

**Wisconsin Department of Transportation**

DEPARTMENT OF TRANSPORTATION

DTDS – SW Region

2101 Wright Street

Madison, WI 53704

Telephone: (608) 246-5357

FAX: (608) 242-8027

1

TO: Prospective Bidders

For Surplus State Highway Land

**Sale of Surplus State-Owned Land**

The parcel is located at 4104 STH 83, Town of Wheatland, Kenosha County, Wisconsin.

The Wisconsin Department of Transportation (WisDOT) solicits your bid for the purchase of the above-mentioned parcel of surplus real estate. The parcel is rectangular in shape, totaling approximately 2.96 acres. Access would be allowed in the southerly 100 feet as measured along the easterly property line. **Bidder understands that this access is not guaranteed ‑ it is the responsibility of the bidder to confirm the access with Town and county officials**. The purchaser will be responsible for any necessary rezoning. A map is attached depicting the property.

If you are interested in bidding on this land, carefully read the instructions in the enclosed bulletin. In addition to terms of sale, the bulletin also contains a sample deed with deed restrictions, location maps, and the official forms on which your bid must be recorded.

The appraised value of this property is $77,000. This is based on the review of an appraisal report completed by Paul Rucinski, an appraiser for Precision Appraisal Services, Inc. hired by the Wisconsin Department of Transportation. Although there will be no minimum bid, the Department of Transportation reserves the right to reject any and all bids. **A bid deposit in the form of a certified check or cashier's check in the amount of ten percent (10%) of the bid amount must accompany the bid. The check should be made payable to the Wisconsin Department of Transportation.** The deposit of the high bidder will be applied towards the purchase price.

No verbal statements or representations made by, for, or on behalf of either party shall be a part of such contract. **It shall be the responsibility of the prospective buyer to be fully informed as to zoning ordinances, real estate tax rates, utility service, building codes, local municipal assessments, etc.** The seller will furnish no title insurance or abstract. Final sale is subject to the approval of the governor of the state of Wisconsin.

**All bids must be submitted to the Wisconsin Dept. of Transportation, Division of System Development, Southeast Region – Waukesha Office, Real Estate Unit, 141 NW Barstow Street, Waukesha, WI 53187. Attention: Scott Dellenbach.**

If you need directions to locate our office or clarification of the bid instructions, I will be happy to assist you. Please contact me at (414) 870-8820.

Sincerely,

Scott Dellenbach

Real Estate Specialist



WISCONSIN DEPARTMENT OF TRANSPORTATION

TRANSPORTATION SYSTEMS DEVELOPMENT, SOUTHEAST REGION – WAUKESHA

**SEALED BID SALE OF SURPLUS LAND**

BIDDERS BULLETIN

(Contains Official Bid Forms)

Project ID 1332-02-20; Parcel 18EX

LOCATION OF PARCEL: The parcel is located at 4104 STH 83, Town of Wheatland, Waukesha County, Wisconsin.

AT: DEPT. OF TRANSPORTATION SOUTHEAST REGION (WAUKESHA)

REAL ESTATE UNIT

141 NW BARSTOW STREET

WAUKESHA, WI 53187

ATTENTION: Scott Dellenbach

Wisconsin Department of Transportation

Attn: Scott Dellenbach

Division of Transportation Systems Development, Southeast Region (Waukesha)

Real Estate Unit

141 NW Barstow Street

Waukesha, WI 53187

Phone: (414) 870-8820

TABLE OF CONTENTS

Page

GENERAL INFORMATION APPLYING TO ALL SURPLUS LAND SALES 1

GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE 1

GENERAL TERMS OF SALE 1

1. Deadline for Bid Opening 1

2. Award of Bid 2

3. Modification or Withdrawal of Bids 2

4. Notice of Acceptance or Rejection of Bids 2

5. Contract for Sale 2

6. Grounds for Rejection of Bids 2

7. Forfeiture of Bid Deposit 2

8. Transfer of Title 2

9. Final Payment to Seller and Recording of Deed 3

10. Delivery of Deed 3

11. Title Evidence 3

12. Legal Description 3

13. Special Assessments 3

14. Real Estate Taxes 3

INSTRUCTIONS TO BIDDERS 3

1. Special Bid Forms 3

2. Special Bid Envelope 4

3. Bids Executed by Agents of Bidder 4

4. Deposit Must Accompany Bid 4

5. Minimum Bid is Not Required 4

6. Bid MUST be Delivered by Deadline 4

SAMPLE DEED WITH DEED RESTRICTIONS 5

LEGAL DESCRIPTION………………………………………………………………………………………………6

LOCATION MAPS 7

OFFICIAL BID FORM 8, 9

**GENERAL INFORMATION APPLYING TO ALL SURPLUS LAND SALES**

The Wisconsin Department of Transportation (also referred to as the “Department”) urges you to visit and inspect the surplus parcel you are interested in before you bid. All lands will be conveyed on an "as is" basis. Ignorance of any condition of the site will not allow you to withdraw or adjust a bid after it is opened.

