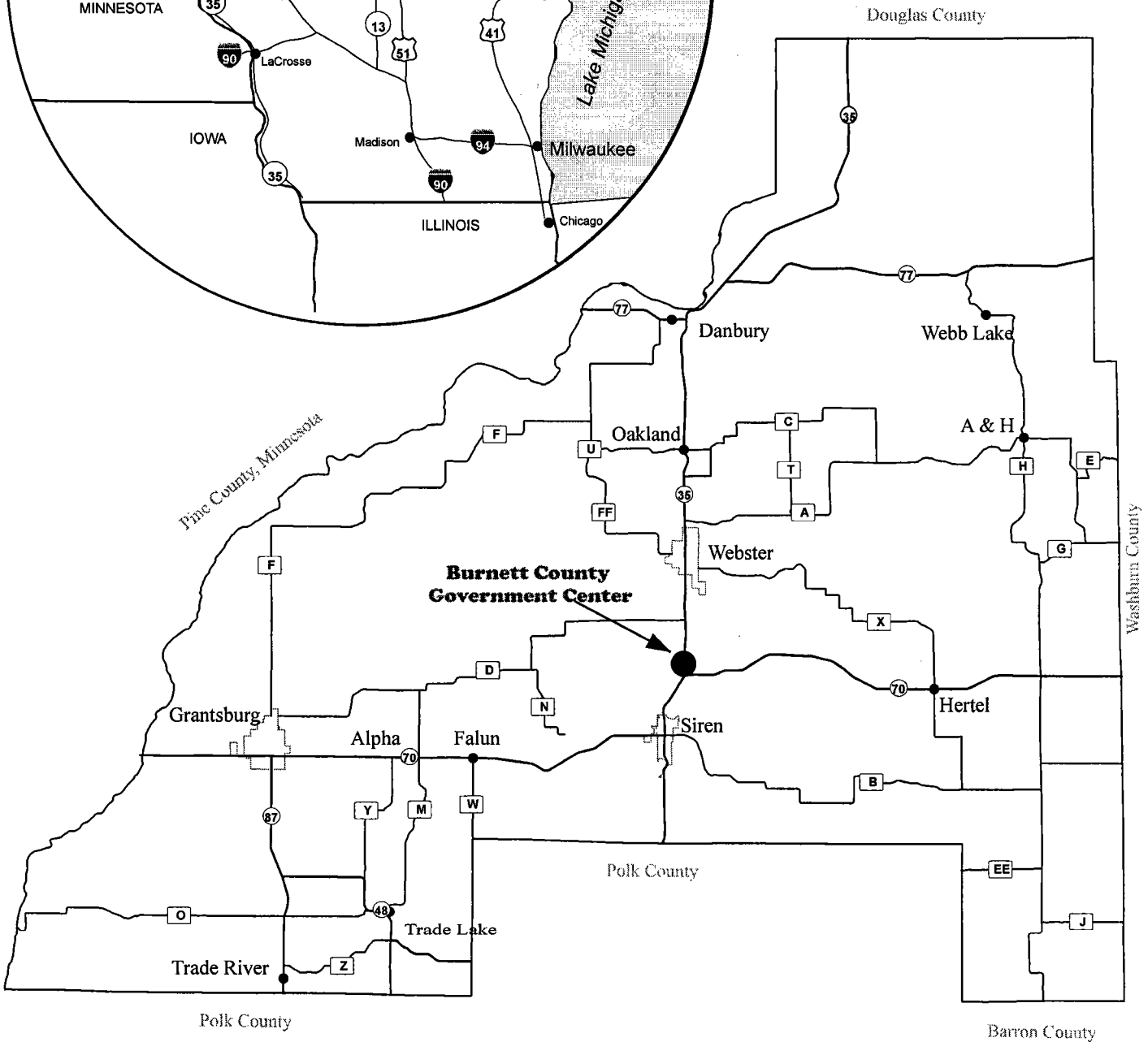
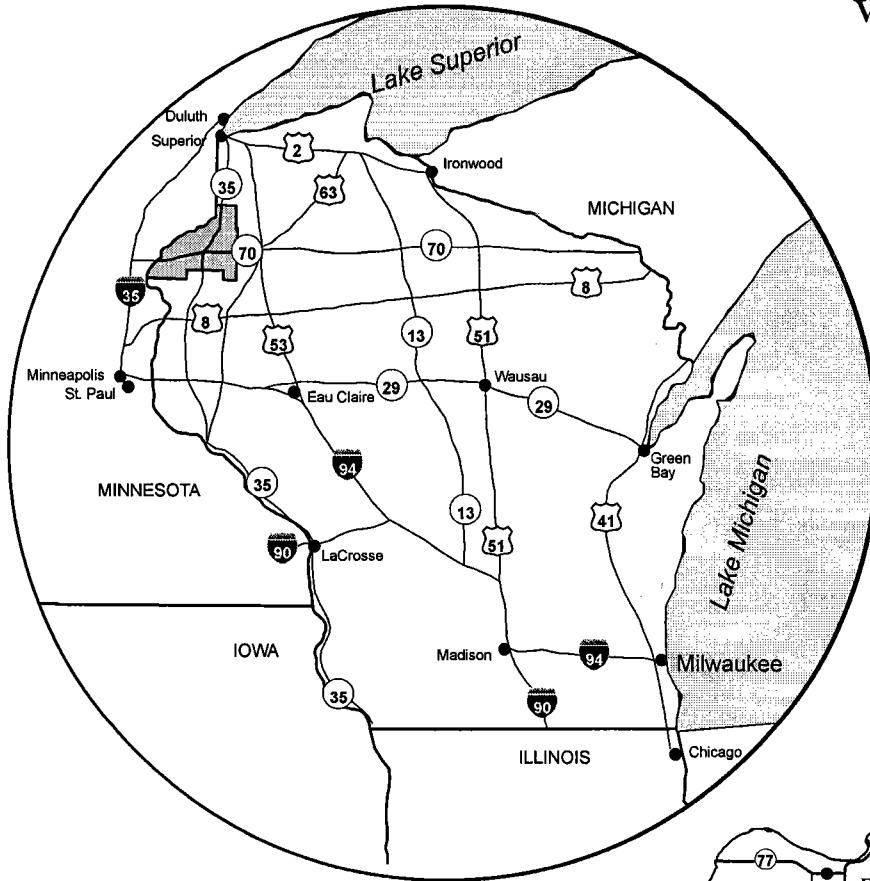


