

**MENOMINEE COUNTY LEGAL NOTICE
SALE OF FORECLOSED PROPERTIES
OPENS December 27, 2024 AND CLOSES ON January 9, 2025**

The Menominee County Treasurer's Office will begin accepting sealed bids on the below listed properties acquired through tax foreclosure proceedings. The properties appearing in Section A must be sold at or above the appraisal value shown. The properties appearing in Section B may be sold at, above, or below the appraisal value shown. Details shown in this listing include physical address/fire number, parcel number, deed restriction information, appraisal value, and the County's costs associated with the property.

#	Physical Address	Parcel/Tax ID#	Deed Restrict.*	Appraisal Value	County Costs**
SECTION A. FIRST SALE ATTEMPT					
1.					
2.					
SECTION B. SUBSEQUENT SALE ATTEMPT					
1.	W2745 CTH VV, Keshena, WI Parcel 80 Vol. 1 PG.56 CSM, Except NW/Corner, Except Doc #642. (2.150 acres)	01602370030	10-Day	\$16,300	\$2,995.81
2.	W2263 Keshena Lake Rd., Keshena, WI LaMotte Lake Lot 1 Vol. 2 PG. 37,38 CSM (4- B) AKA Parcel "I" N/K/A Lot 8 Vol 3 PG 171-172 CSM #129. (2.270 acres)	01602372018	10-Day	\$102,100	\$8,144.98
3.	W2262 Joe Summers Rd., Keshena, WI LaMotte Lake Lot 1 Vol. 2 PG. 37,38 CSM (4- B) AKA Parcel "E" Exc Lots 3 & 4 of CSM 172 Vol 30 PG 274. N/K/A Lot 1, Vol 3, PG 227-228 CSM #147. (0.474 acres)	01602372014	10-Day	\$22,800	\$3,580.49

* Deed Restrict: "LLPOA" means Legend Lake Property Owner's Assoc.; "10-Day" means the Menominee Tribe owns a 10-day right of first refusal.

** "County Costs" represents the minimum value the County will attempt to recover through the sale; however, bids less than this amount will still receive consideration by the Personnel & Finance Committee and the County Board.

Legal descriptions are available upon request. Some properties may not have fire numbers posted, so bidders are urged to verify the location of the property prior to placing a bid. Bids shall be placed on the "Bid and Purchase Agreement" form and sealed in an envelope along with the required bid deposit of \$250. Copies of the Bid and Purchase Agreement can be obtained on the County's website at www.co.menominee.wi.us or by contacting the Treasurer's Office. The bid deposit of \$250.00 shall be in the form of a cashier's check or money order made payable to Menominee County. The bid deposit of unsuccessful bidders shall be returned. The bid deposit of successful bidder shall be retained as a down payment, with the balance due to be paid within 30 days after bid acceptance. Failure of successful bidder to make payment within 30 days of bid acceptance shall result in a forfeiture of bid deposit without further notice or legal recourse. Bids may be withdrawn up to the deadline date and time. Bids withdrawn after the deadline will result in the automatic forfeiture of the bid security without further notice or legal recourse. On properties appearing under Section A only, the County will provide preference to family members of the former property owner(s) if their bid is equal to or greater than the appraised value. On properties appearing under Section B only, the County will provide preference to family members of the former property owner(s). Final acceptance of a bid by the County is contingent upon the Menominee Tribe not exercising any 10-day waiver option it might have. Properties are sold in "as is, where is" condition. Menominee County makes no warranty as to boundaries or acreages or any other matters on properties offered for sale. Menominee County reserves the right to reject any or all bids. More details concerning the properties can be found at www.accurateassessor.com and clicking on the "Municipalities" link. More information concerning the bid process can be found on Menominee County's website at www.co.menominee.wi.us under the "News and Events" link.

MAIL/DELIVER BIDS TO: Menominee County Treasurer, W3269 Courthouse Lane, P.O. Box 279, Keshena, WI 54135 in an envelope clearly marked "LAND BID – PARCEL # _____". The deadline to submit sealed bids is **Thursday, January 9, 2025 1:00 p.m.** All bids will be publicly opened on January 9, 2025 at 1:30 p.m. The public bid opening is not a forum for determining the winning bid. The Personnel and Finance Committee will formally review and recommend award of bids at its first meeting scheduled after the deadline.