We urge you to secure firsthand information about the local real estate tax rate, utility services, zoning ordinances and building codes. With that information, you will be in a position to accurately determine the utility of the land and to prepare a bid reflective of that utility.

The property is being sold “as is” with no warranties as to condition or use. It is advised that all bidders research thoroughly, exercise due diligence, and seek professional advice, if necessary, regarding the property for sale.

**GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE**

1. The parcel is located at 4104 STH 83, Town of Wheatland, Kenosha County, Wisconsin.

2. Project ID 1332-02-20 Parcel 18; Tax Parcel 95-4-219-263-0310

3. Area of Site: ± 2.96 acres

4. Present Zoning: The property is zoned Agricultural (A-2). The purchaser assumes any and all costs of rezoning, if necessary.

5. Sample Deed with deed restrictions: See Pages 5 & 6.

6. Taxes or Assessments Levied against Site: None known. Any taxes or assessments will be the responsibility of the Purchaser.

7. No off-premise signs will be permitted.

8. Access would be allowed at the southerly 100 feet of the parcel. **Bidder understands that this access is not guaranteed—it is the responsibility of the bidder to confirm the access with town and county officials**.

**GENERAL TERMS OF SALE**

1. Deadline for Bid Opening

It shall be your duty as a bidder to see that your bid is delivered within the time and at the place prescribed in this bulletin. No bid received after the time fixed in this invitation for the opening of bids will be considered and those bids will be returned unopened. Bidders are welcome to attend the bid opening but attendance is not mandatory.

2. Award of Bid

After payment of the full bid price, the Department of Transportation will award title of the property to the bidder conforming to the terms and conditions stated in this bulletin. In the event that two or more high bids are received that are equal in all respects, the selection will be made by a lottery limited to the tied bidders.

3. Modification or Withdrawal of Bids

The Department of Transportation will not entertain claims from bidders for withdrawal or modification of

bids after the bid opening because of ignorance of the condition of the property offered for sale or misinterpretation of the terms and conditions of the sale.

4. Notice of Acceptance or Rejection of Bids

You will be notified by mail of acceptance or rejection of your bid within ten (10) business days after the day of bid opening.

5. Contract for Sale

After the bid has been accepted by the Department of Transportation and the sale approved by the Governor, a sale agreement between the successful bidder and the state shall exist. Such agreement shall constitute the whole contract to be succeeded only by the formal conveyance instrument unless modified in writing and signed by both parties. Neither oral statements or representations made by or for, or on behalf of either party shall become part of such contract; nor shall the contract or any interest therein be transferred or assigned by the successful bidder without written consent of the Department of Transportation. Any assignment transaction without such consent shall negate the sale.

6. Grounds for Rejection of Bids

The Department of Transportation expressly reserves the right to reject any or all bids when deemed as irregular or when not in the best interest of the Department to accept. Bids containing any qualifying or contingent clauses not mentioned in this bulletin will be declared irregular and rejected. Minor irregularities in the bid form such as misspelled words, may be waived and the bid accepted.

7. Forfeiture of Bid Deposit

In the event of a default by the bidder in the performance of the contract of sale created by the Department of Transportation accepting that bid, the bid deposit shall be forfeited. The Department of Transportation shall take such actions, as it deems necessary and appropriate, to enforce the contract. Those actions may include legal redress, awarding title to the second acceptable high bidder or re-advertising the site for sale.

8. Transfer of Title

Transfer of title to the property to the bidder will be by a Quit Claim Deed. The deed will be executed by the Department of Transportation on behalf of the State of Wisconsin and will recite approval of the Governor of the State of Wisconsin. A sample Quit Claim Deed, which includes the deed restrictions, is included on pages 5 and 6.

9. Final Payment to Seller and Recording of Deed

The bidder shall, on a mutually agreeable date, not later than 30 days after acceptance of the bid and the Governor’s approval of the sale, tender to the Department of Transportation the balance of the purchase price. Upon receipt of that payment, Department of Transportation will record the Quit Claim Deed at the La Crosse County Register of Deeds Office.

10. Delivery of Deed

Once the deed has been recorded, the Department will send the original deed to the purchaser.

11. Title Evidence

The buyer will assume the expense of procuring any abstracts or title insurance that may be required.

12. Plat of Survey

A Plat of Survey has been completed for the parcel (see page 9).

13. Special Assessments

The buyer will assume the payment of any unpaid deferred charges or special assessments for public improvements levied against the parcel at the time of sale*.* Amountsof these outstanding charges will be disclosed in the bulletin if known. None are known to exist.

14. Real Estate Taxes

The buyer will be liable for all general real estate taxes levied against the parcel after title is transferred. Property is currently tax exempt.

**INSTRUCTIONS TO BIDDERS**

1. Special Bid Form

You must submit your bid on one of the two copies of the special Bid Form provided with this bulletin (Pages 10 and 11) and furnish all information requested. The first copy is provided for your records.

