

MULTI-TRACT Auction Land & Home

78.66±
acres, 3 tracts

Crawford County, Wisconsin

TUESDAY, FEBRUARY 22, 2022 | 1PM

live auction with online bidding available

GAYS MILLS, WISCONSIN

Auction to be held at the Boscobel Bowling & Banquet,
16971 US Highway 61, Boscobel, WI 53805

*Join Us for an Open House:
Tuesday, February 8th from 1-2PM*

Auctioneer's Note: Looking for an escape to the country with a cabin getaway? Here is a rare opportunity to purchase adjoining properties, ready to be converted to your style of living. The Bontrager's have purchased land in another state and have decided to offer their property at this Live Public Auction. You will admire the Amish craftsmanship and way of life these properties have to offer. The main home could be updated to accommodate modern conveniences while the retreat cabin is ready to be finished for a personal retreat getaway with Vrbo rental potential. Tracts 1 & 2 are along the ATV/UTV Route.

"Selling Choice with the Privilege" - Tracts 1 & 2 will be sold lump sum price and will be selling Choice with the Privilege. Whereas the high bidder may purchase Tract 1 or Tract 2 or Both Tracts, times their high bid. This will continue until both Tracts are sold. After Tracts 1 & 2 are sold, then Tract 3 will be sold. Tract 3 will be sold lump sum price. Tracts will not be recombined.

TRACT 1 – Four Bedroom Home & Outbuildings on 16.34± Acres

Located at 21786 Hurlbut Road, Gays Mills, Wisconsin.

If you are looking for a simple open concept floor plan, take a look at this home that offers an Amish custom oak kitchen with quartz counter top and pantry closet. The main level also offers a large L shaped living/dining room, a bedroom and an enclosed porch with two separate balconies overlooking the timber. The upstairs has 3 bedrooms, large landing area & knotty pine walls. The walkout basement provides a summer kitchen and a ½ bath. The home was built in 2019 and offers approx. 3,424 sq. ft. of living space on three levels. Outbuildings include a 40'x40' horse barn with horse stalls, Cleary 24'x32' shop with concrete floors & 12'x10' overhead door. Other smaller outbuildings include a portable shack building and the woodshed. Property has a drilled well with pneumatic pump which services the home. All situated on 16.34 taxable acres M/L. Please note electric service is across the road from this property.

Included: Portable shack building, Red woodshed, All items present on the day of closing.

Not included: Kitchen stove, Center island, Gas lights, (2) Basement stoves, Triton 10L LP water heater, Portable sheep shed, Small white building, Semi trailer, Gas powered air compressor, Sawmill, Cut lumber, Coral panels, Livestock feeders & equipment, All personal property.

TRACT 2 – Cabin Retreat on 60.25± Acres

Located at 21920 Hurlbut Road, Gays Mills, Wisconsin.

Bring your ideas as this cabin is ready for your finishing touches! Nestled amongst the timber is this 24'x32' two story cabin retreat, which was built in 2020. The front porch has timber columns with live edge wood siding. The main level offers an unfinished framed interior. The second level has two rooms, knotty pine walls and ceiling, along with a balcony with beautiful views of the surrounding timber. The cabin also has a rear deck and spray foamed insulation.

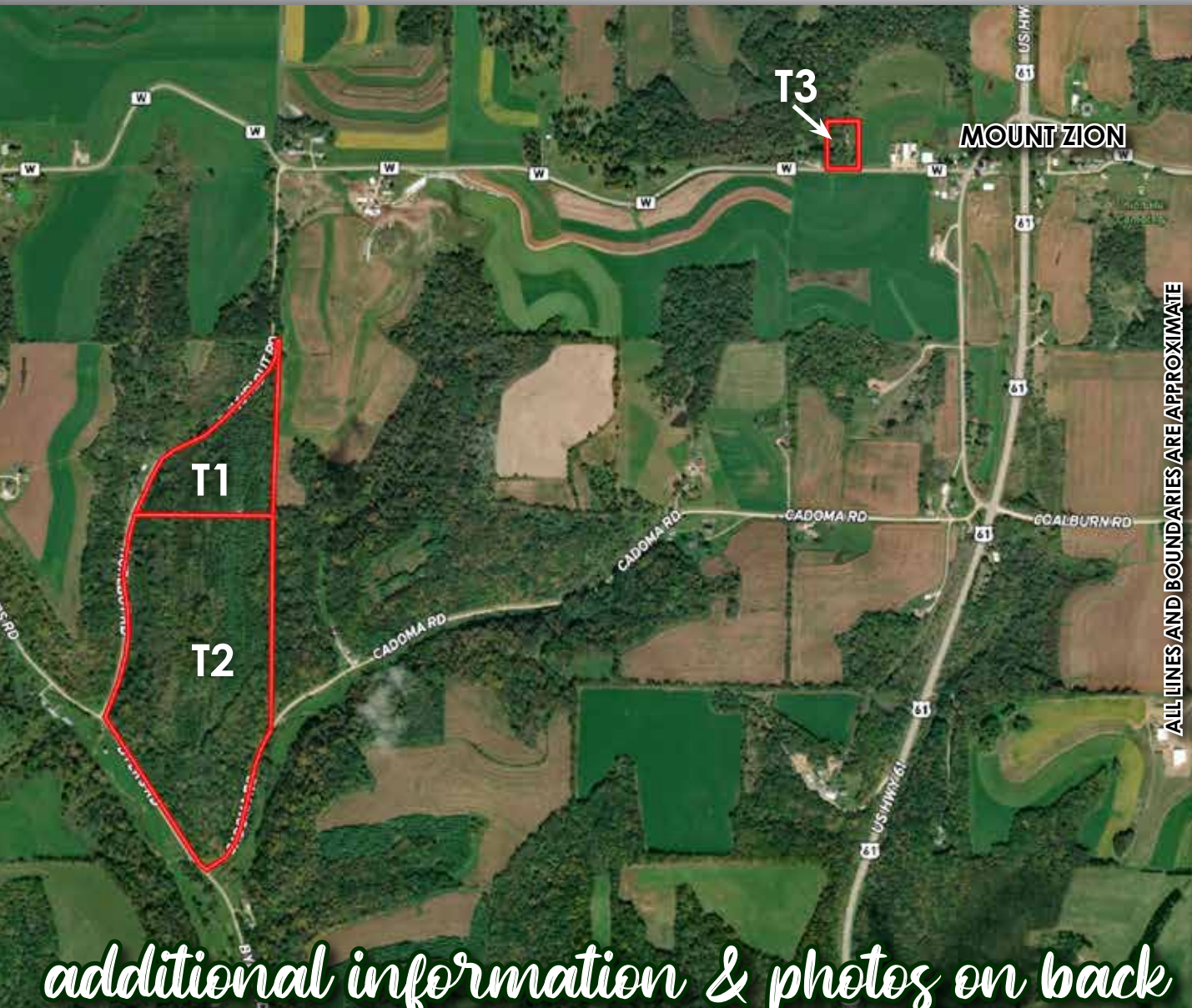
This cabin retreat is situated on 60.25 taxable acres M/L with timber offering perfect cover for wildlife along with hunting and recreational opportunities.

