

N6139 State Road 26, Juneau, WI 53039

4-acre FARMETTE FOR SALE

By Online Bidding Feb. 26th to Tues. March 26th, 2024

Learn More: www.JonesAuctionService.com



N6139 State Road 26
Juneau, WI 53039

Great little move-in ready hobby farm with income potential with over 10,000 sq ft for use as a storage facility or wedding barn venue.

- 1,920 sq ft Farmhouse
- 3 Bdrm / 2 Bath
- 2 Car Garage
- Newer Furnace & CA
- 4.0 Acres
- 31x117 ft Barn
- 90x62 ft Morton Pole Shed
- 41x82 ft Quonset

OPEN HOUSE: Thursday, March 14th from 4:30 to 6:00pm
ONLINE BIDDING SALE ENDS TUES MARCH 26TH, 2024 @2:00PM

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



JONES AUCTION & REALTY, LLC
Stan Jones, CAI, WRA #993
818 N Church Str., Watertown
Call (920) 261-6820



TERMS: Online bidding sale \$100,000 starting bid; 10% buyers fee sale, high bid price plus buyers' fee equals total purchase price offered. \$5,000 earnest money with offer to purchase. Bidding requirements and Auction Terms & Conditions apply and become part of any offer. Seller has the right to accept, reject or counter any offer. Sells As Is, No Contingencies/ Exceptions. Closing in 30-45 days. Inspections welcomed 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 LLC, 818 N CHURCH STR., WATERTOWN, WI 53098



[Video Tour](#)

1971655 **Active** **Single Family** **Price: \$1** **AU**
N6139 State Road 26 **Town** Oak Grove F29
Juneau WI 53039-9601 **County:** Dodge
Subdivision:

Bedrooms: 3 **Est Above Grade SqFt:** 1,920
Full Baths: 2 **Est Part/All Below Grd SqFt:** 0
Half Baths: 0 **Est Total Finished SqFt:** 1,920 *List*
Year Built: 999 *Assessor* **Full Garage** 2
Est. Acres: 4.00 *Assessor*

Open House Info

3/14/2024 4:30-6:00

Click M for Map:
Documents (if any):
Calculate Payment:
USPS Zip Report:
Show Date:



On State Road 26, just north of Juneau

		Baths		School Info	
		Full	Half	(D) Dodgeland	
Living/Great: M 15x14	PrimaryBdrm: U 15x15				
Formal Dining: M 15x14	2nd Bedroom: U 15x14	Upper: 1	0	(E) Dodgeland	
Dining Area:	3rd Bedroom: U 12x11	Main: 1	0	(M) Dodgeland	
Kitchen: M 15x15	4th Bedroom:	Lower: 0	0	(H) Dodgeland	
Family Room:	5th Bedroom:				

Lake/River:	Net Taxes: \$ 2,436 / 2022	HOA Dues/Yr:
Feet WaterFront:	Parcel #: 03411151533000	Builder:
Lot Dimensions:	Zoning: Ag	

Type	2 story, Farm	Fuel	Natural gas
Architecture	National Folk/Farm	Heating/Cooling	Forced air, Central air
Primary Bed Bath	Full, Tub/Shower Combo	Water/Waste	Well, Non-Municipal/Prvt dispos
Kitchen Features	Range/Oven	Driveway	Unpaved
Basement	Full, Walkout to yard, Other foundation	Barrier-free	First floor full bath, Level lot
Garage	2 car, Detached	Terms/Misc.	AUCTION
Exterior	Aluminum/Steel	Farm Features	Barn(s), Outbuilding(s), Pole building
Lot Description	Rural-not in subdivision, Horses Allowed		

Interior Features Walk-up Attic, At Least 1 tub

Included: Built in stove top, built in oven, range hood, ceiling fans, window treatments

Excluded: Any and all county equipment, vehicles or other items stored in outbuildings

ONLINE AUCTION Feb. 26th-March 26th, 2024 for 4ac Farmette incls 2-story home, Pole Barn, Barn, Quonset Buildings. Starting Bid of \$100,000.00; 10% buyer's fee sale: high bid plus buyer's fee equals total purchase price offered. Bidding requirements & Terms&Conditions apply & become part of any offer. Earnest Money of \$5,000.00 w/Offer to Purchase. Seller retains the right to accept, reject or counter any offer. Property sells in its entirety and sells As Is, Where Is, No Contingencies/Exceptions. Closing 30-45 days. Inspections welcome but seller will not accept offer w/inspection contingency. Well kept 2-story Home, 3BR/2BA w/walk up attic; Newer nat. gas furnace/CA; basement walkout; 2-car det garage; Pole Shed 90x62; Barn 31x117; Quonset 41x82 for storage facility or wedding venue.