If your bid is submitted on forms other than those supplied in this bulletin, or if the bid fails to furnish all information required, the bid might be rejected at the sole option of the Department of Transportation. Your bid should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing it. The bid must be signed by you or your agent in ink.

2. Special Bid Envelope

Your bid form should be placed in the special envelope accompanying this proposal. Your name and address should be placed in the upper left hand corner of this envelope. No responsibility will be implied to any employee of the Department of Transportation for the premature opening of, or failure to open a bid, which is not properly addressed and placed in the special envelope attached to this bulletin.

3. Bids Executed by Agents of Bidder

A bid executed by an attorney or agent on behalf of the bidder, shall be accompanied by an authenticated copy of his Power of Attorney or other written evidence of his authority to act on behalf of the bidder.

4. Deposit Must Accompany Bid

**The bid submitted must be accompanied by a bid deposit in the form of a certified check, cashier's check or money order payable to the "Wisconsin Department of Transportation" in the amount of ten percent (10%) of the bid amount.** Failure to provide such bid deposit shall require rejection of the bid**.** Upon acceptance of a bid, the appropriate bid deposit of the high bidder shall be applied toward payment of the bidder's obligation to the state. The bid deposits of unsuccessful bidders will be returned within 10 days of the bid opening.

**No personal checks or cash will be accepted. Bids containing those items will be summarily rejected.**

5. Minimum Bid is Not Required

No minimum bid is required for the parcel being offered for sale in this bulletin. **Please note that the appraised value of the subject property is $77,000.00**. Additionally, please note that the Department of Transportation reserves the right to reject any and all bids.

6. Bid Must be Delivered by Deadline

There is no bid deadline for this specific property.

Figure 1 - "Sample" Quit Claim Deed - State Grantor (RE1563)

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Legal Description

That part of the Southwest 1/4 of Section 26, Township 2 North, Range 19 East, Kenosha County, State of Wisconsin, described as follows:

Commence at the Northwest corner of said Southwest 1/4; thence North 89° 52' *33”* East

685.11 feet along the North line of the Southwest 1/4; thence southeasterly and to the right

1168.60 feet along a curve whose radius is 3729.72 feet and whose long chord bears South 18° 42' 56" East 1163.83 feet; thence South 09° 44' 24” East 18.70 feet to the point of beginning; thence South 09° 44' 24" East 393.87 feet, parallel with and 90.00 feet Westerly, at right angles to, the centerline of STH 83; thence South 78° 32' 18" West 362.72 feet along an existing property line; thence North 00° 39' 37" West 400.20 feet, along an existing property line; thence North 78° 23’ 29” East 292.55 feet along an existing property line to the point of beginning.

This parcel contains 2.96 acres, more or less.

No access shall accrue to the above described parcel from STH 83, except for one access point located in the southerly 100 feet, as measured along the easterly property line.



*Bidder’s Copy*

WISCONSIN DEPARTMENT OF TRANSPORTATION

DIVISION OF SYSTEMS DEVELOPMENT, SOUTHEAST REGION – WAUKESHA

**OFFICIAL BID FORM FOR PURCHASE OF STATE-OWNED SURPLUS LAND**

1332-02-20 Parcel 18EX

Town of Wheatland, Kenosha County

Area: +/- 2.96 Acres

**Location:** The parcel is located at 4104 STH 83, Town of Wheatland, Kenosha, Wisconsin.

I hereby submit a bid of Dollars ($ ) for the above tract of land and accompanying building subject to the terms and conditions previously described in the bulletin.

Payment Schedule:

This bid is accompanied by a bid deposit in the form of a certified check, cashier's check or money order in the amount of **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dollars ($\_\_\_\_\_\_\_\_\_\_\_\_), ten percent (10%) of the bid amount.** Check to be made payable to: Wisconsin Department of Transportation. In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the Governor of the state of Wisconsin, the deposit shall be forfeited and the Department of Transportation shall take such action as it deems necessary and appropriate to enforce the contract.

**In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s):** Note: Please print clearly and spell name(s) exactly as you wish it to appear (include middle initial, etc. if appropriate).

Signature of bidder Date

(Printed or typed name of bidder) (Telephone No.)

(Street address)

(City) (State) (Zip Code)

ALL BLANKS MUST BE FILLED OUT

(Retain this copy for your records)

**Project ID 1332-02-20 Parcel 18EX**

***Submit Bid On This Sheet***

WISCONSIN DEPARTMENT OF TRANSPORTATION

DIVISION OF SYSTEMS DEVELOPMENT, SOUTHEAST REGION – WAUKESHA

1332-02-20 Parcel 18EX

Town of Wheatland, Kenosha County

Area: +/- 2.96 Acres

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Signature of bidder Date

(Printed or typed name of bidder) (Telephone No.)

(Street address)

(City) (State) (Zip Code)

ALL BLANKS MUST BE FILLED OUT

Place in envelope provided or place in envelope marked

**Project ID 1332-02-20 Parcel 18EX**