

# FOR SALE BY ONLINE BIDDING

## WASHINGTON COUNTY CASUAL FAMILY PUB & RESTAURANT

STH 41/45, Washington County, WI



Offered for sale is an established 6000 sq. ft. Wisconsin casual family dining restaurant located on a major Wisconsin highway between Milwaukee and Green Bay. This turn-key business opportunity includes the building, fixtures, equipment and everything needed to operate the business.

**Online Bidding is scheduled to close on Wednesday, December 18th @ 2pm (cst)**

Interested parties may qualify for a walk-through / preview by submitting proof of funds letter to Jones Auction & Realty, LLC.

*In order to not disrupt staffing and daily operations, previews are only scheduled for Monday mornings from 7:00am to 8:30pm (CT) with a minimum of 24-hours notice by calling (920) 261-6820 to schedule.*

**Learn More: [www.JonesAuctionService.com](http://www.JonesAuctionService.com)**



## Jones Auction & Realty, LLC

818 N. Church Str., Watertown, WI 53098 Phone # (920) 261-6820

Auctioneer/Listing Broker: Stan Jones, CAI, WRA #993



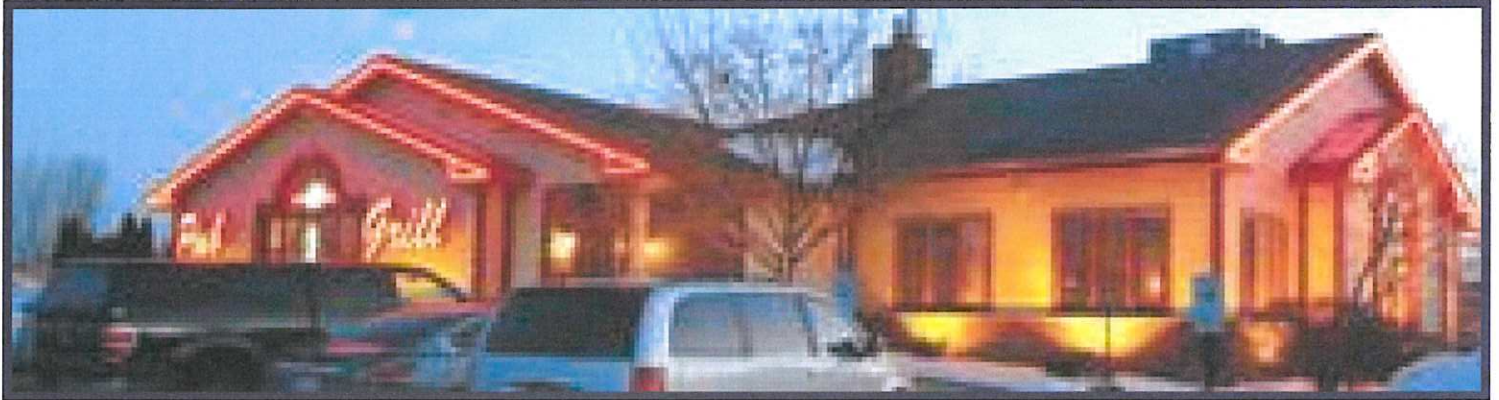
Bidding Requirements and Terms & Conditions apply to any offer. Starting bid of \$500,000.00 with \$25,000 increments up to \$1.5 million and \$10,000 after. 8% buyers fee: high bid plus buyer's fee equals total offer to purchase price. Sellers has the right to accept, reject or counter any offer. \$50,000.00 earnest money due with offer to purchase. Business assets and real estate property sells in its entirety and sells As Is. No Contingencies/Exceptions. Inspections are welcome, but seller will not accept offer with any contingencies.

