

Oconto County Land Sale Remaining Parcels

Updated 2/10/16



**Land Information Systems
Oconto County Courthouse
301 Washington Street
Oconto, WI 54153-1621
(920)-834-6827**

WWW.CO.OCONTO.WI.US

OFFICE OF LAND INFORMATION SYSTEMS
A Division of
Land & Water Resources Department
Survey-GIS-Property Listing-Physical Address-Land Records

Dear Perspective Buyer:

In accordance with State Statutes Chapter 75 and Oconto County Ordinance 5.101 Collection of Delinquent Taxes, we have put together this brochure of parcels of land that Oconto County will be offering for sale. The method of sale will be by sealed bids.

Each corresponding price shown on the enclosed list is the minimum acceptable bid in accordance with Section 75.69 of the Wisconsin Statutes and all bids under the stated minimum price will be rejected.

The descriptions and headings under which the lands in this brochure are listed are meant to be suggestive only. The County does not represent, warrant, or promise any of the matters referred to in the headings. All property is sold as is by quit-claim deed according to the interest that Oconto County holds, and makes no representation as to the condition of any improvement.

Sealed bids will be received by the Land Information Systems Department, 301 Washington Street, Oconto, WI 54153-1621 on behalf of the Land Information Systems Sub-Committee on a monthly basis prior to the Sub-Committee meeting. The bids will be publicly opened at the monthly Sub-Committee meeting. The Sub-Committee may withdraw any parcel, accept or reject any or all bids in the best interest of Oconto County.

You must use and complete the enclosed “Offer to Purchase Property” and “Title” forms along with 10% of bid or your bid will be rejected. Persons desiring to bid on more than one parcel must submit separate bids and deposits on each parcel. **Submit each bid in a sealed envelope marked “LAND SALE” and indicate the “SALE NUMBER” on the outside of the envelope.**

TERMS: Ten (10) percent of the bid in the form of a cashier’s check or postal money order as earnest money. Earnest money shall be returned to unsuccessful bidders after bids are awarded. The balance of the bid is due 30 days after awarded at which time a Quit Claim Deed will be issued from the County. The County will record the deed after receiving the necessary recording fees.

In addition and in accordance with said Ordinance 5.101 Collection of Delinquent Taxes, 5.01 (5) a (2). Parcels that have an appraisal of not more than eighteen (18) months old and which were offered for sale at least once may have the appraisals adjusted by the Subcommittee. Ordinance 5.01(5)c(3), “Prior to offering tax delinquent land for sale after it has been advertised once (by bid), the Land Information System Division shall maintain a list of parcels available for sale on a monthly basis. The sale shall be for at least the appraised/adjusted value. No offers for these parcels will be accepted three (3) months prior to the regular land sale. The available list shall show these parcels and identify them by municipality or location.”

Pursuant to State Statutes 75.26 the former owner may have the right to take action to re-acquire their property within 3 years after the recording of the Tax Deed.

In the event any sale of property requires the acquisition of title insurance by the prospective purchaser, prior to the expiration of 3 years from the date of the tax deed, Oconto County will undertake an action pursuant to s.75.39, Wis. Stats. For the purpose of barring any claim by the former owner to recover the property under s.75.26, Wis. Stats. or otherwise.

For more detailed maps and directions please go to <http://ocmaps.co.oconto.wi.us/SOLO/>

Respectfully,

Robert Skalitzky
Forest & Parks/LIS Administrator
Oconto County

LEGEND

EXPLANATION OF FLOODPLAIN DETERMINATIONS

SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE	EXPLANATION
A	No Base Flood Elevations determined.
AE	Base flood elevations determined.
AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base flood elevations determined.
AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
A99	Areas to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
V	Coastal flood zone with velocity hazard (wave action); No Base Flood Elevations determined.
VE	Coastal flood with velocity hazard (wave action); Base Flood Elevations determined.
X	Areas determined to be outside the 0.2% annual chance floodplain.
D	Areas in which flood hazards are undetermined, but possible.

NOTES TO USER

****This information is for reference purposes only; a more thorough investigation for the specific use should be obtained.***

****Buildable does not mean you can build anything on the property, only that some type of structure may be possible.***

****Several of these parcels may be landlocked and do not have public access. In addition several of these parcels may be limited to the type of access allowed or permitted. When inspecting these properties always get permission if you are crossing private property.***

