

INSTRUCTIONS FOR PURCHASING
TAX DEED OR TAX FORECLOSURE PROPERTIES
IN SAUK COUNTY

Sauk County offers for sale, parcels of land which have been acquired by Tax Deed or by Order of Tax Foreclosure. After which, Sauk County pays all delinquent taxes on these parcels. The properties are then appraised by the Property & Insurance Committee, and offered for sale by Sealed Bid. If the properties are not sold through the bidding process, they are then sold by Offer to Purchase. Sauk County makes no warranties regarding the title or the status of any liens that may be against the properties. Properties will be “sold as is” condition.

An Offer to Purchase must meet or exceed the appraised value. This value is set by the Sauk County Property & Insurance Committee.

If your Offer to Purchase is approved, a Quit Claim Deed will be recorded in the Register of Deeds and forwarded to you.

For properties taken by Tax Deed in 2018 or prior, per Chapter 75 of the Wisconsin State Statutes (75.39), the former owner of any property acquired by the County on a Tax Deed has three (3) years to commence action against the County or persons owning such lands by County conveyance. The former owner must prove by action in Circuit Court that they were not properly notified or publications were not commenced within the time limit or other action was not properly executed.

For properties taken by Order of Tax Foreclosure in 2019 and after, Sauk County uses a statutory procedure known as “In Rem” foreclosure. Section 75.521 of the Wisconsin Statutes contains all of the legal procedures and requirements for an in rem foreclosure action. Generally, a judgment of foreclosure will be granted by the court. At that point in time, the county obtains complete ownership of the properties on the foreclosure list.

If you are interested in purchasing Sauk County owned Tax Deed or Tax Foreclosure properties, please complete the attached form and return to:

Sauk County Treasurer’s Office
Room 148
505 Broadway
Baraboo, WI 53913

**SAUK COUNTY
TAX DEED OR TAX FORECLOSURE PROPERTY
OFFER TO PURCHASE FORM**

NOTE: An Offer to Purchase must meet or exceed the appraised value. The appraised value is not market value. The appraised value reflects expenses the County absorbed by payment of all delinquent taxes, title and search charges, advertising expenses and any other related expenses incurred with the property. **PLEASE PRINT CLEARLY**

NAME: _____
(Print the information as you want it to appear on the Quit Claim Deed)

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER(S): _____

E-MAIL: _____

PARCEL NUMBER: _____ - _____ - _____

APPRAISED VALUE: \$ _____

LEGAL DESCRIPTION (AS SHOWN ON NOTICE OF SALE):

OFFER AMOUNT: \$ _____

DEPOSIT AMOUNT ENCLOSED: \$ _____

Amount must be for the full offer and accompany this Offer to Purchase. Make checks payable to the "Sauk County Treasurer". Only bank money orders or certified checks will be accepted. **DO NOT SUBMIT CASH OR PERSONAL CHECKS.**

RECORDING FEE AMOUNT ENCLOSED: \$ 30.00

Enclose a separate \$30.00 payment for recording fees made payable to the "Register of Deeds". Only bank money orders or certified checks will be accepted. **DO NOT SUBMIT CASH OR PERSONAL CHECKS.**

TOTAL AMOUNT ENCLOSED: \$ _____