

## Forest Lodge Library Board

### Offers for Sale and Removal of the Forest Lodge Library “Book House”, A Residential Structure

The Forest Lodge Library Board is accepting offers for the sale and removal of the “Book House” located at 13430 County Road M in Cable, WI. No land is included in the sale.

This classic home currently located in Cable is ready for its next adventure at your preferred location. The two bedroom, 1 bath home is 28 ft wide by 32 ft long and would be well suited as a getaway cabin or small home. The wood-frame structure appears sound and features dark wood siding with a green metal roof. What a great opportunity to repurpose this building and make way for the Forest Lodge Library expansion.

Offers will be accepted by the Town of Cable clerk/treasurer until 3:30 p.m. on April 19. Offers will be opened and sale awarded during the regular Forest Lodge Board meeting on April 24 at 5:00pm at the Forest Lodge Library. The Forest Lodge Library Board reserves the right to reject any or all offers and accept offers with minor deficiencies.

Additional information and requirements:

- The Forest Lodge Library Board will mark any trees that may be removed with orange paint, no other trees over 2 inches in diameter may be removed or damaged.
- Buyer is to remove the building in a workmanlike manner beginning no earlier than July 15, 2024 and complete no later than Oct. 15, 2024.
- Buyer is to provide proof of general liability and workman's comp insurance prior to work commencing.
- Buyer is to maintain the site in a safe condition including restricting access until completion and acceptance of a clean site by the Forest Lodge Library Board.
- A hold-harmless agreement between the buyer and the Forest Lodge Library Board, the Town of Namakagon, and the Town of Cable (sellers) is required.
- All loose contents are not included and will be removed prior to sale.
- Buyer is to remove all debris such as pipes, duct work, wood framing.
- All attached fixtures, including the appliances, water heater, furnace, and electric panel remaining at the time of sale are included.
- Oil tank to be properly removed by the buyer with care taken to ensure no spillage of contents during removal.
- The Forest Lodge Library Board will cap the sewer and obtain the appropriate permit.
- Electrical will be disconnected by the Forest Lodge Library Board prior to sale.
- The Forest Lodge Library Board will properly abandon the existing water well with the appropriate permits.
- All building material and debris from moving or deconstruction must be removed from site by the buyer.
- All nails, screws or other metal scraps must be magnet cleaned from the surrounding site.
- Any damage to the landscape must be filled level to grade.

Offers may be submitted by mail to “Attention: Clerk / treasurer Bobbi McCauley, PO Box 476, Cable Wisconsin 54821”, email to [clerk@townofcable.com](mailto:clerk@townofcable.com), or delivered to the Town office at 43395 Randysek Road. Please note the building offer on the envelope or subject line.

For more information or to inspect the building contact Board Trustee Jan Berlin via email at [j3164872@yahoo.com](mailto:j3164872@yahoo.com) or at phone number 715-798-4646.

The Town of Cable and the Town of Namakagon are deedholders on behalf of the Forest Lodge Library. Both Towns' elected officials must approve of the winning offer for removal of the building.