Sold Price: **Seller Concessions:** **Closing Date:**
This information provided courtesy of: Unified Jones Auction & Realty 02/26/2024 11:37 AM

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 10% Buyers Fee sale. The sale price is the high bid and the 10% buyer's fee is an expense to the buyer. Earnest money of \$5,000.00 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, **February 26, 2024** and **will end on Tuesday, March 26, 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 10% Buyers Fee sale. The sale price is the high bid and the 10% buyer's fee is an expense to the buyer.
 - a. Earnest money of \$5,000.00 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 and/or deed 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 Tuesday, March 26, 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 and/or deed. 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 Deed of County owned land as Instrument of Conveyance. 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

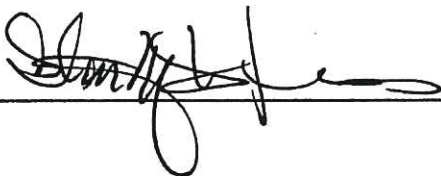
Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the earnest money must be returned to Jones Auction & Realty Service, LLC before end of business or 5:00 P.M. (CT) on, Tuesday, March 26, 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: 2/14/2024

Buyer: _____ Date: _____

Broker:  Date: 2-15-2024

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 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 9:30 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 N6139 State Road 26, Juneau, WI 53039 / Town of Oak Grove

