

LIVE ONLY AUCTION

On The Real Estate

For Buntjer Family Land

Consisting Of

Approx. 150 acres of prime hunting land AND

Approx. 154.5 acres of excellent farmland

Sale Held At:

Jackson Point N8055 French Rd., Seymour WI 54165

Thursday, January 23rd, 2025 at 6:00 pm SHARP!!

Complimentary Hors d'oeuvres and tap beverages from 5-6 pm for Registered Bidders Only

Real Estate to be sold at 6:00 pm SHARP!!! Parcel #1 consists of approx 150 acres of prime hunting land with river frontage. This land is known for prime deer hunting and waterfowl approx 125 acres considered wetlands with 64.5 acres enrolled in Wetland Reserve Program balance is wooded presently enrolled in Managed Forest but can be withdrawn without penalty. For more information on Managed Forest contact Nick Holmes Wisconsin DNR Green Bay 920-366-8713
Parcel #2 consists of approx 36.5 acres of farmland. **Parcel #3** consists of 39 acres of excellent farmland; there is an abandoned farmstead on this parcel. **Parcel #4** consists of 39 acres excellent farmland. **Parcel #5** consists of 40 acres excellent farmland. **Parcel #6 is a combination of parcels, #3, #4 and #5** to be sold as one parcel property will be sold whichever brings the highest bid. Farm land presently rented for 2025 crop season at \$175.00 per acre rent will be given to buyer at closing in form of cash or credit

Terms on Real Estate, \$10,000.00 down day of sale for parcels #1, # 2 #3 #4 and #5. \$20,000.00 down on Parcel #6 in form of non-refundable earnest money, balance due at closing. No contingent offers accepted. All offers written as cash, buyer to supply proof of funds day of sale if high bidder. If Buyer cannot close for any reason earnest money will be forfeited. 5% buyers premium added to final bid (example \$200,000.00 bid price equals a \$210,000.00 purchase price.) Property sold AS IS Property closed through Menn Law Firm Seymour WI.

View Pictures At

vanepersales.com

OR

<https://vanepersales.bidwrangler.com/ui>

VAN EPEREN AUCTIONS

Les Van Eperen WI. REG. #58

920-366-7856

Announcements made day of sale take precedence over written material. All items sold as is.