchase price. Bidding Requirements and Terms & Conditions apply to any offer. Seller retains the right to accept, reject or counter any offer. Property sells in its entirety and sells As Is, No Contingencies or Exceptions. Closing in 30-45 days. Inspections welcome but seller will not accept offer with any contingencies. Brokers Welcome w/ doc



1995699	Delayed	Single Family	Price: \$1	AU
W3163 County Road B		Town	Farmington	K05
Watertown WI 53094-9427		County:	Jefferson	
Subdivision:				
<hr/>				
Bedrooms:	3	Est Above Grade SqFt:	1,477	
Full Baths:	2	Est Part/All Below Grd SqFt:	0	
Half Baths:	0	Est Total Finished SqFt:	1,477	List
Year Built:	1994 Seller	Full Garage	4	
Est. Acres:	13.08 Assessor			
				Click M for Map:
				Documents (if any):
				Show Date: 4/14/202

From I94 & STH26 Johnson Creek exit, go south on STH 26 to County Road B, turn left / east on B and follow to property.

				<u>Baths</u>		<u>School Info</u>						
Living/Great:	M	15x17	PrimaryBdrm:	M	12x14	Laundry:	M	7x7	Full	Half	(D) Johnson Creek	
Formal Dining:	M	9x10	2nd Bedroom:	M	11x11				Upper:	0	0	(E) Johnson Creek
Dining Area:	M	11x7	3rd Bedroom:	M	12x10				Main:	2	0	(M) Johnson Creek
Kitchen:	M	11x13	4th Bedroom:						Lower:	0	0	(H) Johnson Creek
Family Room:	M	15x18	5th Bedroom:									
Lake/River:				Net Taxes:				\$ 3,585 / 2023		HOA Dues/Yr:		
Feet WaterFront:				Parcel #:				00807151431001		Builder:		
Lot Dimensions:				Zoning:				R3_Ag				
Type	1 story					Fuel	Natural gas					
Architecture	Ranch					Heating/Cooling	Forced air, Central air					
Primary Bed Bath	Full, Tub/Shower Combo, Walk-in Shower					Water/Waste	Well, Non-Municipal/Prvt dispos					
Kitchen Features	Breakfast bar, Pantry, Range/Oven, Refrigerator, Dishwasher, Microwave					Driveway	Paved					
Basement	Full, Walkout to yard, Partially finished, Stubbed for Bathroom, Poured concrete foundatr					Accessibility Features	First floor bedroom, First floor full bath					
Garage	Attached, Detached, Opener, 4+ car, Additional Garage					Terms/Misc.	AUCTION					
Exterior	Vinyl					Farm Features	Tillable					
Lot Description	Rural-not in subdivision, Horses Allowed											

AUCTION Withdrawn until Apr 7th - Sorry NO SHOWINGS UNTIL 14th / Bidding closes May 6th for rural 13-acre private 3-bdrm ranch home in prime location. Starting bid \$250,000.00; 8% buyers fee-High bid plus buyer's fee equals total purchase price. Bidding requirements and Terms & Conditions apply to any offer. Sellers can accept, reject or counter any offer. Sells As Is, Where Is, No Contingencies/Exceptions. Inspections welcome but seller will not accept inspection contingency. Prime location off I94 halfway between Madison & Milwaukee. Being sold to settle an Estate - Move in ready. Attached 2-car garage; appliances incld, partial finished basement. Additional 30x45 detached garage with shop& 2-car door. Enjoy paradise with a hilltop view, and watch the local baseball team from the deck.

Sold Price: **Seller Concessions:** **Closing Date:**
This information provided courtesy of: Unified Jones Auction & Realty 04/01/2025 10:30 AM

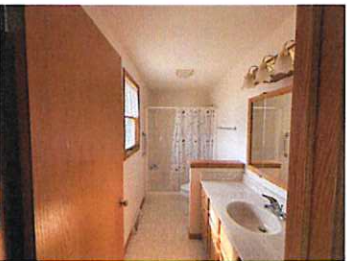
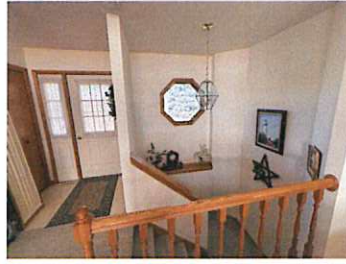
Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2025 SCWMLS

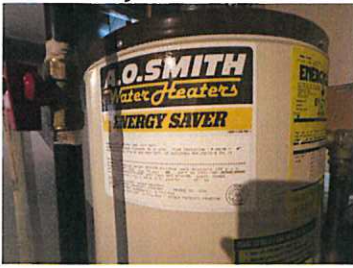


Stan Jones
Unified Jones Auction & Realty
Pref: 920-261-6820
jonesauc@gmail.com
www.jonesauctionservice.com