Bank Officer's Signature and Title

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

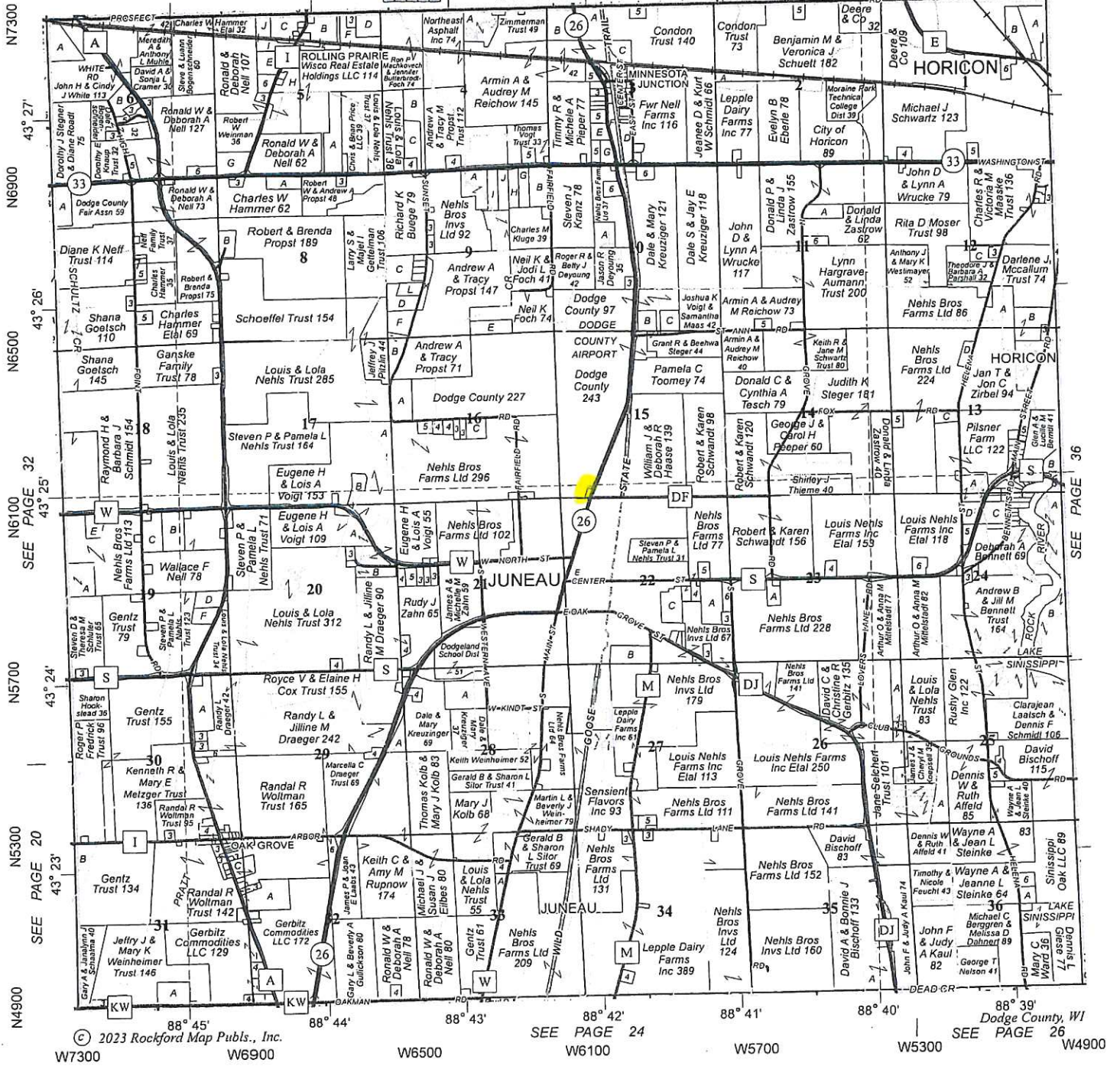


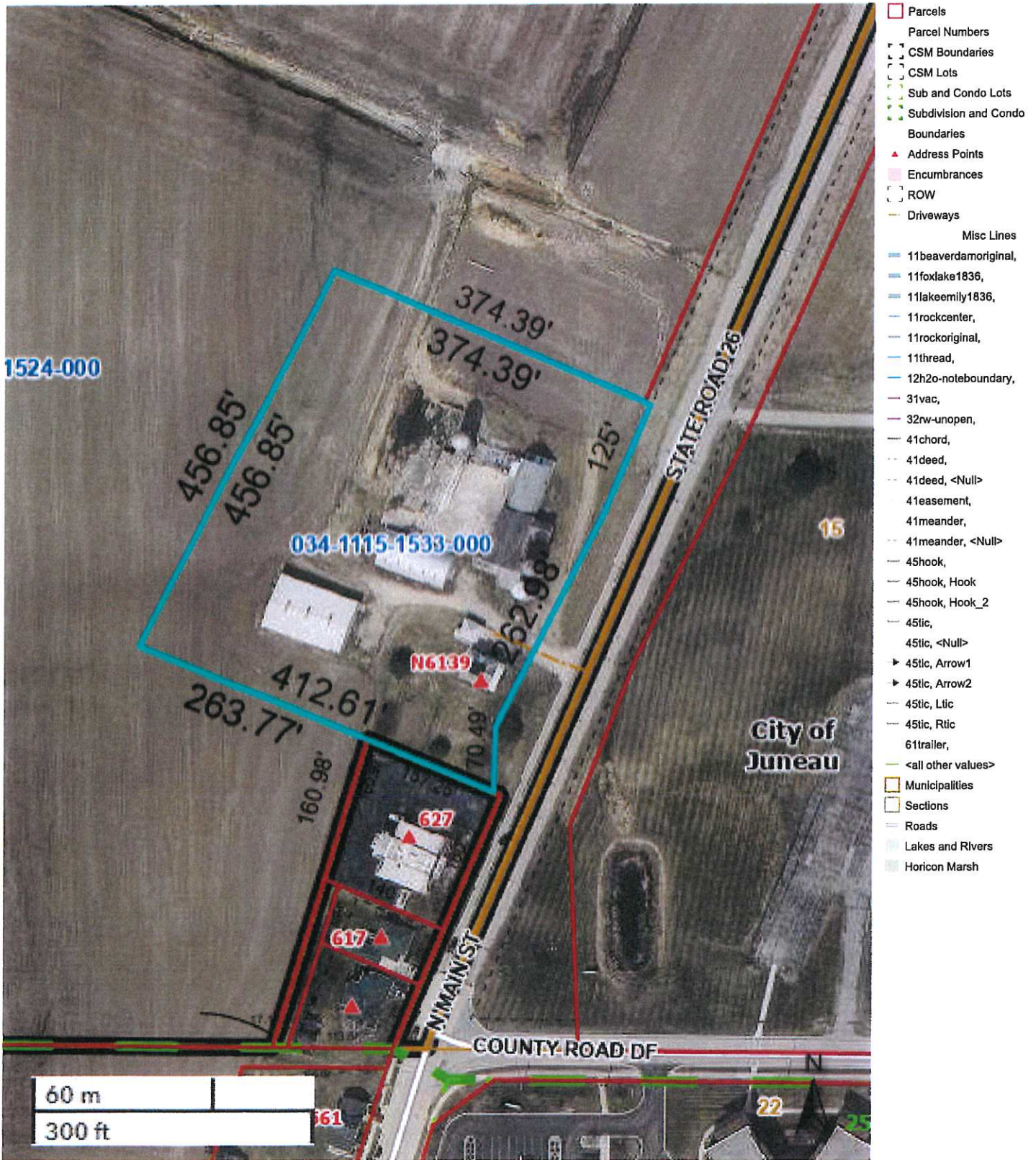
OAK GROVE

Refer to page 79 for keyed parcels

T.11N.-R.15E.

SEE PAGE 42





The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

Date created: 1/11/2024

Last Data Uploaded: 1/11/2024 4:18:49 AM



Full Report

Property Location : N6139 State Road 26

View: Assessor View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Taxed by: Town Of Oak Grove

Owner:

Dodge County
127 E Oak St
Juneau, WI 53039

Taxkey # 03411151533000

Owner Occupied:

Property Address:
N6139 State Road 26
Oak Grove, WI 53039-9601

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Dodge

Taxed by: Town Of Oak Grove

Taxkey # 03411151533000

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2022	Other	\$ 25,500	\$ 137,500	\$ 163,000		2.000	
2022	Agricultural Land	\$ 600		\$ 600		2.000	
- 2022	Total of Multiple Classes	\$ 26,100	\$ 137,500	\$ 163,600	0.000-	4.000	0.769779394
+ 2021	Total of Multiple Classes	\$ 26,100	\$ 137,500	\$ 163,600	0.000-	4.000	0.914023423
+ 2020	Total of Multiple Classes	\$ 26,100	\$ 137,500	\$ 163,600	0.000-	4.000	0.939732037
+ 2019	Total of Multiple Classes	\$ 26,100	\$ 137,500	\$ 163,600	0.000-	4.000	0.970005332
+ 2018	Total of Multiple Classes	\$ 26,100	\$ 137,500	\$ 163,600	0.000-	4.000	0.965710634