# HWY 41/45 ESTABLISHED RESTAURANT OPPORTUNITY

Washington County, WI

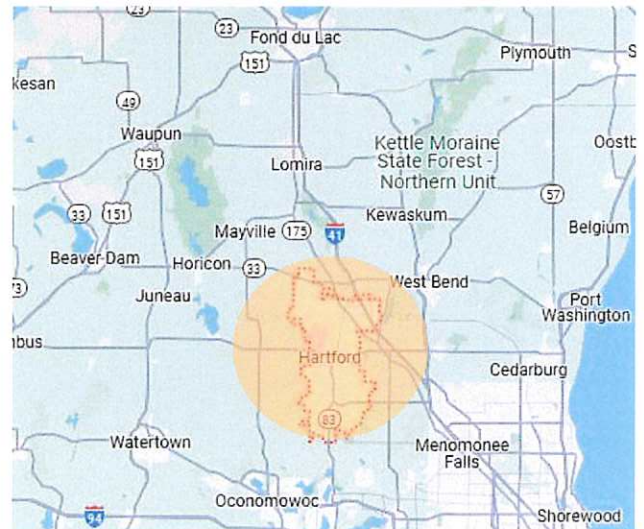


FOR SALE BY ONLINE BIDDING | CASUAL FAMILY PUB & RESTAURANT



## PROPERTY INFO -

- Established Wisconsin casual family dining restaurant located on a busy major highway between Milwaukee and Green Bay with high visibility.
- Turn-key business opportunity includes the building, fixtures, equipment and everything needed to operate the business.
- 6,000 sq. ft.
- Employs about +/- 30 employees
- Has (3) bars with seating, casual outdoor seating and upstairs / downstairs seating. There are two (2) food service lines
- Features a lower level private hall that seats 5-55 guests and includes a private bar. There is also a seasonal outdoor garden with its own private bar that seats 50-225 guests.
- Over 140 parking spaces available
- 2.75 acres



- 7 miles from Hartford
- 7 miles from Slinger
- 10.5 miles from West Bend
- 15.7 miles from Kewaskum
- 17 miles from Germantown
- 30 miles from N. Milwaukee
- 32.5 miles from Fond du Lac
- 35 miles from W. Milwaukee

**Online bidding open October 30th  
with bidding set to close on  
Wednesday, December 18th**

## DEMOGRAPHICS - WASHINGTON CTY

Total Households:	56,641
Total Population:	136,761
Median Household Income:	\$93,287

## REAL ESTATE PROPERTY TERMS AND CONDITIONS

This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer. Earnest money of \$50,000.00 must accompany the Offer to Purchase.

Property sells As Is, Where Is, No Contingencies, No Exceptions. All auction terms and conditions apply and become part of any offer. Closing within 30-45 days from the end of the sale.

**Seller retains the right to accept, reject or counter any offer.** We encourage inspections but please note the seller will not accept any offer with inspection contingency-all inspections must be done prior to bidding and prior to any written offers.

### **Bidding Requirements Apply:**

A letter from your bank or financial institution confirming you have sufficient funds available to close the deal is required to be on file at our Jones Auction & Realty Service, LLC office, 818 North Church St, Watertown, WI, prior to being approved to bid. Your bank letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

\*\*\*Please note that bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.\*\*\*

Your letter may be faxed to (920) 261-6830; emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com); or mailed or dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9-4, Monday-Friday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens **Wednesday October 23<sup>rd</sup>, 2024, and will end on Wednesday, December 18<sup>th</sup>, 2024, at 2:00pm.**
  - a. Approval to bid at this real estate sale is subject to Jones Auction & Realty Service, LLC receiving a letter from your bank or financial institution confirming you have sufficient funds available to close the transaction per the Bidding Requirements listed above.
  - b. Confirmation may be faxed to (920) 261-6830 or emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com)
  - c. This property sells As Is, Where Is, No Contingencies or Exceptions.
  - d. All auction terms and conditions apply and become part of any offer.
  
2. This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer.
  - a. Earnest money of \$50,000.00 must accompany the Offer to Purchase.
  - b. Upon accepted offer, all earnest money becomes non-refundable.
  - c. Property sells As Is, Where Is, No Contingencies or Exceptions.
  - d. Closing 30-45 days from the end of the sale.
  
3. Winning bidder is contractually bound and will enter a Contract to Purchase immediately upon being declared the accepted bidder by the auctioneer.
  - a. Upon accepted bid the winning bidder will be forwarded via email a Contract to Purchase.
  - b. **All contracts will be prepared by the listing broker to be entered into the date of the sale.** Seller will deliver clear merchantable title at closing.
  - c. A signed copy of the contract along with earnest money due must be sent to Jones Auction & Realty Service, LLC by **end of business or 4:00 P.M.(CT), on Wednesday December 18<sup>th</sup>, 2024.** Contract to Purchase may be hand delivered, faxed, or scanned and emailed.
  - d. In the event the buyer refuses to sign the Contract to Purchase and tender the earnest money deposit the auctioneer may resell the property. The original buyer shall be responsible for any damages and expenses for resale and collection, including reasonable attorney's fees.
  - e. The only condition under which the earnest money and prepaid closing shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refuses for any reason to close, the earnest money and prepaid fees will be forfeited. All earnest money, less incurred expenses, will be given to the seller. Upon acceptance of Contract to Purchase by both parties, earnest money becomes non-refundable.