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 \$20,000.00 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 **Monday, April 7, 2025** and will end on **Tuesday, May 6, 2025 @ 2:00pm (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 \$20,000.00 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), Tuesday, May 6, 2025.** 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. To be eligible and for more information, contact listing broker's office by email to info@JonesAuctionService.com or call (920) 261-6820. Time is of the essence. Client's information must be received a minimum of 48 hours prior to the close of the auction. 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, **Tuesday, May 6, 2025**. 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: 3-20-25

Buyer: _____ Date: _____

Broker:  Date: 3-20-25

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

Sample of a Simple Bank Letter / Proof of Funds Available Letter

Date: _____

RE: Buyer's Name

Dear Jones Auction Service:

This letter will serve as 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 the online real estate auction for the property at W3163 County Road B, Watertown, WI 53094

Signed: (Bank Officer's Signature and Title)

Please contact me at (Bank Contact Number) with any questions.

PLEASE NOTE:

Per the Terms & Conditions of this sale, a Verification of Funds (VOF) bank letter is needed for *permission to participate or to submit any offer to purchase per the Terms & Conditions of the auction.*

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 to and including the amount on your bank letter. Any bid(s) placed over your requested bid permission will remain "Pending" until a second letter or phone call from your bank/banker confirming an updated amount is received at our office.

Please review the Terms & Conditions of the sale.

The Bank Letter Proof of Funds should be issued on bank stationery and confirms sufficient funds to close on this property in 30 - 45 days.

Your Proof of Funds Bank Letter may be faxed to (920) 261-6830 or emailed to info@jonesauctionservice.com; or or dropped off at the office during normal business hours 9:00 to 4pm, Mon-Thurs
818 North Church Street, Watertown, WI

Jones Auction & Realty, LLC

Stan Jones, CAI, Wisconsin Registered Auctioneer #993

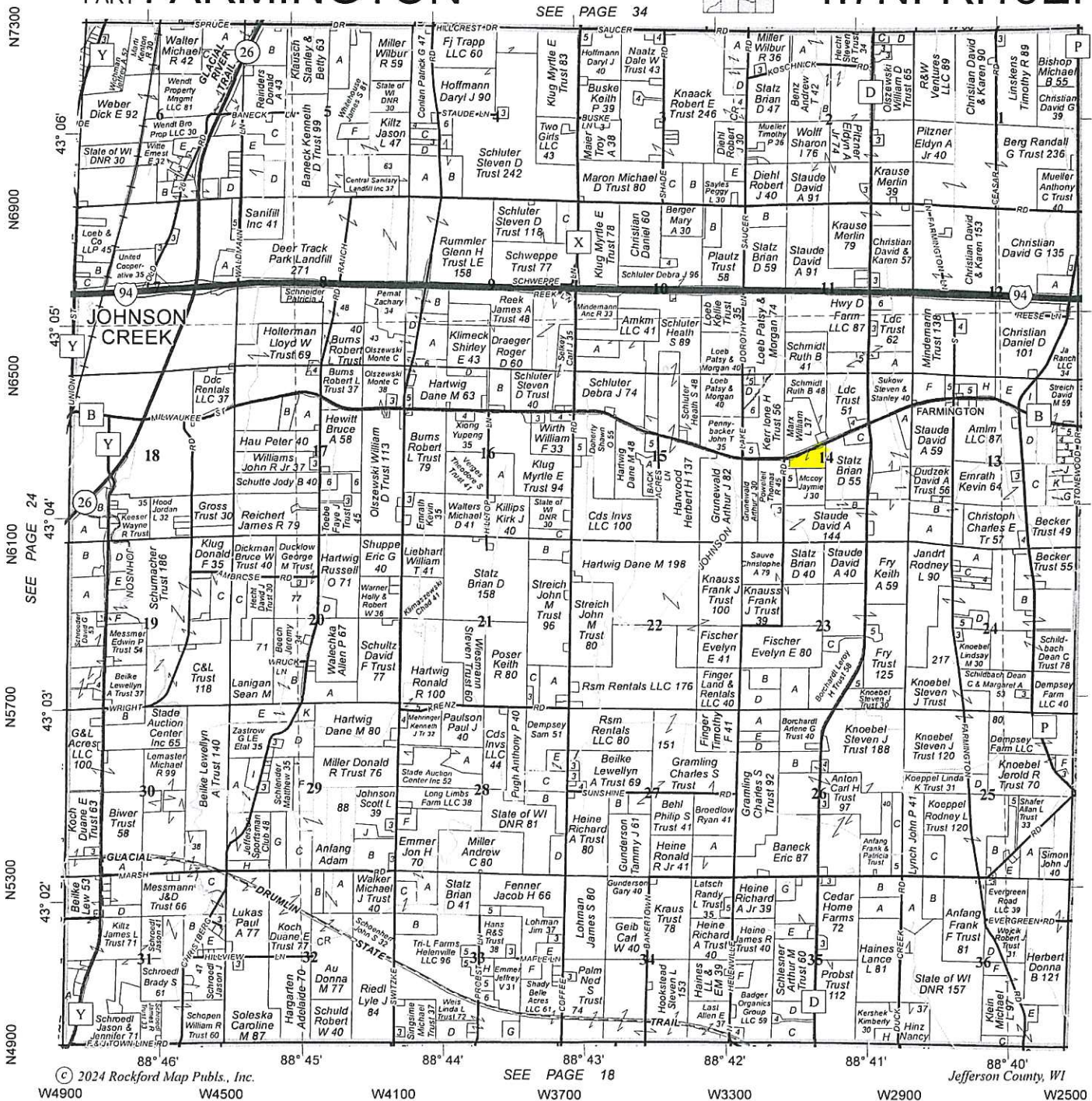
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www.jonesauctionservice.com | email: info@jonesauctionservice.com