SOIL LEGEND

SYMBOL	NAME	SYMBOL	NAME
AaE	Alpena gravelly sandy loam, 20 to 35 percent slopes	OcB	Oconto fine sandy loam, 2 to 6 percent slopes
BnA	Bonduel loam, 0 to 3 percent slopes	OcC	Oconto fine sandy loam, 6 to 12 percent slopes
Bs	Brevort mucky loamy sand, 0 to 2 percent slopes	OcD	Oconto fine sandy loam, 12 to 20 percent slopes
		OeB	Onaway fine sandy loam, 1 to 6 percent slopes
		OeC2	Onaway fine sandy loam, 6 to 12 percent slopes, eroded
Co	Cormant loamy fine sand, 0 to 1 percent slopes	OeD2	Onaway fine sandy loam, 12 to 20 percent slopes, eroded
		OeE	Onaway fine sandy loam, 20 to 35 percent slopes.
Es	Ensley mucky loam, 0 to 2 percent slopes	OmB	Onaway fine sandy loam, moderately well drained, 1 to 6 percent slopes
FpB	Fairport fine sandy loam, 2 to 6 percent slopes	OsB	Onaway fine sandy loam, sandy substratum, 2 to 6 Percent slopes
FpC	Fairport fine sandy loam, 6 to 12 percent slopes	OvC	Onaway-Kiva-Menahga complex, 4 to 15 percent slopes
FsB	Fence very fine sandy loam, 2 to 6 percent slopes	OvD	Onaway-Kiva-Menahga complex, 15 to 35 percent slopes
FsC	Fence very fine sandy loam, 6 to 12 percent slopes	PaB	Padus fine sandy loam, 1 to 6 percent slopes
IsA	Iosco loamy fine sand, 0 to 3 percent slopes	PaC	Padus fine sandy loam, 6 to 15 percent slopes
		PaD	Padus fine sandy loam, 15 to 35 percent slopes
KaB	Kennan fine sandy loam, 2 to 6 percent slopes	PeA	Pelkie loamy fine sand, 1 to 3 percent slopes
KaC	Kennan fine sandy loam, 6 to 15 percent slopes	PkB	Pence sandy loam, 1 to 6 percent slopes
KaD	Kennan fine sandy loam, 15 to 30 percent slopes	PkC	Pence sandy loam, 6 to 15 percent slopes
KeB	Keweenaw loamy fine sand, 2 to 6 percent slopes	PkD	Pence sandy loam, 15 to 35 percent slopes
KeC	Keweenaw loamy fine sand, 6 to 15 percent slopes	PsD	Peshekee-Rock outcrop complex, 4 to 30 percent slopes
		Pt	Pits
KeD	Keweenaw loamy fine sand, 15 to 35 percent slopes	RsB	Rousseau fine sand, 1 to 6 percent slopes
KvB	Kiva sandy loam, 2 to 6 percent slopes	Sb	Saprist and Aquent, ponded
KvC	Kiva sandy loam, 6 to 15 percent slopes	Sd	Seelyeville and Markey mucks, 0 to 1 percent slopes
KvD	Kiva sandy loam, 15 to 35 percent slopes	SfB	Shawano fine sand, 2 to 6 percent slopes
Lx	Loxley mucky peat, 0 to 1 percent slopes	SfC	Shawano fine sand, 6 to 12 percent slopes
McB	Mancelona loamy sand, 1 to 6 percent slopes	SfD	Shawano fine sand, 12 to 30 percent slopes
McC	Mancelona loamy sand, 6 to 15 percent slopes	ShA	Shiocton very fine sandy loam, 0 to 3 percent slopes
MnB	Menahga sand, 0 to 6 percent slopes	SoA	Solona fine sandy loam, 0 to 3 percent slopes
MnC	Menahga sand, 6 to 15 percent slopes	SpB	Solona-Onaway fine sandy loams, 1 to 6 percent slopes
MnD	Menahga sand, 15 to 35 percent slopes	SuB	Summerville fine sandy loam, 2 to 8 percent slopes
MoB	Menominee loamy fine sand, 2 to 6 percent slopes	SuE	Summerville fine sandy loam, 20 to 45 percent slopes
MoC	Menominee loamy fine sand, 6 to 12 percent slopes	TIB	Tilleda fine sandy loam, 1 to 6 percent slopes
MoD	Menominee loamy fine sand, 12 to 20 percent slopes	TIC2	Tilleda fine sandy loam, 6 to 15 percent slopes eroded
Mu	Minocqua mucky fine sandy loam, 0 to 2 percent slopes	WaA	Wainola loamy fine sand, 0 to 3 percent slopes
		Wd	Waupaca very fine sandy loam, 0 to 2 percent slopes
NeB	Nester silt loam, 1 to 6 percent slopes	Wf	Winterfield fine sandy loam, 0 to 2 percent slopes
		WrA	Worcester loam, 0 to 3 percent slopes

Slope of Land

A	0-2%
B	2-6%
C	6-12%
D	12-20%
E	Greater than 20%

Soils Suspects for wetlands shown in **bold**

ZONING DISTRICTS

(F) FOREST DISTRICT

This district provides for commercial production of trees, the conduct of forestry practice and related uses on large tracts of land that are well suited to these activities.

(C) CONSERVANCY DISTRICT

This district shall include all wetlands within the shoreland jurisdiction of this ordinance which are 2 acres or more (excluding point symbols) and which are shown on the Wisconsin Wetland Inventory Maps.

