

## TERMS AND CONDITIONS

1. The Notice of Sale is published and the sale shall be conducted in accordance with section 75.69 of the Wisconsin State Statutes, and Chapter 91 of the Sheboygan County Code of Ordinances.
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 or business 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 45 days of the public opening.
7. All bidders must use the Sheboygan County Bid Form (bid form).
8. All bidders must have their properly marked and sealed bid envelope received by the Sheboygan County Treasurer by the date and time indicated in the Notice of Sale published in *The Review*.
9. Bidder shall submit one Sheboygan County Bid Form per envelope.
10. The successful bidder must remit final payment within 30 days of acceptance by Sheboygan 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. Sheboygan County shall reject every bid less than the minimum bid (appraised value).
13. Sheboygan County reserves the right to waive any irregularities and informalities in bids submitted to it.
14. Sheboygan County may accept the bid most advantageous to it.
15. Sheboygan County reserves the right to reject any and all bids in its discretion in determining the bid most advantageous to it. Sheboygan 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