

BID NOTICE
RUSK COUNTY OFFERS PROPERTY FOR SALE
 § 75.69, Wis. Stats.

Rusk County will accept bids for the purchase of the following described real estate subject to the following requirements:

1. No bid shall be considered unless it is equal to at least the minimum bid advertised for the real estate in question.
2. The County reserves the right to accept or reject any given bid upon the basis that in accord with §75.69(1), Wis. Stats., it may accept the bid which it deems to be most advantageous to the County. In addition to the amount of money which is bid by the bidder for the real estate, the concept of advantage to the County may include but shall not be limited to the following criteria: prospective use, acceptance of liability for or responsibility for bringing the described real estate and its improvements into compliance with all applicable local and state regulations, if any violations exist and/or indemnification of the County against any and all direct or indirect environmental clean up costs associated with the described real estate, together with attorney fees and other costs associated with such clean up efforts or governmental orders or decisions. Should the County determine that no bid submitted is advantageous to the County, it may reject all bids submitted.
3. The potential buyer must take responsibility to maintain and use the property in compliance with all laws, zoning land use regulations, ordinances, easements and other restrictions of record, if any.
4. That the acquisition of the real estate is from the County in its "AS IS" condition, without any warranties, express or implied, as to fitness for any purpose whatsoever, nor as to its condition, including but not limited to environmental contamination or public health nuisance violations.
5. That it has been afforded the potential buyer the opportunity to inspect the real estate and that the potential buyer is satisfied he has full knowledge of the physical condition of the real estate.
6. That beyond the information communicated to it by the County in accord with this notice, pursuant to its request, the County has no further or other information nor has it been placed on notice of any further or other environmental contamination or violations situated upon the subject real estate.

MUNICIPALITY	PARCEL COMPUTER # PROPERTY DESCRIPTION	MINIMUM BID
Dewey	010-01004-0000 Lake Flambeau Development East Lot 83 .33 Acres Property located on Birchwood Lane	3,000.00
Richland	028-00449-0000 Section 25-35N-04W, Parcel in S ½ NW SW SE 5.0 Acres Property located on Hwy. 73	4,000.00
Sheldon	181-00011-0000 Lot 10 Block 2 W5546 Lacy St. House on property	20,000.00
City of Ladysmith	246-01602-0000 & 246-01603-0000 & 246-01604-0000 Greenwood Park Lots 11,12,& 13 Block 6 Property located on Menasha Ave.	500.00

BIDDING INSTRUCTIONS

All bids must be submitted on a RUSK COUNTY LAND SALE BID SHEET. These bid sheets are available from the Rusk County Clerk's office, either by requesting them by mail or in person. Bid sheets are also available on the county website at ruskcounty.org. All bids must be enclosed in a sealed envelope. The sealed bid must have the following information written on the outside of the envelope:

The Parcel Computer Number
The Legal Description of the Property

DEPOSIT

A deposit of 10% of each bid must accompany each bid. The 10% deposit must be in the form of a BANK MONEY ORDER or a CERTIFIED CHECK made payable to Rusk County, WI.

DEED

The balance of the purchase price must be received by the County Clerk's office within 30 days of notification. Payment must be in the form of a BANK MONEY ORDER or a CERTIFIED CHECK. An additional fee of \$11.00 for recording the deed will be assessed. A Quit Claim Deed will be issued in the name of the signer of the bid or to whomever that person designates the deed be made out.

RUSK COUNTY WILL NOT BE HELD RESPONSIBLE FOR ACCESS OR BOUNDARIES OF THESE PROPERTIES.

** Check with Municipal Clerks to verify any special assessments.**

The purchaser must comply with the following:

- Sanitary Code
- Subdivision Control Ordinance
- All applicable: Shoreland, Flood Plain, Comprehensive Zoning Ordinance of Rusk County.

The bid opening is Wednesday, October 21, 2009 at 9:00 a.m. Bids must be received in the County Clerk's office no later than 4:30 p.m. on Friday, October 16, 2009.

For additional information contact: Denise Wetzel, Rusk County Clerk, 311 Miner Avenue East Suite C150, Ladysmith WI 54848. Email: dwetzel@ruskcountywi.us. Telephone (715)532-2100.