

**TAX DEED PROPERTY FOR SALE  
ST. CROIX COUNTY, WISCONSIN**

St. Croix County is authorized to sell the real property described below pursuant to Section 75.69(1), Wisconsin Statutes. Sealed bids are to be submitted to the St. Croix County Clerk at 1101 Carmichael Road, Hudson, WI 54016. Bids will be considered by the Administration Committee. The County reserves the right to reject any or all bids, or accept the bid considered most advantageous to the County. Full payment is due from the successful bidder within 7 days of the bid award.

Cindy Campbell, St. Croix County Clerk

Sealed bids must be submitted to the St. Croix County Clerk identified as "Tax Deed Bid". A 10% deposit by **cashier's check or money order**, payable to the St. Croix County Clerk, must accompany all bids. No personal checks will be accepted. Deposits will be refunded to unsuccessful bids.

**VILLAGE OF BALDWIN**

**LEGAL DESCRIPTION AND PIN:** Lots 80, 81 and 82, Plat of Berkseth Heights Townhome Community Phase Two in the Village of Baldwin, St. Croix County, Wisconsin (PIN 106-2064-00-080; 106-2064-00-081 106-2064-00-082). Three vacant lots (8874 square feet).

**Appraised Value: \$15,500**

**Minimum Bid: \$6,000**

**TERMS AND CONDITIONS:** The seller will convey property to purchaser by Quit Claim Deed.

**POINTS OF EMPHASIS:**

- The Seller acquired the parcels listed on auction through tax deed proceedings, cases where the owners have failed to pay the real estate taxes on the property for a number of years.
- Buyers should investigate the condition of the property and explore all applicable regulations prior to sale date.
- All tax deeded properties are sold "**AS IS**" by Quit Claim Deed and no written or implied warranty is given.
- To view maps showing the location of these parcels, go to the St. Croix County website and click on Land/Tax Information Online (<http://stcroixcowi.wgxtreme.com/>) or contact the County Clerk's office.
- Bid forms are available on the St. Croix County website ([www.sccwi.us](http://www.sccwi.us)) or by requesting a form from the St. Croix County Clerk's office.

**ZONING:**

- Please check with the local municipality for exact uses allowed and to verify zoning.
- Determination of applicability of local zoning, land use restrictions, potential special assessments and deferred special assessments shall be the sole responsibility of the bidder.

**TITLE TRANSFER & ADDITIONAL TERMS:**

- \$30 Deed Recording Fee Applies
- The seller will convey property to purchaser by Quit Claim Deed.
- Representations or statements regarding the property made by the seller or any representative of the seller shall not be binding on the seller or considered as ground for any claim for adjustment in, or recession of, the resulting sale of the parcel. The purchaser expressly waives any claim for adjustment or rescission based upon any such representation or statement.
- No abstract, title insurance, or survey will be provided by the seller.
- The prevailing bidder is responsible for future real estate taxes.

**ADDITIONAL FEES:**

- The buyer must pay in addition to the final high bid the \$30 deed recording fee

**CONDITION:** Property is sold in AS IS condition, bidders are strongly encouraged to inspect and ask any questions prior to bidding.

**PAYMENT TERMS:** Buyer must make full payment (High Bid + Recording Fees) no later than 7 days after the bid award. Payment will be paid to St. Croix County Clerk in the form of guaranteed funds (Cashiers' Check, Money Order or Cash).

**BIDS SHOULD BE SUBMITTED IN A SEALED ENVELOPE CLEARLY MARKED "TAX DEED BID" TO THE ST. CROIX COUNTY CLERK, 1101 CARMICHAEL ROAD, HUDSON, WI 54016.**