4. Bidding is not contingent on financing. Qualification for financing must be approved prior to approval for bidding and prior to the sale. You are responsible for cash at closing within 30-45 days of the end of the sale. Possession shall be given at closing.
5. The sale will be subject to existing zoning, ordinances, roads, restrictions of record and easements of record. Real Estate taxes for the year of closing will be prorated to the date of closing. Seller will provide and arrange for all title evidence. Any zoning or use permits, if needed, will be at the buyer's expense.
6. Jones Auction & Realty Service, LLC has been contracted as an agent of the seller to offer this property As Is, Where Is with no warranties to buildings, wells or septic systems. Requirements to meet DILHRs energy code are the responsibility of the buyer.
7. This information is from sources deemed reliable, but no warranty or representation is made to its accuracy. Any information on this sale is subject to verification and no liability for errors, omissions or changes are assumed by Jones Auction & Realty Service, LLC as an agent of the seller or the seller.
8. Under no circumstances shall bidder have any kind of claim against Jones Auction & Realty Service, LLC as an agent of the seller, seller, the online bidding platform, or anyone else if the internet service fails to work correctly, any computer interruptions, or if bidder fails to refresh their browser or use the Live Catalog option as the lot closes.
9. This property sells As Is, Where Is condition without warranty of any kind, expressed or implied, **No Exceptions Whatsoever**. Buyers should verify all information to their satisfaction. Make all inspections and financing arrangements prior to the end of bidding. Buyer acknowledges and agrees that Seller has not made and is not making any representation statement, or warranty to Buyer about the Property, including, but not limited to, physical aspects and condition of any portion of the Property, including personal property included in this transaction, if any, condition of soil, feasibility, desirability, suitability, fitness or adaptability of any part of Property, including personal property included in this transaction, if any, for any particular use, availability of any utility service, assessments, fees or charges that may be assessed against the Property, value of Property or projected income and expenses, or any other matter. Buyer is purchasing Property in an As Is and Where Is condition and acknowledges that Buyer must rely solely on Buyer's own investigation of Property. All prior negotiations and discussions have been merged into this Offer to Purchase. Buyer acknowledges and agrees that Buyer has not and will not rely on any representation or statement made by Seller and waives any and all claims against Seller or its agents for any misrepresentation, negligence, fraudulent advertising under section 100.18 of the Wisconsin Statutes, or breach of warranty.
10. All buyers must acknowledge and accept the Terms and Conditions provided at the time of online registration. Bank Letter of Guarantee/Validation of Funds required for bidding approval.
11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
12. All information contained on any website description, or any published advertising is believed to be true and correct to the best of our knowledge and ability but IS NOT GUARANTEED. Please contact us at (920) 261-6820 prior to bidding with questions.
13. Broker Participation is welcome. To be eligible and for more information, contact listing broker's office by email to [info@JonesAuctionService.com](mailto:info@JonesAuctionService.com) or call (920) 261-6820. Time is of the essence. Client's information must be received a minimum of 48 hours prior to the close of the auction. There can be no exceptions to this procedure.
14. Auctioneer is licensed by the Wisconsin Department of Licensing & Regulation.

15. This property is offered for sale to qualified purchasers without regard to perspective purchasers' race, color, sex, marital status, religion, or national origin.

**Seller retains the right to accept, reject or counter any offer.**  
**All Auction Terms & Conditions Apply and Become Part of Any Offer**

**PAYMENT INSTRUCTIONS**

Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the earnest money must be returned to Jones Auction & Realty Service, LLC before end of business or **4:00 P.M. (CT) on, Wednesday December 18<sup>th</sup>, 2024.** The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money must accompany the Offer to Purchase. Earnest money payment can be made by check if paying in person or by wire transfer for an additional \$25 processing fee.

Bidding is not contingent upon financing. All financing arrangements must be made prior to the end of the bidding. Upon accepted offer all earnest money becomes nonrefundable.