(P-R) PARK AND RECREATION DISTRICT

This district provides for recreational oriented establishments, as well as encouraging the maintenance of natural resources.

(A) AGRICULTURAL DISTRICT

This district is designed for agricultural uses of land devoted to the growing of crops and the raising of livestock.

(LA) LARGE SCALE AGRICULTURE DISTRICT

This district is designed for large scale agricultural uses of land devoted to the growing of crops and the raising of livestock.

(RR) RURAL RESIDENTIAL DISTRICT

This district provides for a mixture of farming, forestry and non-farm residential uses in those rural areas that are not suited for large scale agricultural use or large scale forestry practices.

(R-1) RESIDENTIAL SINGLE-FAMILY DISTRICT

This district provides attractive areas for development of single-family residences and protection of such residences from incompatible land uses.

(R-2) RESIDENTIAL MULTIPLE-FAMILY AND CONDOMINIUM DISTRICT

The purpose of this district is to accommodate residential development at higher densities than single-family densities.

(R-3) MOBILE HOME PARK DISTRICT

This district is intended to regulate the design and arrangement of mobile home parks and the residential use of mobile homes therein.

(CS) COMMUNITY SERVICE DISTRICT

This district provides for areas of use for community services.

(GC) GENERAL COMMERCIAL DISTRICT

This district provides locations for primarily retail and wholesale trade establishments engaged in sales of merchandise or service or both. Processing of materials may be conducted as subordinate to retail or wholesale sales.

(RC) RESTRICTED COMMERCIAL DISTRICT

This district is created to regulate an exclusive commercial use on one or more parcels in an area predominately zoned residential, agricultural or forest.

(AEOD) ADULT ENTERTAINMENT OVERLAY DISTRICT

The Adult Entertainment Overlay District is to regulate the location of such establishments.

(I) INDUSTRIAL DISTRICT

The Industrial District is established to accommodate manufacturing and related processing activities.

(LI) LIGHT INDUSTRIAL DISTRICT

This district provides locations for retail and wholesale trade establishments engage in sales of merchandise which is primarily produced, manufactured or assembled on the premise.

(Q) QUARRYING DISTRICT

The quarrying district provides for the conduct of extracting non-metallic minerals such as of sand, gravel, rock, marl, clay and similar materials.

(MME) METALLIC MINING EXPLORATION DISTRICT

The purpose of this district is to provide for the conduct of exploration for metallic materials.

(M) MINING DISTRICT

The purpose of this district is to provide for the conduct of mining for metallic minerals. This district, as it applies to actual mining and processing. It should include enough land area to accommodate the principal (mining) use and to afford adequate buffering and land for accessory uses.

(NC) NEIGHBORHOOD COMMERCIAL DISTRICT

This district is created to highly regulate an exclusive commercial use on one or more parcels in an area predominately zoned residential, agricultural, or forest.

Sale No. 3

Town of Lakewood

Soils-Pad
Zoning- Residential Single Family
Wetland- none apparent
Floodplain- none apparent
Buildable- possible with proper permitting
Improvement - yes
Public Access – 18285 Wapoose Lane

Parcel No. 019-8613137
019-8613143
019-8613138
Tax Deed acquired 10/27/14

Minimum Bid - \$30,000.00

Description:

LOTS 1 & 2, 23 & 24, 3 & 22 BLK 9 OF WALLACE 2ND PLAT ON WAUBEE LAKE, PART OF THE SE-NW OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 16 EAST

A modified mobile home with a detached two stall garage. The home is in need of some maintenance. Well and septic would need inspection before use. Three parcels comprise this sale because the structures cross the interior lot lines. The site has utilities at road side.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection of County Road F and Waubee Lake Drive proceed east on Waubee Lake Drive for approximately one-half mile to Wapoose Lane. Proceed south and east on Wapoose Lane for approximately 300 feet. The property is on the south side of the road.



Sale No. 6

Town of Lakewood

Parcel No. 019-403002834J

Tax Deed acquired 07/11/14

Soils-Kad and PaB

Zoning- Residential Single Family

Wetland- none apparent

Floodplain- none apparent

Buildable- possible with proper permitting

Improvement - no

Public Access – McCauslin Crossing Lane

Minimum Bid - \$2,500.00

Description:

COMMENCING AT THE S1/4 CORNER TH SW 400.05' POB THENCE SW 283.02' THENCE NE 235.60' THENCE SE 359.68 POB. PART OF SE-SW SECTION 30, TOWNSHIP 33 NORTH, RANGE 16 EAST

Vacant wooded parcel containing 0.75 acres with approximately 359 feet adjacent to McCauslin Crossing Lane. Utilities appear to be along town road.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection of State Highway 32 and Rugg Road proceed north on Rugg Road for approximately one-quarter mile to McCauslin Crossing Lane. Go westerly on McCauslin Crossing Lane for approximately 600 feet. The parcel is on the south side of the road.



