

ONEIDA COUNTY WI PUBLIC NOTICE OF REAL ESTATE SALE

The Oneida County Land Records Committee announces the sale of tax foreclosed real property as noted below. Oneida County will be accepting sealed bids on these properties until Friday, July 31st, 2026, 4:00 PM CT. Bids will be opened on Tuesday, August 4th, 2026, at the Land Records Committee meeting, 9:45 A.M., CT, Second Floor – Committee Room 2 (AKA Room C202), Oneida County Courthouse, 1 S Oneida Ave, Rhinelander, WI. You do not need to be present for bid opening. The Land Records Committee and/or County Board reserve the right to reject any or all bids or to select the bid most advantageous to Oneida County. If a municipality, county department, or other public entity expresses an interest in acquiring a property, the County will evaluate the request before making a final determination to convey the property to others. A detailed list of the properties, bid form, and other information can be obtained from the county website at <https://www.oneidacountywi.gov/> under Announcements on the home page, choose 'Real Property Sale Offerings', or contact the Oneida County Land Information Office, Courthouse, 2nd Floor Rm C208, 1 S Oneida AVE, P.O. Box 400, Rhinelander, WI 54501. Telephone: 715-369-6179, email lio@oneidacountywi.gov. **Properties are being sold in 'AS IS' condition and may have debris present and/or buried on the property. Condition of well, septic, heating, electrical, plumbing, etc. are unknown. All dimensions and acreages listed are approximate.** Go to <https://ascent.co.oneida.wi.us/PermitManagement/> to check for sanitary, building or zoning permits. Brief description and minimum bid for each property described below. **VIEWING OF PROPERTIES: Do not enter properties with buildings. Parcels with building(s) require written permission from the County, a signed declaration of assumption of risk and release of liability along with an Oneida County Agent present to view or enter. You can view properties without buildings at any time unless there is no legal access to the property. To get more information or to schedule a viewing of the property contact the Land Information Office.**

PIN # RH-1327 City of Rhinelander. 209 & 213 E Frederick ST (aka Cranberry Hill) Part of NW¼-NW¼, Section 5, Township 36 North, Range 9 East. Lot 1 of Certified Survey Map 5871, Document Number 871755. Ward 9. Large city parcel with three structures, all in poor condition with debris & mold present. Main house has severe damage to plumbing, heating, and electrical systems. Utilities have been disconnected for several years. The Rhinelander Inspection Department has classified this property as condemned; structures must be repaired to a habitable state, or razed. Lot size approx 285' x 275'; 1.82 acres. Zoned R-3 Mixed Residential. Minimum Bid \$150,000.00.

See next pages for Bid form and other information.

BID DEADLINE: Friday, July 31st, 2026, 4:00 PM CT. Late bids will not be accepted. The number of bids received or names of bidders will not be revealed prior to bid opening.

BID OPENING: Bids will be opened on Tuesday, August 4th, 2026 at the Land Records Committee meeting, 9:45 A.M., CT, Second Floor – Committee Room 2 (AKA Room C202), Oneida County Courthouse, 1 S Oneida Ave, Rhinelander, WI. You do not need to be present for bid opening.

BID GUARANTEE: A bid guarantee of \$500.00 shall accompany each parcel with a minimum bid of \$500.00 or more. If the minimum bid amount is less than \$500.00, the bid guarantee shall equal the bid amount.

SEALED BIDS: Sealed bids must be submitted on the **Oneida County Real Estate Bid Form** that is on page 2 of this form. Any bid less than the minimum advertised bid will be rejected. Only one bid, per bidder, per parcel accepted. The bid must be a specific value and cannot be an “open ended bid”.