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Broker: \_\_\_\_\_ Date: \_\_\_\_\_

Jones Auction & Realty Service, LLC  
Stan Jones, CAI, Wisconsin Registered Auctioneer #993  
818 North Church St, Watertown, WI 53098  
[info@jonesauctionservice.com](mailto:info@jonesauctionservice.com)  
(920) 261-6820

## Bank Letter / Verification of Funds Available Letter

**PLEASE NOTE:**

**Per the Terms & Conditions of this sale: A Verification of Funds Available bank letter is needed.**

A Verification of Funds Available Letter (VOF) is not a pre-approval. Per the Terms and Conditions of the sale, no financing contingency will be on any offer to purchase contract.

This VOF letter, on bank or investment firms stationary, confirms you have funds sufficient and available to close on this property in 30 - 45 days.

***This letter is to be on file at our office to qualify to attend showing of the property; to be approved to bid in the auction or to submit any offer to purchase per the Terms & Conditions of the auction.***

For Online Bidding: Your bank's letter must include the dollar amount of the bid permission you are requesting.

Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter and qualify to attend any showing. Any bid(s) placed over your requested bid permission will remain "Pending" until a second letter or phone call from your bank/banker confirming an updated amount is received at our office.

Your letter may be faxed to (920) 261-6830 or emailed to [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com); or mailed / dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9:00 to 4pm, Monday-Thursday.

Date: \_\_\_\_\_

RE: Buyer's Name

Dear Jones Auction Service:

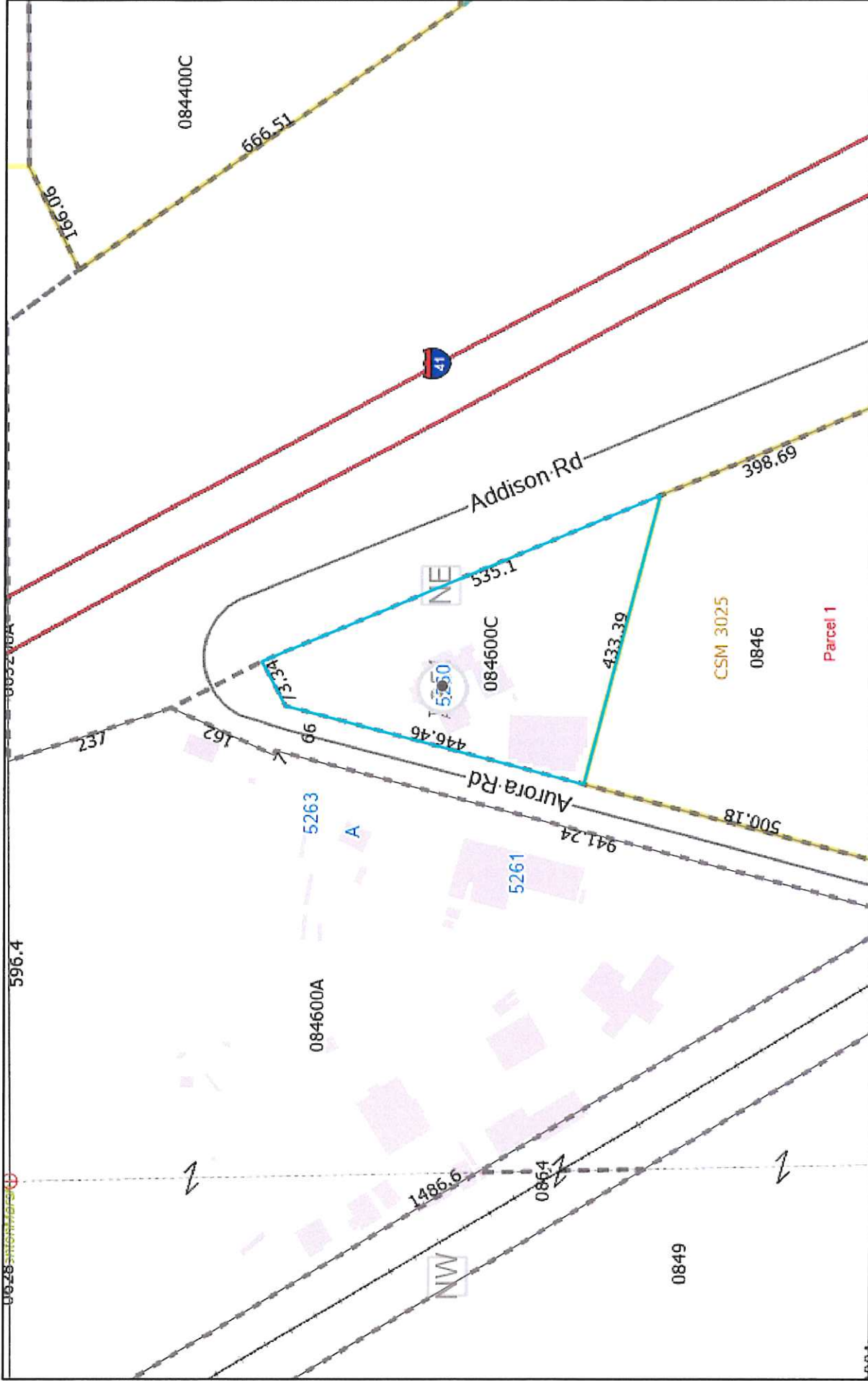
This letter will serve as your notification that ( <sup>Buyer's Name</sup> ) is a customer in good standing with funds available in the amount of \$ <sup>Bid Permission Amount</sup> for the purpose of bidding in the online real estate auction for the Washington County Casual Family Pub & Restaurant, Town of Addison, WI 53027.