**BURNETT COUNTY
VOYAGER VILLAGE LOT
FOR SALE**

Monday - Friday
8:30 a.m. - 4:30 p.m.
(715) 349-2173

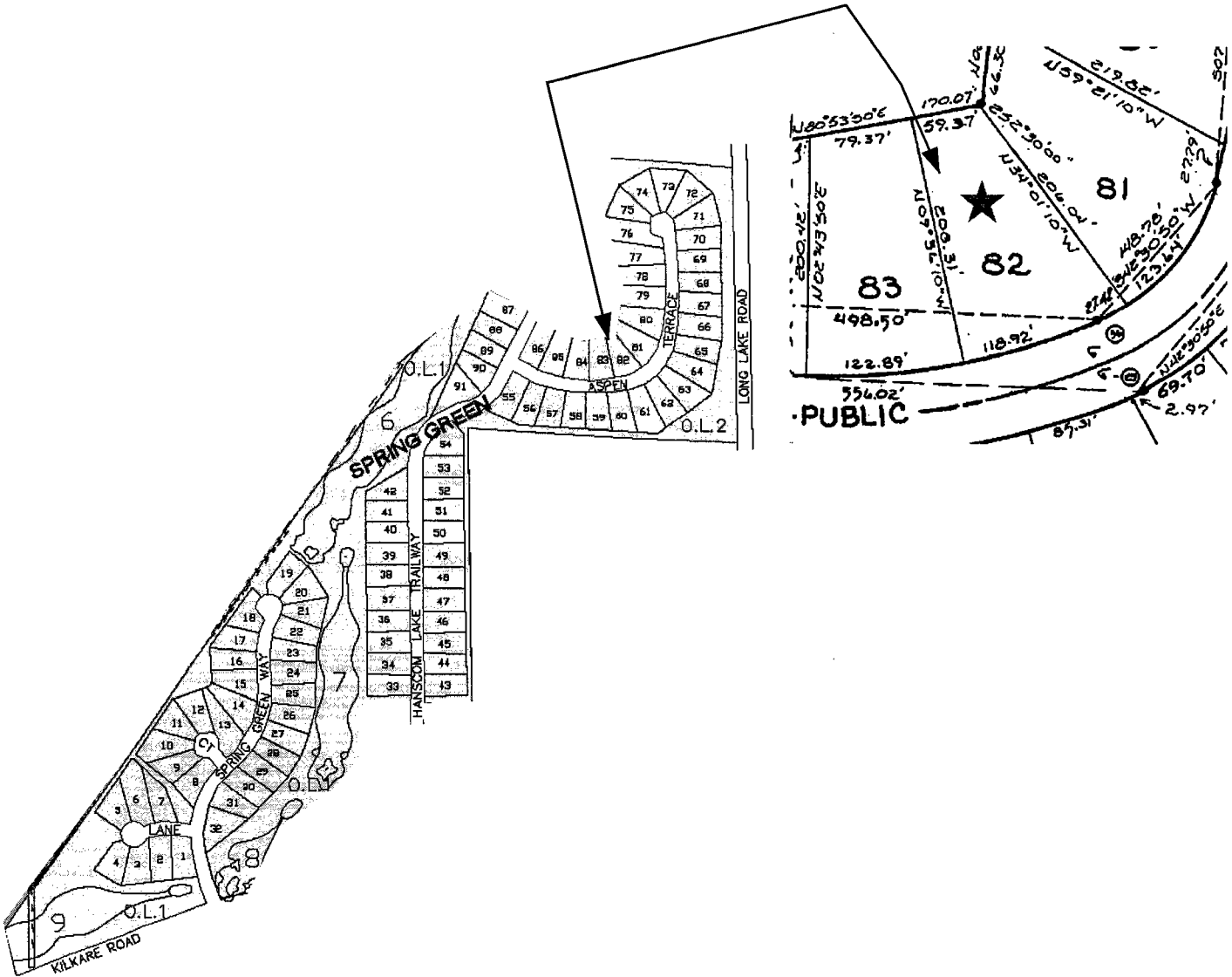
Burnett County Clerk's Office
Government Center - Room 150
7410 County Road K, 105
Siren, WI 54872

