

BANK ORDERED
AUCTION

STARTING BIDS AS LOW AS \$49,900
PREVIOUSLY PRICED UP TO \$279,900

LAKEFRONT CONDOMINIUMS



**25 LUXURIOUS CONDOMINIUMS SELLING FURNISHED IN
NORTHERN BAY GOLF RESORT AND MARINA**



J.P. KING
ASSET DIVISION

Est. 1915

Arkdale (Castle Rock Lake), Wisconsin

SEPTEMBER 11

Saturday, 11:00 AM (CT)

NORTHERN BAY GOLF RESORT & MARINA



Located just north of the Wisconsin Dells, Northern Bay is a beautiful waterfront resort overlooking Castle Rock Lake. Offering 25 furnished condominiums and 2 buildings with 16 partially completed units, this is a wonderful opportunity to own a part of this scenic golf community. With numerous floor plans to choose from including 2 and 3 bedroom layouts, each condominium boasts a view of the lake, the pool, or the championship 18-hole course.



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Premier Auction Marketing Firm

800.558.5464 WWW.JPKING.COM

Northern Bay captures the essence of Wisconsin lakeside living with luxurious amenities, total relaxation, and spectacular views.



Constructed with cedar and fieldstone, the condos exude a northwoods feel and are the ultimate in luxury lakeside living. First floor, second floor, and penthouse units are selling furnished with premier finishes that include granite countertops, hickory cabinetry, gas stone fireplaces, and large patios or wooden decks. Each condo features a spectacular kitchen with stainless steel appliances, washer and dryer, jetted tub, and spacious closets.



One bi-level condo will be offered that has a 2-bedroom, 3-bath layout as well as a study that can be used as a third bedroom. With a dining room, great room, laundry area, and deck on the first level, the second level is completely devoted to the master suite. The master suite is a private and relaxing sanctuary with a wet bar, fireplace, dual vanity, large closet, and deck.



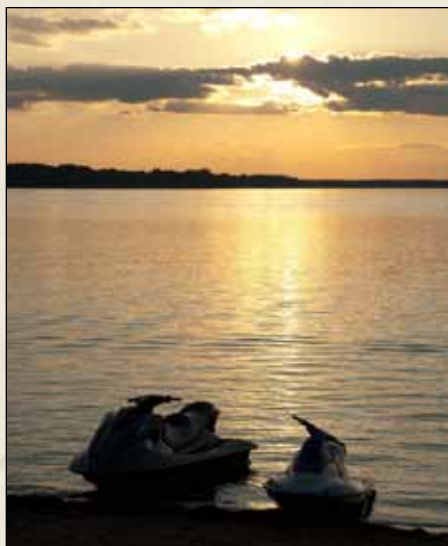
These luxurious condominiums combine the ease and comfort of modern convenience with the cozy ambience of cabin charm. All units also offer a single car garage.

With 10% down on Auction Day, Automatic financing will be available through AnchorBank.

Walk outside your door and enjoy a host of amenities including a posted swimming area, public boat launch, beach bar fire pit, and marina with 50 boat slips. Residents and guests can take advantage of the pontoon and wave runner rentals that are onsite as well as bicycle rentals. A heated outdoor pool and a children's pool are centrally located in the resort and numerous grilling and picnic areas are provided throughout. In addition to water activities, the resort offers a basketball court, tennis court, two volleyball sand courts, and a state-of-the-art children's playground. An in-house rental management program is available to all purchasers!



The 18-hole championship golf course is the Midwest's only replica golf experience. Several of the breathtaking greens were inspired by some of golf's most exciting and celebrated holes. After a challenging round of golf, dine in the Clubhouse's full-service restaurant. The restaurant overlooks the course and features wonderful views of the pristine fairways.



Two Buildings with 16 partially complete units. These units are in various stages of construction, but could serve as a great purchase opportunity.

Three of these condominiums offer direct lake frontage and provide immediate access to the resort's 600± feet of sandy beach.

AUCTION

AUCTION REGISTRATION and SALE SITE

Registration begins at 10:00 A.M. (CT). The sale begins at 11:00 A.M. (CT). The Auction will take place onsite at the Northern Bay Golf Resort Clubhouse Tent, 1844 20th Avenue, Arkdale, WI 54613.

PROPERTY PREVIEW

An auction representative will be available daily, beginning August 28th through Auction day from 10:00 A.M. until 6:00 P.M. You may contact the J. P. King Auction representative directly at 256.504.3178 during these designated dates.

