

TERMS AND CONDITIONS FOR SALE OF TAX DEED PROPERTY

1. The Notice of Sale is published and the sale shall be conducted in accordance with section 75.69 of the Wisconsin State Statutes.
2. All bids shall be for the property "As is, Where Is, And Without Conditions".
3. All payments must be made by certified check, money order, or cashiers check. **NO** personal checks will be accepted.
4. The bid payment must equal at minimum ten percent (10%) of the bid amount as earnest money.
5. The successful bidder's earnest money shall be non-refundable.
6. The unsuccessful bidder's earnest money will be returned within 15 days of the public opening.
7. All bidders must use the Iowa County Bid Form.
8. All bidders must have their sealed bid envelope properly marked and received by the Iowa County Treasurer by the date and time indicated in the Sale of Tax Deed Property published in The Dodgeville Chronicle, the official newspaper of Iowa County.
9. Bidder shall submit one bid form per sealed envelope and have the outside clearly marked.
10. The successful bidder must remit final payment within **30 days** of acceptance by Iowa County. A Quit Claim Deed will be issued at the time of final payment.
11. The successful bidder will be subject to future real estate taxes, special assessments, or charges, which may be due to the local municipality.
12. Iowa County shall reject every bid less than the minimum bid (appraised value).
13. Iowa County reserves the right to waive any irregularities and informalities in bids submitted to it.
14. Iowa County may accept the bid most advantageous to the county.
15. Iowa County reserves the right to reject any and all bids in its discretion in determining the bid most advantageous to it. Iowa County, in the exercise of its discretion may, but is not obligated to, consider the following factors, among others, as it shall determine without priority:
 - Current use of the property
 - Proposed use of the property
 - Impact of sale on existing use of the property
 - Benefit of the sale to the public welfare and interest
 - Whether the property remains subject to real estate taxes
 - Economic impact of the area, including job or business expansion
 - Monetary amount of bid