***Bank Officer's Signature and Title***

Please contact me at ( <sup>Bank Contact Number</sup> ) with any questions.

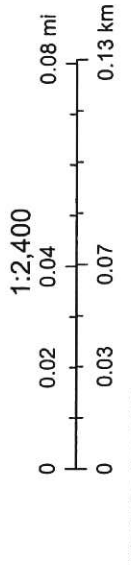
Jones Auction & Realty, LLC  
Stan Jones, CAI, Wisconsin Registered Auctioneer #993  
818 North Church Street, Watertown, WI 53098 | Office: (920) 261-6820 OR Fax: (920) 261-6830  
email: [info@jonesauctionservice.com](mailto:info@jonesauctionservice.com)

# Washington County, Wisconsin



10/31/2024, 3:46:08 PM

	Current Parcel		Lot Number		PLSS Section		Right-of-Way
	Road Centerline I, USH		Certified Survey Number		PLSS Quarter		Municipality
	Interstate		Subdivision Name		Lot		Local Road Labels
	Railroad Centerlines		Parcel Taxkey & Acreage		Plat		Local Road
	Address Point		Certified Survey Map		Assessor Plat, Cemetery Plat, Subdivision		PLSS Monument
			PLSS Boundary		Landhook		



Washington County GIS

# Plat of Survey

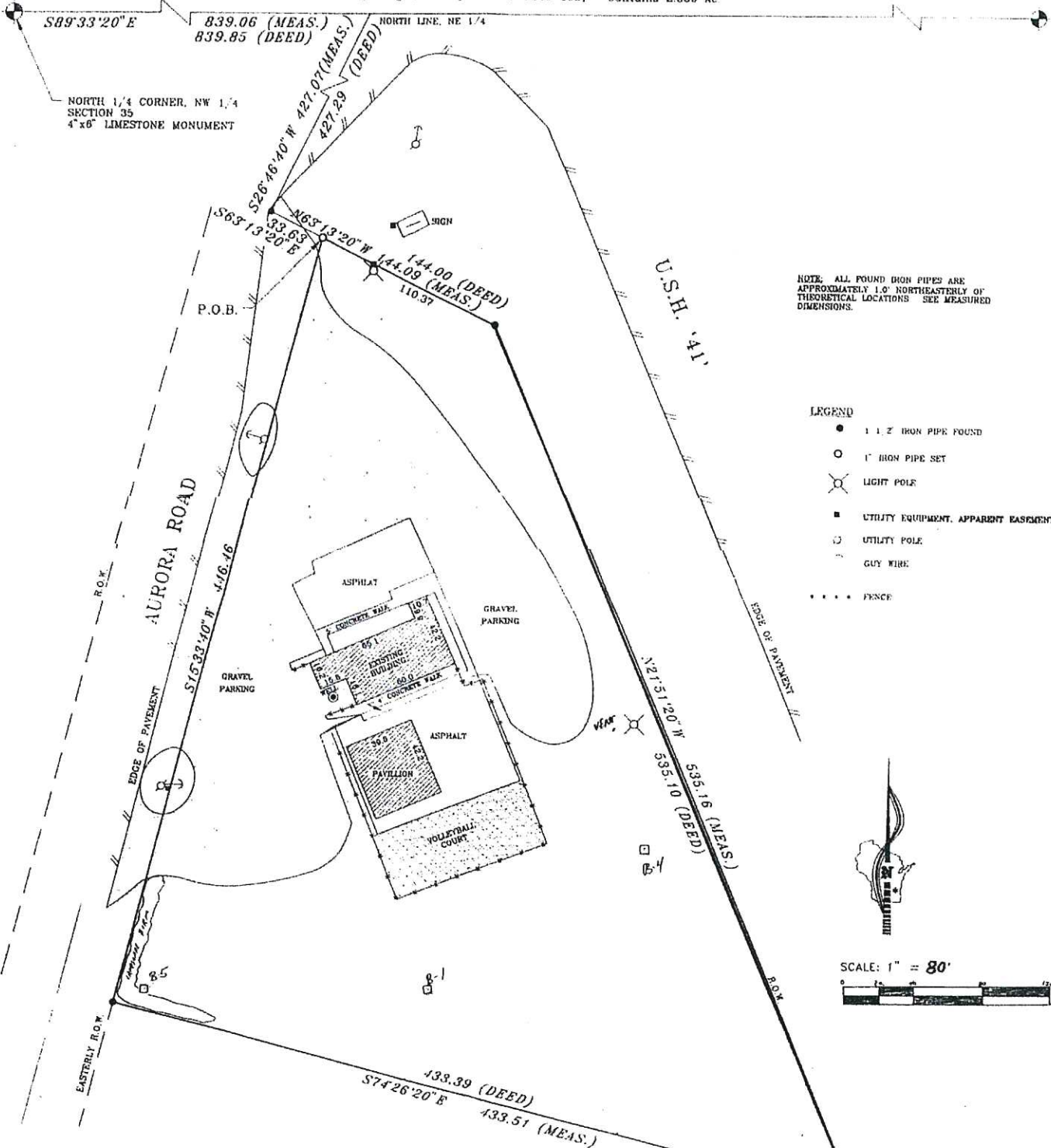
*RD*  
7-5-77

Survey For: *Mark Juy*

Location: 5200 Aurora Road, West Bend

