

**JUNEAU COUNTY
BID FORM
FOR
PURCHASE OF JUNEAU COUNTY LANDS
(Revised 09/04/20)**

TO: Juneau County Land, Forestry, Parks and Zoning Committee

FROM: Name _____
Street/PO Box _____
City/State/Zip _____
Telephone _____

RE: Parcel No. _____ in Municipality _____
The Legal Description is: _____

The Minimum Bid Required is: \$ _____
I Bid: \$ _____ Deposit Enclosed \$ _____

ATTENTION: Juneau County, its employees or representatives make no guarantee or warranty as to use of the subject land. You should contact the municipality where land is located to determine if the land may be used as intended and what requirements, permits, licenses, etc. are necessary.

If applicable, please indicate: I own the following adjacent parcel:
Parcel No. _____

TERMS OF SALE: I acknowledge and agree to the following terms:

1. Bid must be on an official JUNEAU COUNTY "BID FORM."
2. Bid must meet or exceed the "minimum bid" listed for the parcel.
3. Bid shall be accompanied by a deposit of ten percent (10%). If bid is less than \$1,000.00, the deposit will be \$100.00, not ten percent (10%) of the bid price. **DO NOT SEND CASH**, send a personal check, money order, or certified check made out to "Juneau County Treasurer."
4. The Land, Forestry, Parks and Zoning Committee, "Committee," meets once a month. (Call 608-847-9389 for date.) The bid must be received no later than 4:00 p.m. the day before said meeting by:
Juneau County Audit and Accounting
220 E. State Street
Courthouse Room 203
Mauston, WI 53948

In a sealed envelope addressed as such with "LAND BID ENCLOSED" and PARCEL NUMBER written on the face of the envelope. Bids will be rejected without PARCEL NUMBER on envelope.

5. Bids for more than one parcel may be enclosed in the same envelope but separate bid forms and deposits are required for each parcel.
6. Juneau County reserves the right to accept or reject any or all bids.
7. Following the Committee's acceptance or rejection, the bidder will be notified of the bid's status and all deposits submitted by unsuccessful bidders shall be returned in full.
8. The sale to the successful bidder must be approved by the Juneau County Board of Supervisors. The County Board meets monthly.
9. Purchaser will be notified in writing of Board's approval and shall have (30) days from date of mailing said notice to make payment in full or deposit shall be forfeited. The deposit will not be forfeited if within said 30-day period, bidder provides county with written proof from a title company that title is not merchantable.
10. Conveyance of title shall be by QUIT CLAIM DEED upon full payment of outstanding balance plus an administrative fee of \$300.00 plus the deed recording fee \$30.00.
11. Juneau County does not warrant title to the subject property. The cost of title insurance, if any, is the responsibility of and at the cost of the Purchaser.
12. Juneau County makes no representations as to the effect of any municipal and zoning ordinances, building requirements, easements, rights-of-way and other restrictions on the property and its potential uses.
13. Juneau County does not warrant access to the subject property. A licensed surveyor should be consulted as to the exact location, boundaries and size of the subject land. Any survey shall be at the Purchaser's expense,
14. It is the Purchaser's responsibility to determine what permits, licenses, building restrictions, if any, apply/are necessary for proposed use of the subject property.
15. Juneau County makes no representation, guarantee or warranty as to physical condition of subject land and/or improvements thereon. The cost of any inspection shall be at bidder's expense. Property is sold "as is".
16. Juneau County makes no warranties or representations of any kind regarding the subject property.
17. No commissions or fees will be paid to any broker.
18. Real estate taxes that are not paid for out of the purchase price run with the land, and any unpaid property taxes on this parcel of real estate shall be the legal responsibility of the new owner.

PROCEDURE:

- _____ **Fill out BID FORM completely.**
- _____ **Put completed BID FORM in envelope.**
- _____ **Include required deposit – make check to: Juneau County Treasurer**
- _____ **Write on envelope: “LAND BID ENCLOSED” and “PARCEL
NUMBER”**
- _____ **Address to: Juneau County Audit/Accounting
 Courthouse – Room 203
 220 E. State Street
 Mauston, WI 53948**
- _____ **Mail/Deliver so that it arrives at above address no later than 4:00 p.m.
the day before meeting to open bids.**

DATE: _____

Signature of Bidder: _____