SALE CONDITIONS: The Land Records Committee and/or County Board reserve the right to reject any or all bids and to select the bid most advantageous to Oneida County. If a municipality, county department or other public entity expresses an interest in acquiring a property, the County will evaluate the request before making a final determination to convey the property to others. Property is being sold in “**AS IS**” condition. Buildings may contain mold and/or lead paint, and properties may contain debris on or buried on the property. The successful bidder will have 60 days from date of County Board approval to complete payment. A quit claim deed will be issued and the County is not providing title insurance. No title, access, boundaries, parcel area or dimensions, easements, fitness for use, or related issues guaranteed or warranted. Sale may be subject to any easements, restrictions, reservations, or rights-of-way of record or ingress/egress of use over existing traveled ways and utilities in place. The successful bidder will be responsible for the **\$30.00 deed recording fee and providing information for filling out a Wisconsin Real Estate Transfer Return.**

BIDDERS RESPONSIBILITY: The bidder is responsible to satisfy any questions they may have on access, title, survey, boundaries, parcel area or dimensions, legal issues, zoning, utilities, easements, building conditions/uses or other issues relating to the property. Direct driveway access questions from public roads to the Town or City in which the parcel lies, and from State Highways, to the WI Department of Transportation at 715-365-3490, and from County Highways, to the Oneida County Highway Department at 715-369-6184. Questions on zoning of parcels, building permits or other development or improvement issues should be directed to the Oneida County Planning & Zoning Department at 715-369-6130 or if located in the city, the City of Rhinelander Inspection Department at 715-365-8600 option 8.

CONTACT LIST: The County is required to maintain an updated contact list of entities that show interest in purchasing real estate from the County and shall send each a sale advertisement to those on the contact list. If you want to remain on the contact list, whether by postal mail or email, include your name, address, email, phone number and mail/email to Oneida County Land Information Office, P. O. Box 400, Rhinelander, WI 54501 or email to lio@oneidacountywi.gov. **Email is the preferred method for the contact list.**

NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____

See page 2 for Bid Form

BID DEADLINE: Received by or delivered to Oneida County Clerk by:
Friday, July 31st, 2026 4:00 P.M. CT

Name of Bidder(s): _____

CLEARLY PRINT name(s) as you want them to appear on Quit Claim Deed and if multiple names, **how you want to hold title**, i.e. joint tenants, tenants in common, survivorship marital property, husband and wife as joint tenants, a trust, LLC, etc.

Address: _____

City, State, Zip: _____

Phone# and Email: _____

PIN #: _____

Parcel Address: _____

Bid amount: _____

Please use a separate bid form for each parcel.

The County retains the right to reject any or all bids or to select the bid most advantageous to Oneida County. If a municipality, county department, or other public entity expresses an interest in acquiring a property, the County will evaluate the request before making a final determination to convey the property to others. A bid guarantee of \$500 shall accompany **each** real estate parcel bid. If the minimum bid amount established by the County and the amount bid are each less than \$500, the bid guarantee shall equal the amount bid. **The bid guarantee for the highest two bids shall be deposited by the County Treasurer.** The other bid guarantee(s) will be returned to the unsuccessful bidder(s). The bid guarantee of the highest bidder will be applied to the purchase price if the sale is approved and completed. The bid guarantee of the second highest bidder will be refunded. The successful bidder will have 60 days from the date of County Board approval to complete payment. If the highest bidder fails to complete an approved sale, the bid guarantee will be forfeited to Oneida County and the second highest bidder offered the real estate with their bid guarantee applied to the purchase price. If the second highest bidder fails to complete an approved sale, the bid guarantee will be forfeited to Oneida County. It could take 90 – 150 days for this process to be completed. The Oneida County Land Records Committee will be the sole and final authority as to what constitutes just cause for not completing a sale. Oneida County is only transferring its interest in this property in an **“AS IS”** condition. A quit claim deed will be issued and the County will not be providing title insurance. **No title**, access, boundaries, parcel area or dimensions, easements, fitness for use, or related issues guaranteed or warranted. Sale may be subject to any easements, restrictions, reservations, or rights-of-way of record or ingress/egress of use over existing traveled ways and utilities in place. The successful bidder will be responsible for the **\$30.00 deed-recording fee made out to Register of Deeds and provide information for filling out a Wisconsin Real Estate Transfer Return.**

I/we submit this bid and understand the conditions set forth above and in the Notice of Sale.