Sale No. 9

Soils-SoA, SfC and ShA
Zoning- Rural Residential
Wetland- none apparent
Floodplain- none apparent
Buildable- possible with proper permitting
Improvement - yes
Public Access – 6878 County Road J

Town of Oconto

Parcel No. 030-050501534A
Tax Deed acquired 07/11/14

Minimum Bid - \$45,000.00

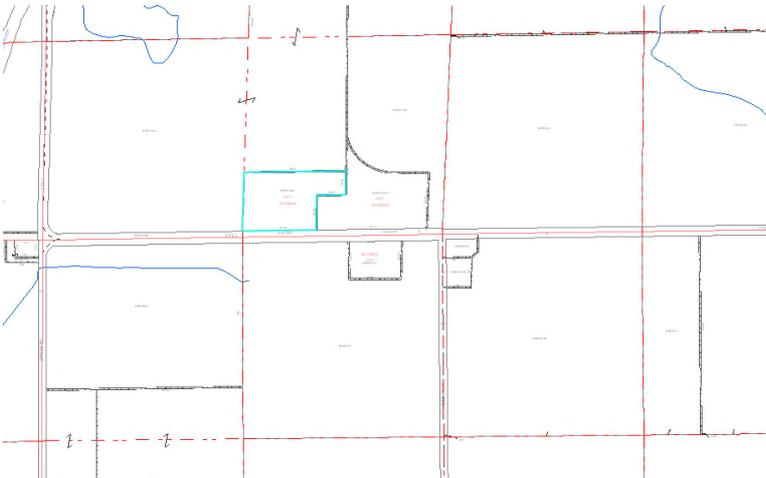
Description:

LOT 1 OF 33CSM48 BEING PART OF SE-SW SECTION 5 TOWNSHIP 28 NORTH, RANGE 21 EAST

Rural 4.9 acre parcel with a two story wood frame house and two stall plus detached garage. House is in need of repairs and updating. Well and Septic would require inspection prior to use.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection of State Road 22 and County Road J proceed north and west on County Road J for approximately 2.75 miles. The property is on the north side of the road.



Sale No. 11

Town of Pensaukee

Soils-MoB and OeC2
Zoning- General Commercial
Wetland- none
Floodplain- none apparent
Buildable- possible with proper permitting
Improvement - yes
Public Access – County Road J and Brookside Road (3590 Brookside Road)

Parcel No. 034-291901612J

Tax Deed acquired 10/27/14

Minimum Bid - \$45,000.00

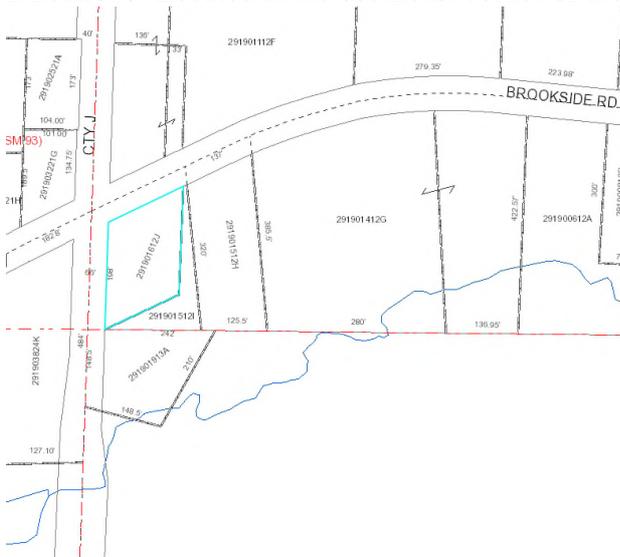
Description:

**THE WEST 165 FEET OF NW NE SOUTH OF OLD HIGHWAY 41 SECTION 19
TOWNSHIP 27 NORTH RANGE 21 EAST**

A 0.75 acre corner lot with a two story older wood structure home and basement. The house is in need of repairs and updating. The well and septic would require inspection prior to use.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- Located at the southeast corner of the intersection of County Road J and Brookside Road.



Sale 14

Town of Riverview

Parcel No. 036-35350610160

Tax Deed acquired 10/27/14

Soils-KoC

Zoning- Residential Single Family

Wetland- none apparent

Floodplain- none apparent

Buildable- possible with proper permitting

Improvement - none

Public Access – Deer Run Trail and Bear Paw Trail

Minimum Bid - \$8,000.00

Description:

LOT 16 HILLENDALE WOODS SECTION 35 TOWNSHIP 32 NORTH RANGE 16 EAST

1.06 acre sloping wooded parcel. The lot is located in a small developed area with seasonal cottages and homes. There are utilities at road side.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection of State Highway 32 and Spring Creek Road proceed east on Spring Creek Road for 800 feet to Old 32 Road, go north on Old 32 Road for approximately 2.5 miles to Bear Paw Trail. Go south on Bear Paw Trail to the intersection with Deer Run Trail. The parcel is in the southwest corner of the intersection.