DIRECTIONS TO PROPERTY and SALE SITE

From Madison - Travel on I-90 West for approximately 53 miles, then take exit 79 (County road HH). Turn Right on County Road HH, and travel 5.4 miles. Turn Right on WI-82 East, and travel 0.9 miles. Turn Left on 19th Drive/Co. Rd. Z, and travel 14.6 miles. Turn Left on Dakota Avenue, and travel 0.8 miles. Continue on 20th Avenue for 0.8 miles to arrive, at the property, at 1844 20th Avenue, Arkdale, WI 54613.



AUCTION FINANCING

Promotional financing is available through AnchorBank to all buyers of auction properties. Buyer(s) will automatically qualify for financing with ten (10%) down payment on auction day. Thirty (30) year fixed rate loans at 5.5%* and fifteen (15) year fixed rate loans at 4.9%* available to Buyer(s) provided that within the last 36 months the buyer has not had any liens, judgments, bankruptcies, foreclosures, deeds in lieu of foreclosure, and has not been in default on current debt obligations. For more information please contact:

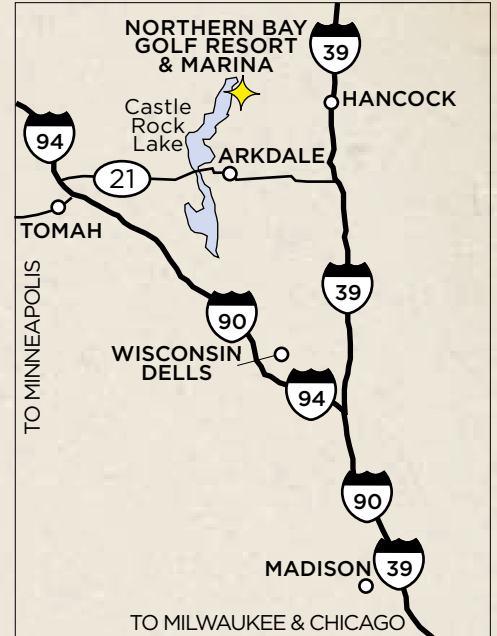
William Ganshert
Vice President - Regional Lending Manager
Capitol Square Office
(608) 252-1854
wganshert@anchorbank.com

*APR for 30-yr fixed rate is based on \$100,000 loan,

*APR for 15-yr fixed rate is based on \$75,000 loan.

AUCTION INFORMATION

Visit www.jpking.com for more auction and property information.



Northern Bay is situated along the magnificent waters of Castle Rock Lake, Wisconsin's fourth largest freshwater lake. Spanning 16,500± sq acres, the lake is ideal for angling enthusiasts and home to a wide variety of fish including Bluegill, Lake Sturgeon, Largemouth and Smallmouth Bass, Northern Pike, and Walleye.

Located just 27 miles north of Wisconsin Dells, Northern Bay is a quiet and relaxing retreat nestled within 300± acres of wilderness. The resort community is a nature lover's dream and provides endless access to ATV trails, snowmobiling, cross country ski, water ski, horseback riding, boating, fishing, hunting, golfing, and so much more. Northern Bay is conveniently located near outlet shopping and numerous water parks in the Dells.



You Are Offered This Personal

I N V I T A T I O N

LAKEFRONT CONDOMINIUMS, *Arkdale (Castle Rock Lake), WI*

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A U C T I O N

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*25 Luxurious Condominiums Selling Furnished in
Northern Bay Golf Resort and Marina*

SATURDAY, SEPTEMBER 11 • 11:00 AM (CT)



J P . K I N G

108 Fountain Ave. Gadsden, Alabama 35901

Est. 1915

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#819-10 DISCLAIMER: Square footage dimensions and acreage amounts are based upon information provided by the seller and are believed to be correct; however, purchaser and/or purchasers' agent/broker shall bear the responsibility to confirm all calculations prior to the auction. Not available to residents of any state in which this real estate is not in compliance with the real estate laws or other laws of that state. Announcements made at the auction supersede all printed material. Specifications subject to change without notice. Offered in compliance with SECT 1018 of the RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992. All information contained in this brochure was derived from sources believed to be correct but is not guaranteed. All sales maps are for illustration purposes only. This brochure may not be reproduced in whole or in part without the written permission of Multi Media Advertising Agency, Inc. Some photographs may show terrain, improvements, wildlife, activities, lifestyle and other characteristics that could be associated with the property, but are not images of the property or the surrounding area. Jamie M. Sanger, CRB, Managing Broker, Door County The Real Estate Group, Inc. dba Coldwell Banker The Real Estate Group, Inc. J.P. King Auction Company, Inc., Jerry C. King, Registered WI Auctioneer #2382-052; 10% Buyer's Fee; Down payment of 10% due via personal/company check.