



Wood County

WISCONSIN

OFFICE OF THE
TREASURER

Heather L. Gehrt

TAX DEED PROPERTIES AVAILABLE FOR SALE OVER THE COUNTER

On our website is a list of properties that have been taken by the County for delinquent taxes. These have been offered by closed bid and did not sell—so now they are for sale over the counter in the County Treasurer's Office.

BUYERS ARE NOT RESPONSIBLE FOR DELINQUENT TAXES OWING ON THE PURCHASED PARCEL.

However, the buyer shall be responsible for paying all CURRENT AND FUTURE YEAR: TAXES, SPECIAL ASSESSMENTS, SPECIAL CHARGES OR SPECIAL TAXES ON THE PROPERTY which may include, but are not limited to, water, paving, sewer, sidewalks, snow removal, and weed cutting. Please take notice that all prospective buyers are responsible for contacting the respective city, town, or village directly to determine whether any taxes or long term specials are charged against the property.

Please take notice that all prospective buyers are responsible for investigating the condition of the parcel for which he/she submits an offer to purchase. This includes, but is not limited to, determining building and sanitation requirements, zoning requirements, and environmental hazards located on such parcel. You may contact the Planning & Zoning Office at (715) 421-8466 for information and are encouraged to contact the municipality in which the parcel is located.

Purchasers will receive a Quit Claim Deed. No abstract of title or warranty deed will be given. All properties are sold as is with no guarantee given or implied as to accessibility, buildability, or any other questions which might arise or any long term specials against the property such as sewers, streets, or paving.

Any title evidence which may be desired by the successful purchaser will be procured by buyers at their sole cost and expense. It is understood that the County will not be obligated to pay for any expense incurred in connection with title matters or surveys of the property.

PLEASE NOTE: Title insurance may not be able to be obtained until three (3) years from date that property was acquired by Wood County.

The County has discretion in accepting the offer to purchase, based upon and may include the use to which the property is to be put, and whether the land will be subject to real estate taxes. This determination by the County must be made in good faith without fraud. The County reserves the right to reject all offers to purchase.

Any offer to purchase may be rejected by the Wood County Treasurer if any person, member, stockholder, or other owner of a business entity has any delinquent real estate taxes in Wood County.

ALL sales are cash, cashier's check or money order. There will be a \$30.00 recording fee due at the time of sale.