Description: That part of the Northwest quarter of the Northeast quarter (NW 1/4 NE 1/4) of Section Thirty five (35), Township Eleven (11) North, Range Eighteen (18) East, Town of Addison, Washington County, Wisconsin bounded by a line described as follows

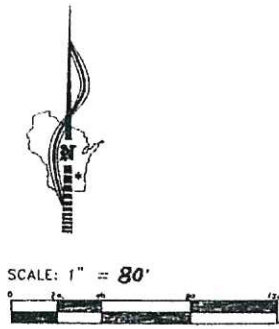
Commencing at the North quarter corner of said Section 35; thence South 89 degrees 33 minutes 20 seconds East along the North line of said quarter section 839.85 feet, thence South 26 degrees 46 minutes 40 seconds West, 427.29 feet, thence South 63 degrees 13 minutes 20 seconds East, 33.63 feet to the point of beginning of the parcel to be herein described, thence South 15 degrees 33 minutes 40 seconds West along the Easterly line of Aurora Road, 446.46 feet, thence South 74 degrees 26 minutes 20 seconds East, 433.39 feet; thence North 21 degrees 51 minutes 20 seconds West, 535.10 feet, thence North 63 degrees 13 minutes 20 seconds West, 110.37 feet to the point of beginning. (Tax Key No. T.1-0846-00B) Contains 2.669 Ac



NOTE: ALL FOUND IRON PIPES ARE APPROXIMATELY 1.0' NORTHEASTERLY OF THEORETICAL LOCATIONS - SEE MEASURED DIMENSIONS.

