

Vernon County Tax Deed Real Estate Bid Sheet

Municipality:

OFFER TO PURCHASE

Parcel:

Bid Amount:

Checks should be made payable to Vernon County Register of Deeds.

Submit bid in a **SEALED** envelope marked "Real Estate Bid" and

deliver on or prior to the deadline to:

Vernon County Treasurer's Office

Courthouse Annex, Rm. 207

Viroqua, WI 54665

or mail to:

Vernon County Treasurer

P.O. Box 49

Viroqua, WI 54665

All bidders must be at least 18 years of age. Please contact the County Clerk's office at (608)637-5380 with questions regarding the sale of this property.

An additional fee of \$30.00 to record the Quit Claim Deed will be due at the time of sale.

Full Name: -----

Address: -----

City/State/Zip:-----

Phone No.: _____ Email Address: _____ If my Offer to Purchase is accepted, I would like to take ownership of the land as follows

(Check only 1):

Individually, SINGLE person

Individually, MARRIED person

Husband and Wife, as Survivorship Marital Property

Full Name of Spouse: _____

By signing and submitting this Offer to Purchase, I understand and voluntarily acknowledge the following:

Terms and Conditions: ALL SALES ARE FINAL. All tax deed property will be sold "AS IS, WHERE IS and WITHOUT CONDITIONS." It is the responsibility of all prospective purchasers to determine any defects in the title or property and to further investigate properties prior to

putting in a bid. Vernon County makes no representations, assurances or warranties as to, without limitation due to enumeration, the ability to build on the land, zoning and environmental

condition such as the presence of toxins, contaminants, radon, hazardous wastes, hazardous substances or storage tanks, of and on the properties listed for sale. Successful bidders will be responsible for any future special assessment installments and property taxes. All purchasers of tax deeded properties are responsible for access easements to land: -locked properties. Please check with the municipal treasurer and public works department. Vernon County reserves the right to reject any or all bids. Bid deposits of unsuccessful bidders will be returned following the acceptance of the successful bid. The successful bidder must pay the accepted purchase price and

all applicable fees by Cashier's Check or Certified Check in full within fifteen (15) days of delivery of written notification to the County's acceptance of the successful bid. Should the successful bidder fail to pay the purchase price and fees within this required timeframe, the County may rescind the approval of the bid. The bid deposit submitted by the successful bidder shall be forfeited to the County in the event the successful bidder fails to make full payment for the property within 20 days of delivery to the successful bidder of written notification of the County's acceptance of the successful bid.

Upon completion of the sale, Vernon County will prepare and record a quit claim deed conveying legal title from Vernon County to the successful bidder as indicated on the submitted offer to purchase. The successful bidder shall be responsible for payment of the recording fee of

thirty dollars (\$30.00), to be included with the successful bidder's final payment for the property.

No abstract or title insurance will be furnished by the County.

Per Wisconsin Statute §75.39, the former owner of any property acquired by the County on a Tax Deed has three (3) years to commence action against the County or person owning such land

by County conveyance. Former owner must prove by action in Circuit Court that they were not property notified or publications were not commenced within the time limit or other action was not taken in accordance with Wisconsin Statutes Chapter 75.

Questions:

_____ Do you own adjoining property?

Signature: _____ Date: _____

Bid Accepted _____ **Date:** _____ **Subject to Full County Board Approval**

Bid Rejected _____ **Date** _____