+ 2017	Total of Multiple Classes	\$ 26,100	\$ 137,500	\$ 163,600	0.061↑	4.000	0.985979592
+ 2016	Total of Multiple Classes	\$ 26,000	\$ 137,500	\$ 163,500	0.000-	4.000	1.016123064
+ 2015	Total of Multiple Classes	\$ 26,000	\$ 137,500	\$ 163,500	-0.061↓	4.000	0.993726747
+ 2014	Total of Multiple Classes	\$ 26,100	\$ 137,500	\$ 163,600	0.000-	4.000	0.978168663

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2022	\$2,493.17	\$57.56		\$2,435.61				\$2,435.61	0.769779394
2021	\$2,670.44	\$69.95	\$248.11	\$2,352.38				\$2,352.38	0.914023423
2020	\$2,846.18	\$74.31	\$182.11	\$2,589.76				\$2,589.76	0.939732037
2019	\$2,604.56	\$68.54	\$190.17	\$2,345.85				\$2,345.85	0.970005332
2018	\$2,868.06	\$78.04	\$189.52	\$2,600.50				\$2,600.50	0.965710634
2017	\$3,040.35	\$84.80	\$148.40	\$2,807.15				\$2,807.15	0.985979592
2016	\$3,121.46	\$86.22	\$162.15	\$2,873.09				\$2,873.09	1.016123064
2015	\$3,241.77	\$85.16	\$137.57	\$3,019.04				\$3,019.04	0.993726747
2014	\$3,307.95	\$83.88	\$141.95	\$3,082.12				\$3,082.12	0.978168663

Assessor

Building Square Feet :	Year Built :	Township : 11N
Bedrooms :	Year Remodeled :	Range : 15E
Full Baths :	Effective Year Built :	Section : 15
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 : 2744 Dodgeland	
Zoning :	Historic Designation :	

Legal Description

Lot 1 Csm 4894 In V31 P234 Being Pt SW1/4 SW1/4 Sec 15