LEGEND

- 1 1/2" IRON PIPE FOUND
- 1" IRON PIPE SET
- ⊗ LIGHT POLE
- UTILITY EQUIPMENT, APPARENT EASEMENT
- UTILITY POLE
- GUY WIRE
- ..... FENCE



Robert A. Pagels  
REGISTERED LAND SURVEYOR  
230 EAST WASHINGTON STREET  
SLINGER, WI. 53086-0013  
PHONE: (414) 644-8286

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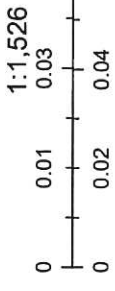


# Washington County, Wisconsin

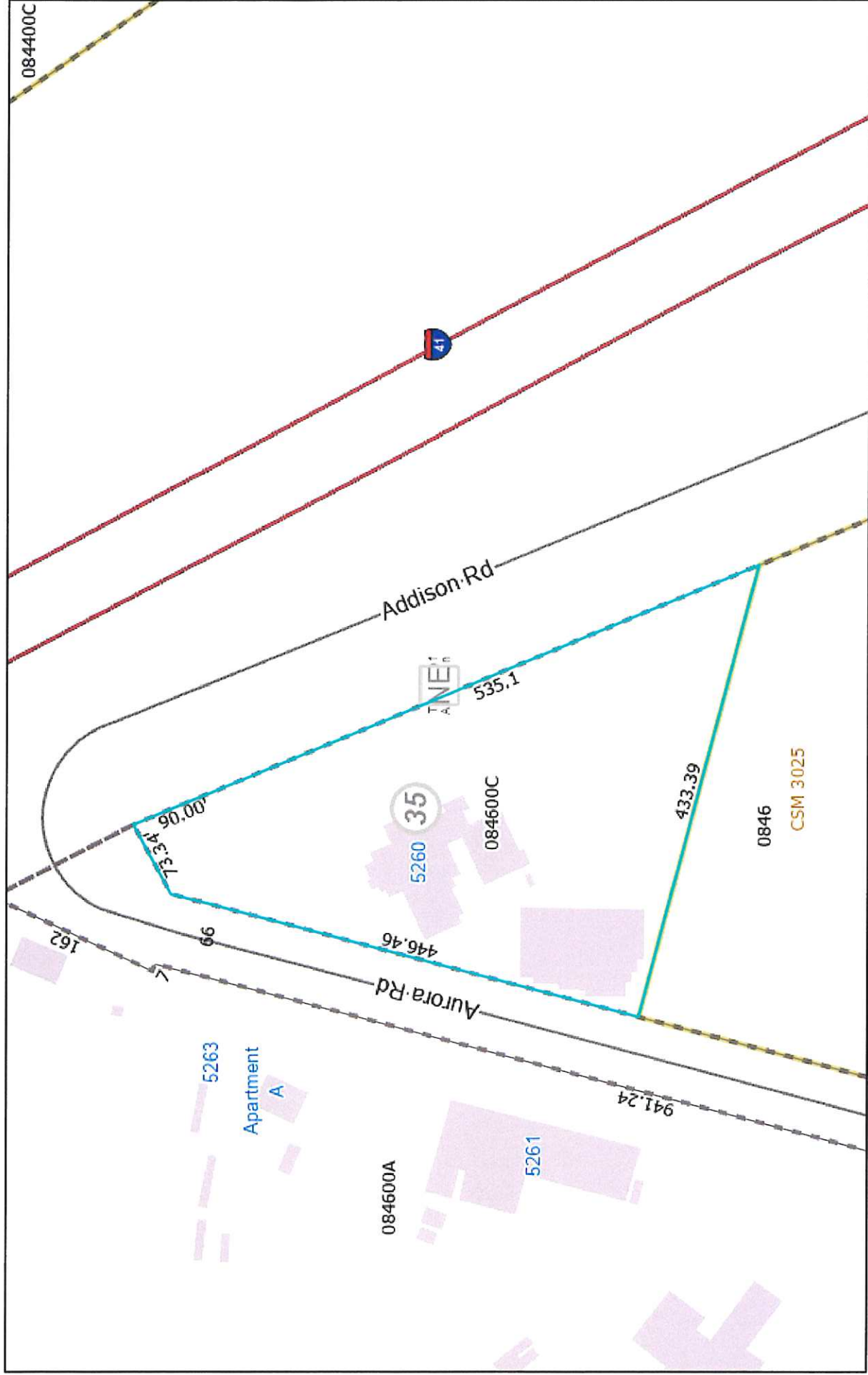


8/28/2024, 10:51:55 AM

- Current Parcel
- Address Point
- Parcel Taxkey & Acreage
- Lot
- Municipality
- Road Centerline I, USH
- Lot Number
- PLSS Section
- Plat
- Local Road Labels
- Interstate
- Certified Survey Number
- PLSS Quarter
- Certified Survey Map
- Local Road
- Right-of-Way



