

Real Estate Auction for Melvin & Priscilla Lewis



Auction Date & Time: Saturday, December 6, 2025, at 1 pm

Location: 8763 West Moscow Rd, Blanchardville, WI, 53516, Iowa County

Open House: Wednesday, November 26 & Thursday, December 4, 1-4 pm

Built in 1847, this one-of-a-kind cabin retains its original character, making it a true piece of local history. Nestled in a serene setting, this property is ideal for a one-of-a-kind artist's studio, seasonal retreat, dedicated workshop, or primary residence. Essential comforts: electricity, a drilled well (with a hand pump, located just outside the cabin), there is no indoor plumbing, gas, and wood heating. Staircase to a loft/bedroom. Included in the sale of the Real Estate: Detroit Jewel Stove, refrigerator, chest freezer, dry sink, and personal property.

Legal Description: H-1 Historical Preservation District/A-1. 8763 West Moscow Rd, Blanchardville, WI, 53516, Iowa County

Lot size: 32,679 square feet + or -, total area as per survey

Taxes: 2024 Real Estate Taxes \$829.63

Parcel Number: 020 0670.01, 020 0670.02, 020 0804, 020 0667

TERMS of SALE: Larry F. Springer Realty & Auction Service has been contracted to offer this property for sale at public auction. Plan now to make arrangements to bid on this property. Potential Buyers, please bring a current letter of credit from your lender. On the day of sale, the highest acceptable bidder pays \$10,000. Earnest Money. The balance due in cash at closing. No Buyers Agency Allowed. Information about this sale is subject to verification, and no liability for errors or omissions is assumed by Larry F. Springer Realty & Auction Service or any of the sales staff. All information has been obtained from sources believed to be reliable; however, all bidders are advised to conduct their own inspection. All sales are made on the due diligence of each individual buyer. Plan to attend the Open House or schedule a private appointment with Larry F. Springer. Any statements made on the sale day take precedence over any advertising. The property is being sold as per the legal description. No survey provided. No contingencies of any kind in the sale of this property. Property selling in "As Is, Where Is" condition, with no warranties, guarantees, or representations, with all faults and defects. Seller will have until December 9, 2025, to accept, reject, or counter any Offer to Purchase. If accepted, the Closing will be on or before January 9, 2026. Buyer will waive the Real Estate Condition Report, under Chapter 709. Buyer waives Lead-based Paint Disclosure. Buyer is responsible for complying with the WI Rental Energy Code, including inspection. Any debris, rubbish, or trash, or personal property left on the property will be the responsibility of the buyer.

CONTACT: Larry F. Springer Realty & Auction Service PH: 608-623-2245 Cell: 608-574-0906

Email: larryspringer1@gmail.com Website: www.larryspringer.com WI Registered Auctioneer, Lic. #650



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