EAST PART FARMINGTON

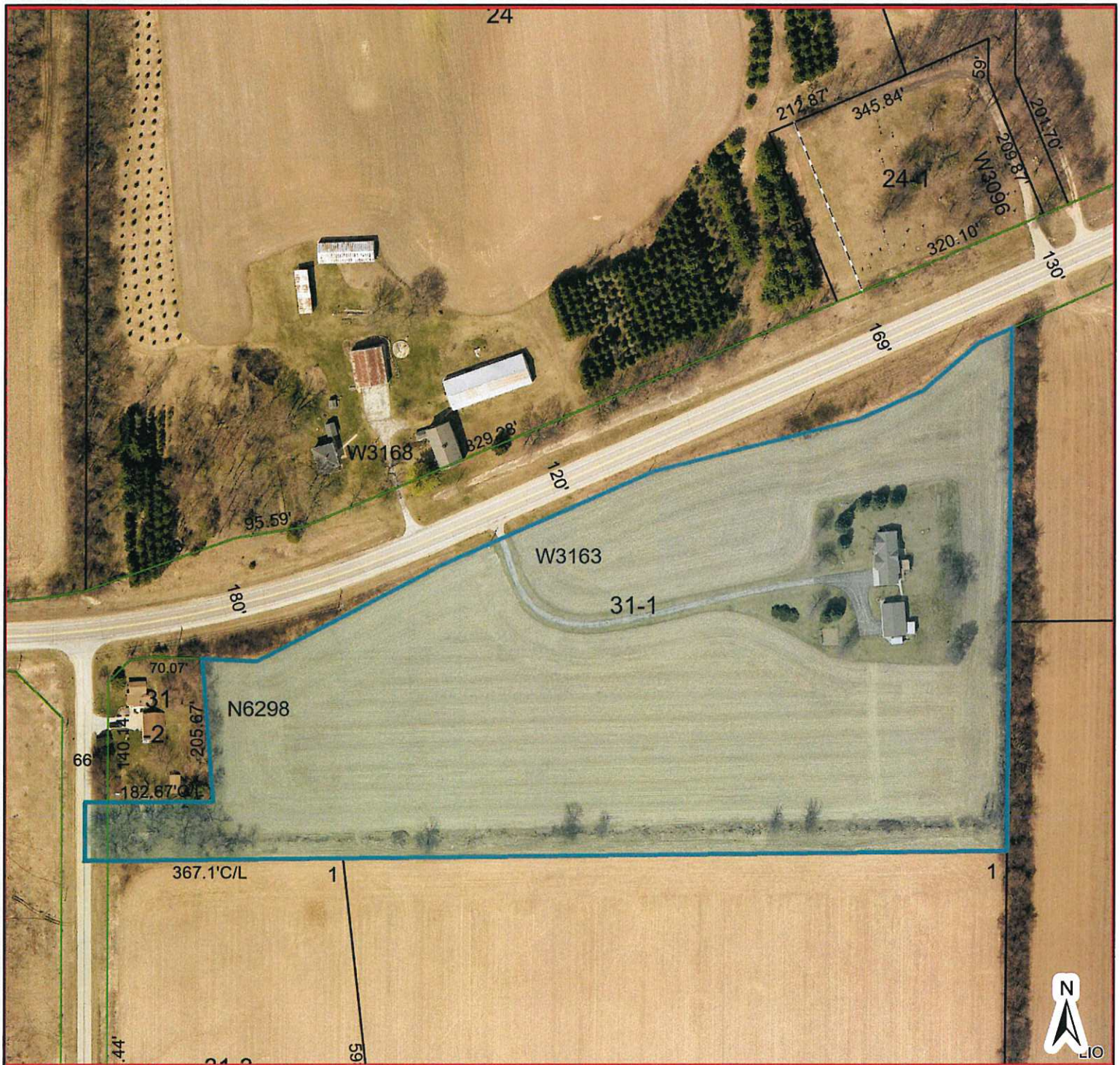
SEE PAGE 34

Refer to page 45 for keyed parcels
T.7N.-R.15E.













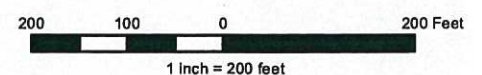
SEE PAGE 28

Jefferson County Land Information



Search Results: Parcel Ownership Cartographic Lines

	Override 1		Property Boundary		Map Hooks
	PLSS Sections		Old Lot/Meander/Other Carto-Lines		Tax Parcel Information
	Right of Ways		Rail Right of Ways		Personal Property
			Surface Water		





Full Report

Property Location : W3163 County Road B

View: Full Report View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

Schmidt Ruth B Le
W3163 County Road B
Watertown, WI 53094

Taxed by: Town Of Farmington

Taxkey # 00807151431001

Owner Occupied: Yes

Property Address:

W3163 County Road B
Farmington, WI 53094-9427

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Jefferson

Taxed by: Town Of Farmington

Taxkey # 00807151431001

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2023	Other	\$ 17,000	\$ 172,800	\$ 189,800		1.000	
2023	Agricultural Land	\$ 2,300		\$ 2,300		12.080	
- 2023	Total of Multiple Classes	\$ 19,300	\$ 172,800	\$ 192,100	0.000-	13.080	0.659264250
+ 2022	Total of Multiple Classes	\$ 19,300	\$ 172,800	\$ 192,100	-0.208↓	13.080	0.705020191
+ 2021	Total of Multiple Classes	\$ 19,700	\$ 172,800	\$ 192,500	0.104↑	13.080	0.830597481
+ 2020	Total of Multiple Classes	\$ 19,500	\$ 172,800	\$ 192,300	0.000-	13.080	0.880642671
+ 2019	Total of Multiple Classes	\$ 19,500	\$ 172,800	\$ 192,300	-0.156↓	13.080	0.956631282