Sale No. 15

Town of Underhill

Parcel No. 044-4218007

Tax Deed acquired 10/23/13

Soils-MnB

Zoning- Residential Single Family

Wetland- none apparent

Floodplain- Zone X

Buildable- yes with proper permitting

Improvement - yes

Public Access – 6280 Sherrie Lane

Minimum Bid - \$30,000.00

Description:

SEC 18 T28N T17E FRAC W1/2 SW LOT 7 BERRY LAKE WOODS NORTHWEST

A 128.5 ft x 200 ft parcel, approximately 0.58 acres in size, located within a developed subdivision with similar sized lots and homes. There is a 2 bedroom home in various stages of disrepair along with a detached garage. There is electricity, septic and well that would require inspection prior to use.

There does not appear to be any apparent environmental hazard on this parcel.

Directions: From the intersection of County Road R and Harrys Road proceed west on Harrys Road for approximately 2 miles to Sherrie Lane. Go south on Sherrie lane for 850 feet. The property is on the east side of the road.



Sale No. 16

Village of Lena

Parcel No. 146-05270012A

Tax Deed acquired 10/27/14

Soils-

Zoning-

Wetland-

Floodplain-

Buildable- All development questions need to be referred to the Village of Lena

Improvement - yes

Public Access – 338 W Main Street and public alley

Minimum Bid - \$7,000.00

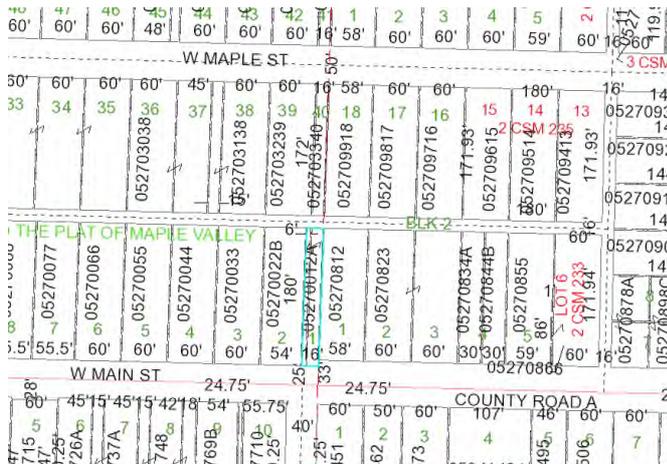
Description:

LOT 1 & E 6' OF LOT 2 ALLIES ADD SECTION 27 TOWNSHIP 29 NORTH RANGE 20 EAST

A small parcel of land with two story commercial/ residential structure in poor condition. A two stall detached garage is accessible from the alley. Utilities are available.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection of Main Street (County Road A) and Rosera Street go west on W Main Street for approximately ¼ mile. The property is on the north side of the street.



Sale No. 18

City of Gillett

Parcel No. 231-0422048392

Tax Deed acquired 10/27/14

Soils-

Zoning-

Wetland-

Floodplain-

Buildable- All development questions need to be referred to the City of Gillett

Improvement - yes

Public Access – 212 E Main Street

Minimum Bid - \$10,000.00

Description:

THE WEST 42' OF LOT 4 BLOCK A, ORIG PLAT OF VILLAGE OF GILLETT SECTION 22 TOWNSHIP 28 NORTH RANGE 18 EAST

City parcel (42' x 140') located within the business area of the City of Gillett. The two story structure has some remodeling started but the majority is in disrepair. Utilities at street.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection McKenzie Street (Highway 22) and E Main Street go east on E Main Street for 1000 feet. The property is on the south side of the street.



Sale No. 19

City of Gillett

Parcel No. 231-0422043387

Tax Deed acquired 07/11/14

Soils-

Zoning-

Wetland-

Floodplain-

Buildable- All development questions need to be referred to the City of Gillett

Improvement - yes

Public Access – 224 E Main Street

Minimum Bid - \$15,000.00

Description:

**LOT 1 BLOCK A, ORIGINAL PLAT OF VILLAGE OF GILLETT
SECTION 22 TOWNSHIP 28 NORTH RANGE 18 EAST**

City parcel located within the business area of the City of Gillett. The two story structure has some remodeling started but the majority is in disrepair. There is a small attached store area with a refrigeration system. The property also has two out buildings being a three stall garage and large shed. Utilities at street.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection McKenzie Street (Highway 22) and E Main Street go east on E Main Street for a quarter mile to Richmond Ave. The property is located at the southwest corner of the intersection.



