

FLORENCE COUNTY
Bid Sheet & Purchase Agreement
For Purchase of Tax-Foreclosed Property

I/We, the undersigned, hereby agree to purchase tax-foreclosed real property from Florence County and make the following bid:

PROPERTY & BID

I/we am/are bidding on Parcel Number #3: Parcel ID # 010-02100-0011

Legal Description: Part of NE SW AKA Parcel 11 of Echo Ridge, Plus Easement, T40N-R19E Section 29, Town of Florence

This is a (check one): Sealed Bid (Newly Listed Property) / Open Bid (Ongoing Sale)

The Minimum Bid value listed for the property is: **\$2,500.00**

The amount of my/our bid is: _____

I/we am/are making a security deposit of: _____ (*\$50 or 10% of bid amount, whichever is greater*)

TERMS OF SALE

I/We agree that my/our bid and agreement to purchase tax-foreclosed real property shall be subject to the following Terms of Sale.

1. All real property is sold AS IS. Florence County does not warrant title. Conveyance of title shall be by QUIT CLAIM DEED. Title will remain vested with Florence County until full payment is made and the quit claim deed is recorded. This sale does not include any personal property. If personal property remains, it is the buyer's responsibility to determine appropriate and legal disposition of personal property.
2. Florence County will not provide inspections, surveys, title insurance, title reports or abstracts of title. It is the sole responsibility of the bidder to determine any defects in property or title. Any title evidence or insurance which may be desired shall be procured at the bidder's sole expense.
3. Florence County makes no representations or warranties as to zoning, land use, permitted structures, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real property. It is the buyer's responsibility to determine what permits, licenses, building restrictions, if any, apply/are necessary for proposed use of the subject property.
4. Florence County will not be responsible for inspection, replacement, repair, remediation or clean-up of wells, septic systems, holding tanks, mound systems, structures, environmental

hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.

5. Property is sold subject to all easements, rights of way, and restrictions of record.
6. The buyer is responsible for paying the recording fees, taxes, special assessments, special charges and any transfer fees.
7. Acreage listed, in most cases is approximate. Parcels could contain more or less acreage than specified.
8. The successful bidder(s) assumes ownership and possession of the property at the time the deed is recorded. Upon ownership and possession, the buyer shall be solely responsible for all risks of loss or damage to the property and have all the obligations and liabilities of ownership.
9. The buyer shall have liability for the full amount of any special assessments that are assessed in the year of purchase.
10. Acceptance of a bid by Florence County shall constitute an agreement for sale between the successful bidder and the County. Such agreement shall constitute the whole contract to be succeeded only by the formal instruments of transfer. No oral statements or representations made by, for, or on behalf of either party shall be a part of such contract. This sale shall not be valid until the instrument of payment has cleared all banks.
11. If this sale is set aside for any reason in the future, Florence County's liability to the buyer shall be limited to the return of the purchase price. The buyer shall have no further claim or recourse against Florence County.

BIDDER / GRANTEE INFORMATION AND SIGNATURES

All of the names that will be listed on the deed as grantee(s) and their contact information must be included here. Attach additional sheets if needed. The deed will NOT include any grantees who have not signed this bid form.

I / we acknowledge and certify that I / we have read, understand, and agree to all of the above TERMS OF SALE and incorporate the same into my / our offer to purchase tax-foreclosed property.

Name: _____

Address: _____

Telephone: _____

Email Address: _____

Signature: _____

Date: _____

Name: _____

Address: _____

Telephone: _____

Email Address: _____

Signature: _____

Date: _____

Name: _____

Address: _____

Telephone: _____

Email Address: _____

Signature: _____

Date: _____

CHECKLIST:

- Read the "Instructions to Bidders" (separate sheet).
- Type or print legibly. Fill out this Bid Sheet completely.
- A separate Bid Sheet must be used for each property.
- Include the required deposit
- Send Bids To:
 Florence County Forestry and Parks Department
 Attn: Land Sale Bid
 5617 Forestry Drive
 Florence, WI 54121

- Keep a copy of your Bid Sheet & Purchase Agreement for your records.

No information about other bids or bidders will be given out for any reason. Revised – 08/2020