

OFFER TO PURCHASE

(See Deadlines and Committee meetings on Page 2)

Municipality: _____

Parcel #: _____

Bid Amount: _____ **Deposit Enclosed:** _____

(NOTE 1: See Page 2 for Calculating Deposit)

(NOTE 2: Cashier's or Certified Check Required)

BUSINESS - OFFER TO PURCHASE:

I hereby represent that I have the authority to submit this offer to purchase on behalf of: _____
(Name of Business Entity)

Name & Title: _____ **Signature:** _____

Address: _____ **City/State:** _____ **Zip:** _____

Email Address: _____ **Telephone Number:** _____

By signing and submitting this Offer to Purchase, I understand and voluntarily acknowledge the following:

TERMS AND CONDITIONS:

All tax deed property will be sold "AS IS, WHERE IS and WITHOUT CONDITIONS". It is the responsibility of all prospective purchasers to determine any defects in the title or property. Chippewa County makes no representations, assurances or warranties as to, without limitation due to enumeration, the ability to build on the land, zoning and environmental condition such as the presence of toxins, contaminants, radon, hazardous wastes, hazardous substances or storage tanks, of and on the properties listed for sale.

INDIVIDUAL - OFFER TO PURCHASE:

Name: _____ **Signature:** _____

Address: _____ **City/State:** _____ **Zip:** _____

Email Address: _____ **Telephone Number:** _____

If my offer to purchase is accepted, I would like to take ownership of the land as follows (Check Only One):

- ☐ Individually, SINGLE person
☐ Individually, MARRIED person
☐ Husband and Wife, as Survivorship Marital Property (Name of Spouse: _____)

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Bids shall be sent to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge St., Chippewa Falls, WI 54729. Please contact Douglas Clary, Chippewa County Planning & Zoning Director at (715) 726-7941 with questions regarding the sale of these parcels.

TAX DEED PROPERTY – OFFER TO PURCHASE

SEALED BID DEADLINE and COMMITTEE MEETING SCHEDULE:

Sealed bids shall be sent to and received by the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge St., Chippewa Falls, WI 54729 prior to **12:00 Noon** on the deadlines as listed below. Bids will be opened by department staff and a bid sheet listing all bids will be submitted to the Planning & Zoning Committee for action with a recommendation. The Chippewa County Planning & Zoning Committee will typically meet at **4:30 PM** on the following dates in Room 302 of the Chippewa County Courthouse.

Sealed Bid Deadline @ 12:00 Noon

January 17, 2024

February 21, 2024

March 20, 2024

No Meeting in April due to County Board Reorganization and the following dates are tentative:

May 22, 2024.....

June 19, 2024

July 17, 2024

August 21, 2024

September 18, 2024

October 23, 2024

November 20, 2024.....

December 18, 2024

Committee Meeting @ 4:30 PM

January 18, 2024

February 22, 2024

March 21, 2024

May 23, 2024

June 20, 2024

July 18, 2024

August 22, 2024

September 19, 2024

October 24, 2024

November 21, 2024

December 19, 2024

Note: Schedule is subject to change with proper notification.

SEALED BID REQUIREMENTS:

All bidders must be at least eighteen (18) years or older to submit a bid.

A Chippewa County "Offer to Purchase" form must be submitted for each individual parcel. Bids shall be submitted in a sealed envelope and clearly marked on the outside "SEALED BID" along with the accompanying Parcel Identification Number. A minimum deposit by Cashier's Check or Certified Check in the amount of 10% of the bid (rounded to the nearest dollar) or \$1,000.00, whichever is greater, must accompany the bid. In situations where the bid amount is less than \$1,000.00, the full amount of the bid must be submitted. Checks shall be made payable to the **Chippewa County Treasurer**.

Chippewa County reserves the right to accept or reject any or all bids. The bid deposits of unsuccessful bidders will be returned following the acceptance of the successful bid.

The successful bidder must pay the accepted purchase price and all applicable fees by Cashier's Check or Certified Check in full within 15 days of delivery or written notification to the successful bidder of Chippewa County's acceptance of the successful bid or Chippewa County reserves the right to rescind the approval of the bid. The bid deposit submitted by the successful bidder shall be forfeited to Chippewa County in the event the successful bidder fails to make full payment for the property within 15 days of delivery to the successful bidder of written notification of Chippewa County's acceptance of the successful bid. ALL SALES ARE FINAL.

Upon completion of the sale, Chippewa County will prepare and record a quit claim deed (County Deed) conveying legal title from Chippewa County to the successful bidder as indicated on the submitted offer to purchase. The successful bidder shall be responsible for payment of the recording fee in the amount of \$30.00, which shall be included with the successful bidder's final payment for the property. No abstract or title insurance will be furnished by Chippewa County.

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Please contact Douglas Clary, Chippewa County Planning & Zoning Director at (715) 726-7941 with questions.

Revised: June, 2024

Page 2 of 2