Sale No. 20

City of Oconto
Parcel No. 265-1119011401
Tax Deed acquired 10/27/14

Soils-
Zoning-
Wetland-
Floodplain-
Buildable- All development questions need to be referred to the City of Oconto
Improvement - yes
Public Access – 123 Second Street

Minimum Bid - \$12,000.00

Description:

LOTS 8 & 9 BLOCK 8 OF JANE JONES ADD TO THE CITY OF OCONTO SECTION 19 TOWNSHIP 28 NORTH RANGE 22 EAST

A two story wood construction home. Approximately 100' x 100' parcel located on the southeast side of Oconto. Within walking distance to downtown and public schools. The building appears to have been a two family unit with separate entrances. Utilities at street.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection Collins Ave (County Road S) and Second Street proceed west on Second Street for two blocks. The property is located at the northwest corner of the intersection with Maple Avenue.



Sale No. 21

City of Oconto

Parcel No. 265-1720060805

Tax Deed acquired 10/27/14

Soils-

Zoning-

Wetland-

Floodplain-

Buildable- All development questions need to be referred to the City of Oconto

Improvement - yes

Public Access – 502 Fourth Street

Minimum Bid - \$7,000.00

Description:

LOTS 1 & 2 BLOCK 5 OF L M PALMERS ADD TO THE CITY OF OCONTO SECTION 20 TOWNSHIP 28 NORTH RANGE 22 EAST

A two story wood construction home, on an approximately 100' x 100' lot located on the southeast side of Oconto. The property is within walking distance to downtown and public schools. The building has suffered recent fire damage and the City of Oconto has filed a raze order on the structure. The structure is in poor shape and in need of major repairs. Utilities at street.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection Collin Ave (County Road S) and Fourth Street proceed east on Fourth Street for one block. The property is located at the southeast corner of the intersection with Knapp Avenue.



For safety reasons this property will not be open for inspection.

Sale No. 24

City of Oconto

Parcel No. 265-33240562138

Tax Deed acquired 10/27/14

Soils-

Zoning-

Wetland-

Floodplain-

Buildable- All development questions need to be referred to the City of Oconto

Improvement - yes

Public Access – 1028 McDonald Street

Minimum Bid - \$6,000.00

Description:

PART GOV'T LOT 3 COMMENCING N LN MCDONALD ST 447.3' SELY INT SD LN & N LN SD GOV'T LOT 3 TH SELY 60' ETC SECTION 24 TOWNSHIP 28 NORTH RANGE 21 EAST

City lot located adjacent to Holtwood Park and in close proximity of the Oconto River. Both are very popular recreational areas. A "Dwelling Condemnation Notice" is on file regarding this house. The home is in very serious disrepair and needs to be removed for safety reasons. The site could be used for new construction or for additional land to the adjacent land owners.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection Smith Avenue (Business 41) and McDonald Street go west on McDonald Street for approximately 900 feet. The property is on the north side of the street.



For safety reasons this home will not be open for inspection

Sale No. 25

City of Oconto

Parcel No. 265-1419091650

Tax Deed acquired 10/10/12

Soils-

Zoning-

Wetland-

Floodplain-

Buildable- All development questions need to be referred to the City of Oconto

Improvement /Description: none

Public Access – approximately 82 feet adjacent to Congress Street

Minimum Bid - \$1,500.00

Description:

SEC 19-T28-R22E MILLIDGE'S ADD CITY OF OCONTO LOT6 EXC N43' & EXC E50' OF S 87.25' LOT7 EXC COM NE COR SD LOT; S 43 ETC & V688-P810.

Recently removed structure on this city lot located within a block of the downtown Main Street business district. Within walking distance to park and grade school. This parcel would also be suitable for addition to adjoining property.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection of County Road S (Park Ave) and County Road Y (Main St) in the City of Oconto proceed north on Park Avenue for one block to Congress Street. Turn west on Congress Street. The parcel is the second lot on the north side of the street.



Sale No. 26

City of Oconto
Parcel No. 265-1419108667
 Tax Deed acquired 07/09/13

Soils-
 Zoning-
 Wetland-
 Floodplain-
 Buildable- All development questions need to be referred to the City of Oconto
 Improvement - yes
 Public Access –corner lot 600 Superior Avenue

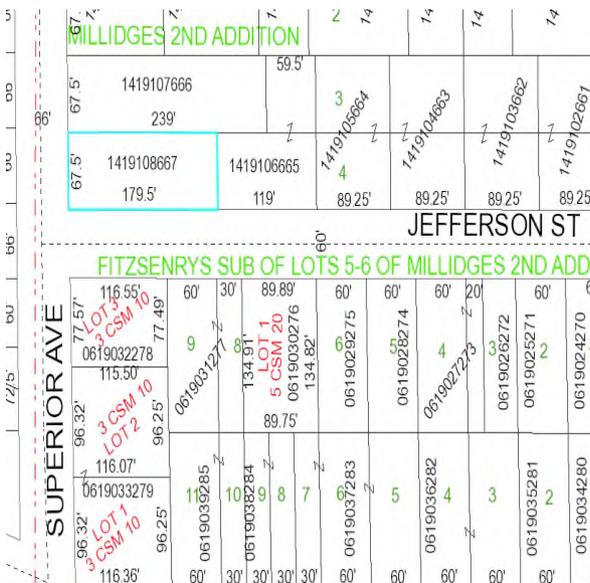
Minimum Bid - \$45,000.00

Description:
SEC 20-T28-R22E W 179.5' OF LOT 4 MILLIDGE'S 2ND ADD. CITY OF OCONTO

An older style two story house with 3 bedrooms, 2 baths and attached garage. Utilities would require inspection prior to use.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- Located at the northeast corner of Superior Avenue and Jefferson Street.