(Two miles north of Siren on State Rd 35)



Spring Green Addition to Voyager Village (Town of Scott)

<u>Sale Price</u>	<u>Addition Name, Lot #</u>	<u>Tax Parcel ID #</u>	<u>Access Road</u>
\$5,850.00	Spring Green, Lot 82	028-9375-09200	Aspen Terrace



★ **Indicates Lot for Sale**

Map Provided By The Burnett County Land Information Office
Siren, Wisconsin (715) 349-2599

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Voyager Village General Information

Voyager Village is located 15 miles east of Webster, Wisconsin on County Road A to Kilkare Road or 18 miles west of Spooner, Wisconsin on County Road A to Kilkare Road. Voyager Village is comprised of surveyed lots grouped into named additions. The estimated average lot size is one-half acre. All lots have platted road access. The lots do not have municipal water, sewer, or natural gas. Some lots have access to electricity.

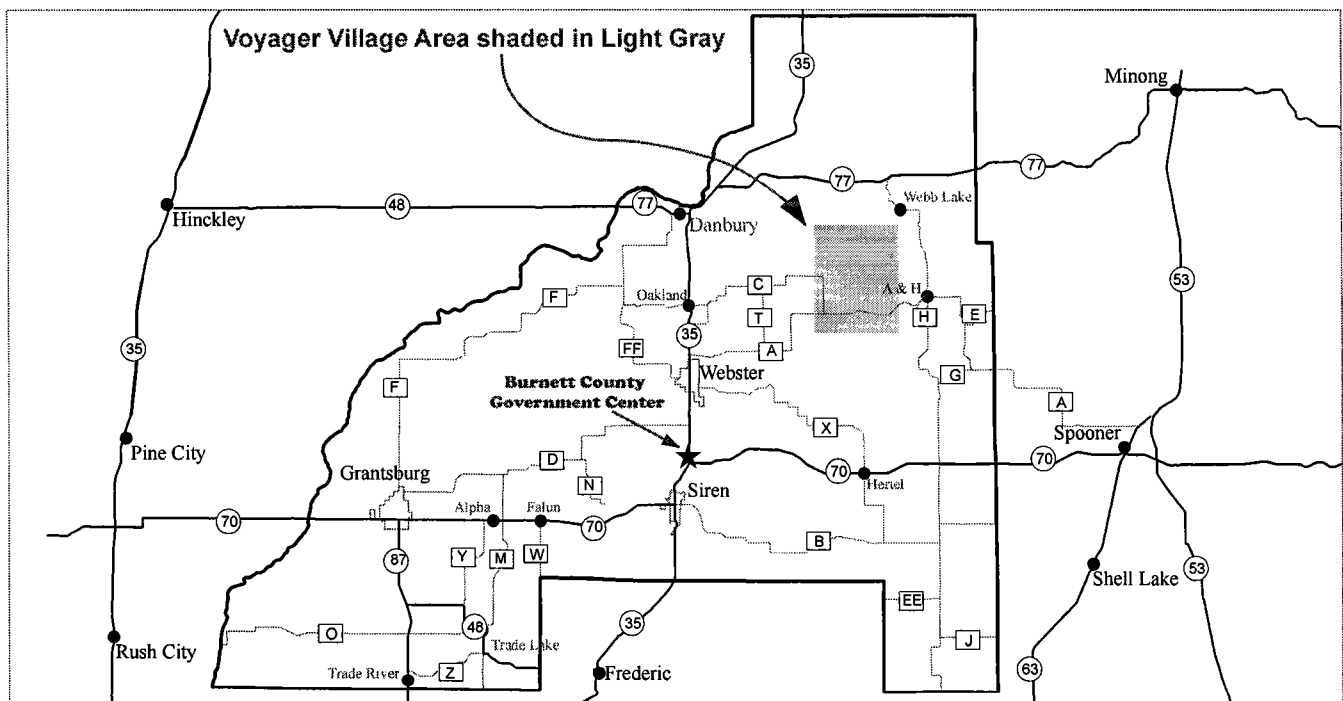
The County of Burnett is not affiliated with the Voyager Village Property Owners Association. The Voyager Village Property Owners Association states, "camping on lots purchased from Burnett County is not allowed." The lots are subject to the covenants and fees of the Voyager Village Property Owners Association, 28851 Kilkare Road, Danbury, WI 54830. For more information contact the V.V.P.O.A. at (715) 259-3910 – option 21 or visit their web site at www.voyagervillage.com.