Signature and printed name of bidder(s): _____

Date: _____

BID GUARANTEE: Payable to Oneida County Treasurer. Return completed bid form with bid guarantee in the form of a certified check, money order, or personal check made payable to **Oneida County Treasurer.**

SUBMISSION OF BID: Mail or submit your bid and bid guarantee in a **sealed envelope** to: Oneida County Clerk, Courthouse, Room # A100, 1 S Oneida Ave, P.O. Box 400, Rhinelander, WI 54501. No fax or email submittals accepted. You can also drop off in person or call 715-369-6144 to confirm receipt of only your bid, not the number of bids received or who submitted. ****MARK ENVELOPE:** Please mark on outside of bid envelope **“Real Estate Sealed Bid”** in the lower left hand corner. Include return name and address on envelope.

Q: Who is responsible for the mortgages, liens, judgements, or taxes on the tax foreclosed properties?

A: Oneida County uses Wis. Statute 75.521 Foreclosure of tax liens by **action in rem**. The County Treasurer contracts with a Title Company to search property ownership, title, mortgages and Federal, State and Municipal liens. These entities notified of the impending foreclosure. Other liens/judgements against the Landowner not required for searched. If entities do not take measures to protect their respective interest prior to the court date, the Court forecloses out the interest, the entity may have against the Property and title to the property awarded to the County. The County pays the back taxes and special assessments. The new Landowner is not responsible for back taxes, mortgages, liens or judgements. If interested in a property, you may want to contact a title company in advance of submitting a bid with any questions about insuring title to the property. The County uses various Title Companies and can provide you with the name of the Title Company that did the County search for a particular property.

Q: Who is responsible for paying the current year's real estate taxes?

A: If the County is the owner of the property as of January 1st of the taxing year, the property will be exempt in that year and no taxes will be due on the property. If there are taxes due for the year in which the County sells the property, the County pays the real estate tax bill.

Q: Can I have the property inspected by licensed plumbers, carpenters, septic, etc.?

A: Possibly, however inspection done at your cost. The inspectors or contractors must sign the contractor waiver of liability form, have insurance required by the County and the inspector or contractor must restore the property to the condition the property existed prior to the inspection. Noted that most buildings the County forecloses on would not pass inspections required by lending institutions today. Utilities usually disconnected so you could not test water, furnace, etc. You are purchasing the property in '**AS IS CONDITION**'.

Q: What does Preference to adjoining owner mean?

A: The properties with this designation usually mean the parcel may be a very small remnant or an irregular parcel that likely would be of best use to an adjoining landowner. In most cases the parcels are landlocked, cannot be built on and have restrictions placed on the parcel. In order to minimize land use issues, the Committee would likely recommend sale only to an adjoining landowner.

Q: What is preferred payment method if awarded the property?

A: If you purchase a property with buildings and you want the keys the same day you make payment, the payment must be cash, a cashier's or a bank check; otherwise the County has to wait until a personal check has cleared before recording the deed and giving you the keys. If the property is vacant, you can pay by cash, a cashier's or a bank check and the deed recorded usually within 1 day. Deed recorded after the check clears if paying by personal check. Checks for the \$30 recording fee can be by personal check made out to Register of Deeds.

Q: What if I am waiting on a loan to purchase the property and it would take more than the 60 days to complete the sale?

A: The successful bidder will have 60 days from the date of County Board approval to complete payment. If the highest bidder fails to complete an approved sale within the 60 days, the bid guarantee of \$500.00 is forfeited to Oneida County and the County would then work with the second highest bidder or offer again for sale.

Q: What happens if the properties do not sell?

A: The Land Records Committee reviews the unsold properties at the bid-opening meeting. At that meeting, the committee will determine to sell the unsold properties again and may adjust the minimum bid price.

Q: What is a Wisconsin Real Estate Transfer Return and what information is need.

A: This is a form required by any real estate transfer by the Wisconsin Department of Revenue. The names, address, and social security numbers of all people named on the deed needs to be listed. If you prefer not to provide your social security number to the County, the County will enter 9999999 and the Department will contact you for that information later. Your social security number **is not** required when submitting your bid. If a property deeded to a Corporation then the FEIN is required.