Sale No. 27

City of Oconto

Parcel No. 265-1520018698

Tax Deed acquired 10/10/12

Soils-

Zoning-

Wetland-

Floodplain-

Buildable- All development questions need to be referred to the City of Oconto

Improvement /Description: none

Public Access –adjacent to First Street, Second Street and Clark Ave.

Minimum Bid - \$300.00

Description:

SEC 20-T28-R22E LOTS 29, 30, 31, & 32 OF PLAT OF OCONTO CITY

The combination of these four lots creates a triangular shaped parcel surrounded by three streets that has a limited building area. The most advantageous use would be for an open space or lot area for nearby landowners.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection of County Road Y (Main St) and County Road S (Park Ave) proceed south on Park Ave across the Oconto River to First Street, turn east on First Street and go to Clark Ave. The property is on the south side of First Street.



Sale No. 28

City of Oconto
Parcel No. 265-25190181112
Tax Deed acquired 10/01/10

Zoning-
Wetland-
Floodplain-
Buildable- All development questions need to be referred to the City of Oconto
Improvement /Description: none
Public Access – Fifth Street

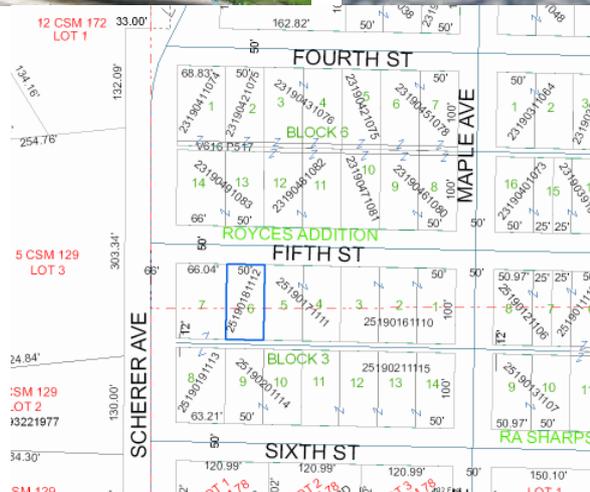
Minimum Bid - \$500.00

Description:
SEC19-T28-R22E LOT 6 BLK 3 OF R A SHARP'S GARDEN ADD TO CITY OF OCONTO

A vacant parcel located on the south side of the City of Oconto, approximately 0.12 acres, being about 50 feet x 100 feet. Located approximately two blocks from Oconto Elementary School and Sharp Park.

There does not appear to be any apparent environmental hazard on this parcel.

Directions: from the intersection of Collins Avenue (also known as County Road S) and Fifth Street go west on Fifth Street for three blocks. The lot is located on the south side of the street about 66 feet east of Scherer Avenue.



Sale No. 29

City of Oconto
Parcel No. 265-021907988
Tax Deed acquired 10/23/13

Zoning-
Wetland-
Floodplain-
Buildable- All development questions need to be referred to the City of Oconto
Improvement /Description: none
Public Access – Main Street (F/N/A 808 and 810 Main Street)

Minimum Bid - \$8,000.00

Description:

SEC19-T28N-R22E BRUNQUEST'S 2ND ADD, CITY OF OCONTO LOT 3 BLOCK 2 & EASEMENT

A vacant parcel located within the downtown area of the City of Oconto, approximately 0.17 acres, being an average of about 60 feet x 125 feet. In 2013 a fire destroyed the building and it was removed by order of the City of Oconto.

There does not appear to be any apparent environmental hazard on this parcel.

Directions: Located on the south side of Main Street between Michigan Avenue and Huron Avenue.



Sale No. 30

City of Oconto Falls

Parcel No. 266-0303506802

Tax Deed acquired 10/27/14

Soils-

Zoning-

Wetland-

Floodplain-

Buildable- All development questions need to be referred to the City of Oconto Falls

Improvement - yes

Public Access – 782 N Main Street

Minimum Bid - \$125,000.00

Description:

**LOT 2 CSM V9-P9 & LOT 3 CSM V9-P19 (PRT NWSE). EXC V572-P806
SECTION 23 TOWNSHIP 28 NORTH RANGE 19 EAST**

Large commercial site at a high profile intersection. The brick building was once a restaurant and brewing company. The building would require inspection for re-use and proper permitting from the city. Utilities at street.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- Located at the northeast corner of the intersection of State Road 22 (N Main Street) and County Road B.