Real Estate Taxes: There are no real estate taxes due.

Zoning: Town of Jackson: These parcels are zoned PUD (Planned Unit Development District). Each residential building and lot in the district will conform to the RR-1 district requirements (150-foot lot width and 30,000 square foot minimum lot size). Permitted uses are single-family dwellings and accessory structures. Land Use/Zoning and Sanitary permits are required from Burnett County.

Zoning: Town of Scott: These parcels are zoned RR-3 (300-foot lot width with 5-acre minimum lot size). These lots are existing, grandfathered, lots. Permitted uses are single-family dwellings and accessory structures. Land Use/Zoning and Sanitary permits are required from Burnett County.

Miscellaneous: Town of Jackson: Webster School District; Danbury (54830) or Webster (54893) Postal District. **Town of Scott:** Spooner School District; Danbury (54830) Postal District.



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Is it a "free and clear" title?

Prospective buyers often ask if the properties for sale have a free and clear title. The answer to this is not a simple yes or no; the following information may answer your questions.

Miscellaneous:

All sales of tax deeded properties shall be by quitclaim deed. Burnett County will not provide an abstract or title insurance. If you require title insurance, check with your insurance provider before the sale.

Burnett County retains mineral rights.

If you want to be certain of the status of title to any parcel being sold, you should have an attorney conduct an examination of the pertinent records for you.

Taxes:

Burnett County acquired these properties due to non-payment of real estate taxes. When the County records a tax deed and becomes owner of the property, all delinquent taxes are removed from the tax roll. There are no delinquent or current real estate taxes due on any of the lots listed in this brochure.

Effect of Tax Deed:

03-04 Wisconsin Statutes 75.14 (1) states "If any land subject to a tax certificate shall not be redeemed the county clerk shall...execute...to the county and its assigns, a deed of the land so remaining unredeemed, and shall acknowledge the same which shall vest in the county an absolute estate in fee simple in such land subject, however, to recorded restrictions and redemption as provided in this chapter..."

03-04 Wisconsin Statutes 75.14 (4) states "Whenever a deed in the chain of title shall contain valid and enforceable restrictions and covenants running with the land, as hereinafter defined and limited, said restrictions and covenants shall survive and be enforceable after the issuance of a tax deed to the same extent that they would be enforceable against a voluntary grantee of the owner of the title immediately prior to the delivery of the tax deed. This subsection shall apply to the usual restrictions and covenants limiting the use of property, the type, character and location of building, covenants against nuisances and what the former parties deemed to be undesirable conditions, in, upon and about the property, covenants to contribute to the cost of maintaining private roads, and other similar restrictions and covenants; but this subsection shall not protect covenants creating any debt or lien against or upon the property, or that will require the owner to expend money for any purpose, except such as may require the owner to keep the premises in a slightly condition, contribute to the cost of maintaining private roads, or to abate undesirable conditions. During the period that the county is the owner of lands so acquired it shall not be required to expend any money to keep the premises in sanitary or slightly condition or to contribute to the cost of maintaining private roads or to abate nuisances or undesirable conditions, but its successors in title shall be subject thereto and to covenants and restrictions as provided in this section. Any rights the former owner had to enforce the restrictions and covenants to which this subsection is applicable against the grantor and other parties owning property subject to such restrictions and covenants, except forfeitures, right of reentry, or reverter, shall likewise survive to the county as grantee in said tax deed and to successors and assigns."