+ 2018	Total of Multiple Classes	\$ 19,800	\$ 172,800	\$ 192,600	0.052↑	13.080	0.993557403
+ 2017	Total of Multiple Classes	\$ 19,700	\$ 172,800	\$ 192,500	0.052↑	13.080	0.974647198
+ 2016	Total of Multiple Classes	\$ 19,600	\$ 172,800	\$ 192,400	-0.104↓	13.080	0.983983900
+ 2015	Total of Multiple Classes	\$ 19,800	\$ 172,800	\$ 192,600	0.156↑	13.080	1.023499065

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2023	\$4,076.73	\$104.22	\$387.92	\$3,584.59				\$3,584.59	0.659264250
2022	\$4,072.78	\$98.46	\$323.17	\$3,651.15				\$3,651.15	0.705020191
2021	\$3,528.40	\$86.90	\$308.21	\$3,133.29				\$3,133.29	0.830597481
2020	\$3,310.81	\$82.20	\$201.44	\$3,027.17				\$3,027.17	0.880642671
2019	\$2,994.40	\$80.73	\$224.00	\$2,689.67				\$2,689.67	0.956631282
2018	\$3,090.84	\$85.72	\$208.19	\$2,796.93				\$2,796.93	0.993557403
2017	\$3,194.13	\$83.09	\$145.41	\$2,965.63				\$2,965.63	0.974647198
2016	\$3,282.24	\$82.00	\$154.21	\$3,046.03				\$3,046.03	0.983983900
2015	\$3,110.19	\$81.88	\$132.26	\$2,896.05				\$2,896.05	1.023499065

Assessor

Building Square Feet :	Year Built :	Township : 7N
Bedrooms :	Year Remodeled :	Range : 15E
Full Baths :	Effective Year Built :	Section : 14
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 : 2730 Johnson Creek	
Zoning :	Historic Designation :	

Legal Description

N330FT Of E1/2 SW1/4 & That Pt Of E1/2 NW1/4 S Of HWY.EX2.14A In Cth B Deed 346-262.EX Csm 3-578.

Information provided is deemed reliable but not guaranteed (2021)