Not included: Wood stove, All personal property.

TRACT 3 – 2.07± Acres

Located at 43680 County Road W, Gays Mills, Wisconsin.

Looking for a building site on a hard surface road? This 2.07 acre building site with an approx. 30'x80' open face shed might be what you are looking for. Located in Section 16, Scott Township, Crawford County, Wisconsin.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

additional information & photos on back

AMOS BONTRAGER & LYDIA BONTRAGER

For information contact Steffes Group, 319.385.2000 or 608-306-1325

Steffes Group, Inc. 457-53, 938382-91, Tim Meyer – Registered Wisconsin Auctioneer & Broker – 59167-90, WI-3012-52

Terry Hoenig – Registered Wisconsin Auctioneer – WI-3067-52

Ten percent down payment due day of the auction, payable by cash or check. Balance due at closing. This is a 5% buyer's fee auction.

Closing Title Company: Access Title, Inc. 205 W Cherry Street, Lancaster, WI 53813 | Phone: 608-723-5600

319.385.2000 | SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641

Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.



Open House on Tuesday, February 8th from 1-2PM



TERMS ON ALL TRACTS

Terms: At the conclusion of the auction, the Buyer(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the total purchase price as a non-refundable down payment, payable to Access Title, Inc., which shall hold the money in escrow until closing. The balance of the total purchase price will be due at closing, which will take place at Access Title, Inc., 205 W Chery Street, Lancaster, WI, with a projected date of March 23, 2022. Full possession will be given at the time of closing. Title Insurance in the full amount of the purchase price will be provided by the Seller. The real estate taxes will be prorated to date of possession, on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Real Estate Taxes:

Tract 1 - Parcel 016-0323-0001: \$2,634.91 Net
 Tract 2 - Parcels 016-0371-0000, 016-0372-0000, 016-0367-0000: \$206.60 Net
 Tract 3 - Parcel 016-0294-0000: \$306.19 Net

Special Provisions on All Tracts:

- This real estate auction will have a 5% Buyer's fee. This means the Buyer's fee in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- The Seller shall not be obligated to furnish a survey on any tracts.
- In the event Tracts 1 & 2 are two separate Buyers, an easement in favor of Tract 2 will be established for ingress/egress across the southwest corner of Tract 1 along the existing trail/road to the cabin of Tract 2.
- Tract 1, the Seller will have the septic inspected prior to final settlement/closing at Seller's expense. Seller will also have a well test completed prior to final settlement/closing at Seller's expense.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- The Buyer(s) shall be responsible for any fencing in accordance with Wisconsin state law.
- The Buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The Buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer(s) are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

STEFFES
 2245 East Bluegrass Road
 Mt. Pleasant, IA 52641
 319.385.2000
 SteffesGroup.com

PRESORTED
 STANDARD
 US POSTAGE
 PAID
 Permit #315
 FARGO, ND

MOUNT ZION

T1

T2

T3

BOSCOBEL

Boscobel Bowling & Banquet

more information & photos
 at SteffesGroup.com

Auction to be held at the
 Boscobel Bowling & Banquet,
 16971 US Highway 61,
 Boscobel, WI 53805

ALL LINES AND BOUNDARIES ARE APPROXIMATE

MULTI-TRACT

Auction

Land & Home

78.66±
 acres, 3 tracts

TUESDAY, FEBRUARY 22, 2022 | 1PM

Crawford County,
 Wisconsin