

INSTRUCTIONS FOR BIDS

Wisconsin Statutes Chapter 145, Wisconsin Administrative Code Department of Safety and Professional Services 383, Ashland County Private Sewage System Ordinance amended January 6, 2003, Wisconsin Statutes 59.692, Wisconsin Administrative Code Natural Resources 115, Ashland County Shore Land Amendatory Ordinance amended March 6, 2012, Wisconsin Statutes 87.30, Wisconsin Administrative Code Natural Resources 116, Ashland County Floodplain Ordinance adopted April 15, 2008.

Subdivision Control Ordinance and all amendments, Wisconsin Statutes 236.45, approved and adopted by the Ashland County Board of Supervisors, November 9, 1970. Zoning Ordinance of Ashland County was amended for the purpose set forth in Section 59.971, Wisconsin Statutes, duly passed by the Ashland County Board of Supervisors, March 12, 2009.

Section 75.69 (1) Wisconsin Statutes provides that every bid less than appraised value shall be rejected. Bids must reach the Office of the Ashland County Clerk, Room 202, 201 West Main Street, Ashland, Wisconsin 54806, no later than **4:00 P.M. on Friday, September 2, 2016.** Bids shall be opened at **9:00 A.M. on Wednesday, September 7, 2016.** Successful and unsuccessful bidders will be notified by mail.

All bids must be submitted on an Ashland County Land Sales Bid Sheet. These bid sheets are available from the Ashland County Clerk either by requesting them by mail or in person or on the Ashland County website at www.co.ashland.wi.us and clicking on the 2016 Ashland County Land Sale link on the front page. All bids must be enclosed in a sealed envelope. The sealed bid must have the following information written on the outside: **“SEALED LAND BID, SALE NUMBER, DESCRIPTION OF PROPERTY”.** Each bid must be enclosed in a separate envelope.

A deposit of 25% of each bid must accompany each bid. The 25% deposit must be in the form of a Bank Money Order or Certified Check, made payable to Ashland County, Wisconsin. Quit Claim Deeds will be issued in the name of the signer of the bid. The balance of the purchase price must be paid within 15 days from the date of notification.

Ashland County's Quit Claim Deed does not warrant title and is intended to pass only the title and interest which Ashland County has in the premises and does not ensure that title to the premises is clear. The purchaser of the real estate will be subject to and liable for all Special Assessments and other encumbrances that are not cut off by the Tax Deed process. The purchaser will be subject to the 2016 taxes (and special assessments, if applicable). Questions concerning Special Assessments for the City of Ashland should be referred to the City Treasurer's Office, 601 West Main Street, Ashland, Wisconsin 54806 or phone (715) 682-7056.

The following reservations will be included in all Ashland County Quit Claim Deeds:

1. Reservation of Mineral Rights to Ashland County, except sand and gravel rights, said reservation being set forth in Volume 16 Page 189 and amended in Volume 21 Page 340, both in the minutes of the Ashland County Board of Supervisors.
2. Reservation of all the existing roadways and so much as is required to complement existing roadways so that roadways will be four (4) rods in width, said easement being set forth in Volume 16 of the minutes of the Board of Supervisors, Page 532.

The Land and Zoning Committee reserves the right to accept or reject any or all bids.
Dated at Ashland, Wisconsin this day of August 3, 2016.

Heather W. Schutte
Ashland County Clerk