TERMS AND CONDITIONS

1. Burnett County makes no warranties concerning any property offered for sale. Property is being sold in its existing condition, as-is, subject to the following terms and conditions.
2. One Voyager Village lot is offered for sale at the price listed.
3. Contact the County Clerk's Office to purchase a lot. Purchase may be made in person or by mail - contact the office for further information.
4. All sales of \$500.00 or less shall be paid in full on the day of sale. Payment may be made in cash or by check. If the purchase price is over \$500.00, an earnest money deposit in the amount of ten percent (10%) of the purchase price shall be due on the day of sale. The balance is due within forty-five (45) days.
5. Financing through Burnett County is available on sales of five thousand dollars (\$5,000), or more, in accordance with the following conditions: In the event the purchaser wishes to purchase on a standard form land contract, he/she shall make a down payment of 25% of the purchase price; 10% on the day of sale and an additional 15% within forty-five (45) days. The remaining balance due shall be amortized over a period of five (5) years and shall accrue interest, from the date of sale, at an annual rate of 10%. All payments shall be made annually upon the anniversary date of the sale of such property. Partial releases shall not be given on land contracts. The purchaser shall be subject to the terms stated on the standard form land contract with a sixty-day (60) default period.
6. Sales must be completed within forty-five (45) days. If, due to the fault of the purchaser, said sale is not completed within the said 45 days, Burnett County may keep all monies paid by the purchaser as liquidated damages, and Burnett County may then sell said property to another purchaser.
7. All sales of tax deeded properties shall be by quitclaim deed. Burnett County will not provide an abstract or title insurance.
8. All land contracts or quitclaim deeds shall be recorded at the purchaser's expense. Purchaser shall be entitled to take possession of the property upon the recording of the land contract or quitclaim deed.
9. Purchaser shall be responsible for all real estate taxes due on the property for the year of the sale.
10. All properties will be sold subject to recorded easements and covenants, zoning ordinances, or governmental regulations.
11. Burnett County shall retain all mineral rights in all sales of tax deeded properties, except where such mineral rights may already be previously reserved in a third party not affected by such tax deed.
12. Burnett County makes no warranty or guarantee, expressed or implied, as to the accuracy of the information contained in this brochure or in any other printed material. All measurements, sizes, or locations stated are approximate and are provided only to assist purchasers in their investigation of the property.
13. If you want to be certain of the status of title to any parcel being sold, you should have an attorney conduct an examination of the pertinent records for you.
14. Purchasers are encouraged to investigate the condition of property and explore all applicable regulations prior to sale date.
15. The location and establishing of property boundaries will be the obligation and expense of the purchaser.
16. Any and all costs and expenses that might be required for procurement of access rights and/or development of said access will be the obligation of the purchaser.
17. Any announcements made the day of sale, including but not limited to: the withdrawal of parcels identified, encumbrance to any property offered, or modifications to the terms and conditions stated herein, take precedence over any printed material.
18. In the event no bid is received which is at least equal to the appraised value of the advertised properties, the County shall be authorized to sell the advertised properties for an amount equal to or above the appraised value, without readvertising.

INFORMATION ON-LINE

www.burnettcounty.com
Click on Government
Click on County Departments
Click on Tax Deed Land For Sale under County Clerk

BURNETT COUNTY GOVERNMENT CENTER CONTACTS

Burnett County Clerk Room 150 – Government Center 7410 County Road K, 105 Siren, WI 54872	(715) 349-2173 jdykstra@burnettcounty.org	Purchasing a lot Land sale terms and conditions Notification of future sales
County Surveyor/Land Information Room 135 – Government Center 7410 County Road K, 120 Siren, WI 54872	(715) 349-2599 cjohnson@burnettcounty.org	Aerial photos, parcel maps 911 Address Maps Voyager Village Maps: 18" x 24" \$12.75 42" x 49" \$37.00
County Treasurer Room 120 – Government Center 7410 County Road K, 101 Siren, WI 54872	(715) 349-2187 phanson@burnettcounty.org	Real estate taxes
University of Wisconsin-Extension Room 180 – Government Center 7410 County Road K, 107 Siren, WI 54872	(715) 349-2151 mseul@burnettcounty.org	Plat books: \$25.00 Plat books by mail: \$29.00
Zoning/Land Use Office Room 130 – Government Center 7410 County Road K, 102 Siren, WI 54872	(715) 349-2138 zoning@burnettcounty.org	Zoning regulations Land Use/Zoning permits Sanitary permits