Sale No. 31

City of Oconto Falls

Soils-
Zoning-
Wetland-
Floodplain-
Buildable- All development questions need to be referred to the City of Oconto Falls
Improvement - yes
Public Access – 131 Jackson Street

Parcel No. 266-0202805596
Tax Deed acquired 10/10/12
Parcel No. 266-0202805597
Tax Deed acquired 10/27/14

Minimum Bid - \$50,000.00

Description:
**JACOB OSWALDS ADD LOTS 12 & 13 BLOCK 3
SECTION 24 TOWNSHIP 28 NORTH RANGE 19 EAST**

Two story home that occupies two 60 ft x 120 ft parcels. The property is in close proximity to shopping and grocery store. The site sits adjacent to sale number 32 that would add to the property size and then be adjacent to a park like property owned by the city. Utilities at street.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection of N Chestnut Ave (State Highway 22) and Jackson Street go west on Jackson Street to VanBuren Street. The property is located at the northwest corner of the intersection.



Sale No. 32

City of Oconto Falls

Parcel No. 266-0202805598

Tax Deed acquired 10/10/12

Soils-

Zoning-

Wetland-

Floodplain-

Buildable- All development questions need to be referred to the City of Oconto Falls

Improvement /Description: none

Public Access – Adjacent to Van Buren Street

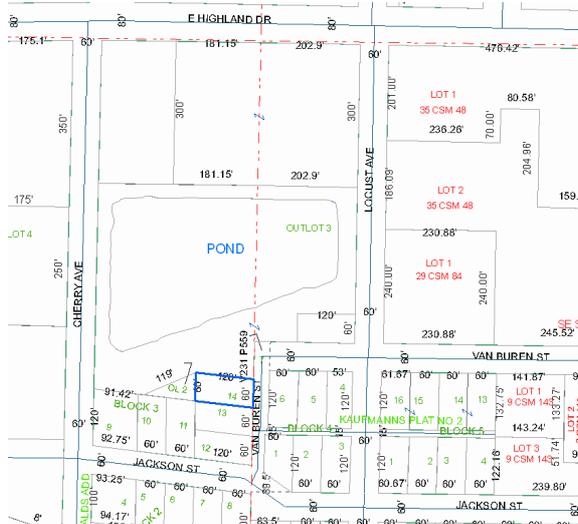
Minimum Bid - \$1,500.00

JACOB OSHWALDS ADD LOT 14 BLOCK 3 SECTION 24 TOWNSHIP 28 NORTH RANGE 1 9EAST

This is a 60' x 120' city lot located on the northeastern portion of the City of Oconto Falls. It is within walking distance to stores and in an area of residential homes. It abuts a large tract of land on the north owned by the City of Oconto Falls that has a park setting. This could also be additional land for adjacent landowners. The parcel lies north of and adjacent to sale number 31.

There does not appear to be any apparent environmental hazard on this parcel.

Directions- From the intersection of State Highway 22 and Highland Drive (on the east side of Oconto Falls) proceed west on Highland Drive to Locust Avenue, go south on Locust Street to Van Buren Street and continue south on Van Buren Street. The parcel is on the west side of the street.



OFFER TO PURCHASE

I/We, (print name/s) _____

of (print address) _____

(phone number) _____, do hereby offer and agree to purchase from Oconto

County, State of Wisconsin, the following described real estate, having fully acquainted (myself/ourselves) with the property described

herein along with all terms and conditions for the full sum of \$_____ in the manner following:

Made payable to the Oconto County Treasurer.

It is understood that Oconto County shall convey to the purchaser all its rights, title, and interest in and to said property to the

following described parcel of land situated in Oconto County, State of Wisconsin is the real estate I/We agree to purchase:

DESCRIPTION

SALE NO. _____

PARCEL NO. _____

Dated this _____ day of _____ 20__.

Signature of Prospective Purchaser

Signature of Prospective Purchaser

(Copies of this page may be made for additional bids.)

TITLE

Please fill in one of the below as you would like it to appear on the deed if said offer is accepted:

_____ (title) and
_____ (title),
as joint tenants with full right of survivorship.

or

_____ and
_____, as tenants
in common, to each an undivided _____ interest.

or

_____, a single individual.

or

_____, a married individual,
but as individually designated property.

or

_____ and _____
as husband and wife as survivorship marital property.

DO NOT WRITE BELOW THIS LINE

ACCEPTANCE

On behalf of Oconto County the Land Information Systems Sub-Committee of the Oconto County Board of Supervisors, does accept this offer, pending all obligations as provided in Ordinance Number 286-1996.

Dated this _____ day of _____, 20_____.

OCONTO COUNTY

BY: _____
Greg Sekela, Chairperson
Land Information Systems Sub-Committee

(Copies of this page may be made for additional bids.)