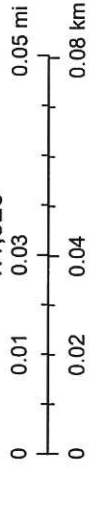
# Washington County, Wisconsin



8/28/2024, 10:51:18 AM

- Current Parcel
- Address Point
- Lot
- Parcel Taxkey & Acreage
- Plat
- PLSS Section
- PLSS Quarter
- Interstate
- Road Centerline I, USH
- Municipality
- Local Road Labels
- Local Road
- Certified Survey Map
- Right-of-Way

1:1,526





# Full Report

Property Location : 5260 Aurora Rd

View: **Full Report View** ▾

**Report Options**

**Print Report**

**Search Criteria**

**Search Results**

**Modify Search**

**Owner:**

Sac Corporation  
5260 Aurora Rd  
Hartford, WI 53027

Taxed by: Town Of Addison

**Taxkey # T1 084600C**

**Owner Occupied: Yes**

**Property Address:**

5260 Aurora Rd  
Addison, WI 53027-9550

**ID Walk Down**

**ID Walk Up**

Record 1 of 1 selected records

**County:** Washington

**Taxed by:** Town Of Addison

**Taxkey # T1 084600C**

**Assessments**

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2023	Commercial	\$ 90,800	\$ 509,100	\$ 599,900	0.000-	2.750	0.678118923
2022	Commercial	\$ 90,800	\$ 509,100	\$ 599,900	0.000-	2.750	0.775628946
2021	Commercial	\$ 90,800	\$ 509,100	\$ 599,900	0.000-	2.750	0.858779881
2020	Commercial	\$ 90,800	\$ 509,100	\$ 599,900	0.000-	2.750	0.911581373
2019	Commercial	\$ 90,800	\$ 509,100	\$ 599,900	8.658↑	2.750	0.954339454
2018	Commercial	\$ 78,700	\$ 473,400	\$ 552,100	0.000-	2.750	0.941519911
2017	Commercial	\$ 78,700	\$ 473,400	\$ 552,100	0.000-	2.750	0.982162938
2016	Commercial	\$ 78,700	\$ 473,400	\$ 552,100	0.000-	2.750	1.018531987
2015	Commercial	\$ 78,700	\$ 473,400	\$ 552,100	0.000-	2.750	1.031318170

**Taxes**

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2023	\$7,324.48	\$50.79		\$7,273.69				\$7,273.69	0.678118923
2022	\$7,173.68	\$52.92		\$7,120.76				\$7,120.76	0.775628946
2021	\$7,234.94	\$52.19		\$7,182.75				\$7,182.75	0.858779881
2020	\$7,187.82	\$52.41		\$7,135.41				\$7,135.41	0.911581373
2019	\$7,137.44	\$55.57		\$7,081.87				\$7,081.87	0.954339454
2018	\$6,802.73	\$55.94		\$6,746.79				\$6,746.79	0.941519911
2017	\$6,844.30	\$57.14		\$6,787.16				\$6,787.16	0.982162938
2016	\$7,032.13	\$58.53		\$6,973.60				\$6,973.60	1.018531987
2015	\$7,009.91	\$58.30		\$6,951.61			\$30.00	\$6,981.61	1.031318170

**Assessor**

<b>Building Square Feet :</b>	<b>Year Built :</b>	<b>Township :</b> 11N
<b>Bedrooms :</b>	<b>Year Remodeled :</b>	<b>Range :</b> 18E
<b>Full Baths :</b>	<b>Effective Year Built :</b>	<b>Section :</b> 35
<b>Half Baths :</b>	<b>Air Conditioning :</b>	<b>Quarter :</b>
<b>Total Rooms :</b>	<b>Fireplace :</b>	<b>Pool :</b>
<b>Number of Stories :</b>	<b>Number of Units :</b>	<b>Attic :</b>
<b>Building Type :</b>	<b>Basement :</b>	
<b>Exterior Wall :</b>	<b>Heat :</b>	
<b>Exterior Condition :</b>	<b>Garage :</b>	
<b>Land Use :</b>	<b>School District :</b> 5390 Slinger	
<b>Zoning :</b>	<b>Historic Designation :</b>	

**Legal Description**

Pt Of Nw Ne Doc 1448637

Information provided is deemed reliable but not guaranteed (2021)