



**Midwest
Lifestyle
Properties**

426 2nd Ave. S. Onalaska, WI 54650

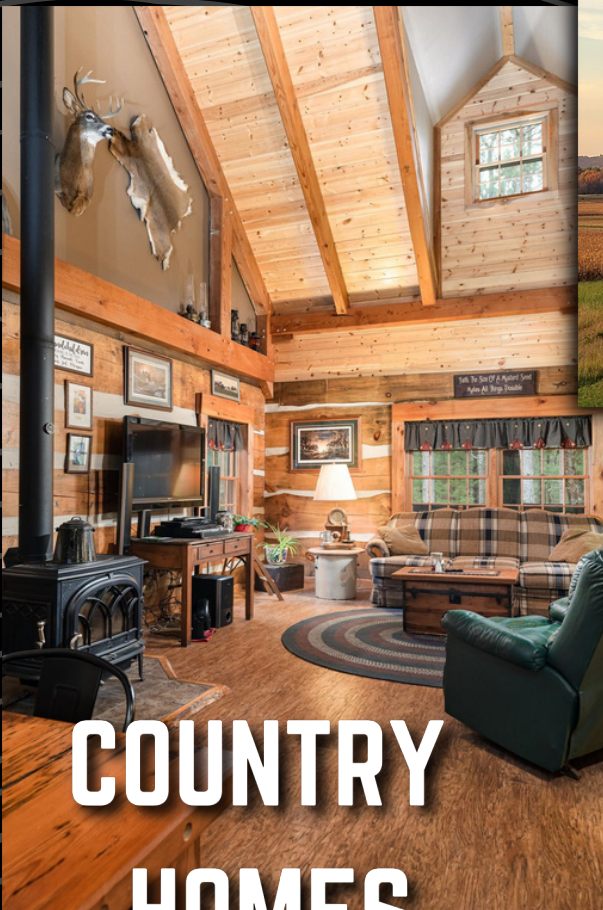
**READY
TO
SELL?**

WWW.UCCOULEECOUNTRY.COM

WE SELL **LIFESTYLES**



HUNTING LAND



COUNTRY HOMES



FARMS



HOME STAGING

"FIRST IMPRESSIONS ARE CRUCIAL"

Curb Appeal

Make the best first impression you can when preparing your home for sale.

- Mow the Lawn
- Trim Trees & Shrubs
- Replace/Fix/Clean Gutters, Siding, & Windows
- Touch-up paint (If Necessary)

Declutter

Look at each room objectively and start packing. Remove anything that will distract buyers from seeing your home, while at the same time helping give your home a sense of space.

- Clear off Counter Tops
- Put away shoes, jackets, backpacks, etc.
- Store seasonal Items in plastic totes
- Organize closets & cabinetry
- Remember **LESS** is MORE!

Refresh

Get rid of those unsightly blemishes.

- Repair wall cracks/holes
- Replace outdated/worn Carpet
- Rearrange Furniture
- Replace burnt out light bulbs
- Fix leaky faucets
- Apply a fresh coat of paint
(Use Neutral Colors)

Add Warmth

Make your home feel inviting.

- Open curtains/ Utilize lamps to brighten dark spaces
- Fill the air with a subtle yet pleasant aroma
- Display a vase of fresh flowers
- Place clean Doormats/Rugs

Make It Shine

Homes that are in "Like-New" Condition usually sell the fastest.

- Clean Sinks, Floors, Appliances, Showers, Fixtures, Etc.
- Dust Furniture, Fans, Window Sills, Etc.
- Vacuum Carpet/Hardwoods



BEFORE

IS YOUR HOME VACANT?

**ASK ABOUT OUR
VIRTUAL STAGING
SERVICES!**



AFTER

Photos courtesy of Preising Productions LLC.

LANDSTAGING

"FIRST IMPRESSIONS ARE CRUCIAL!"

Often overlooked in vacant land sales, staging your **LAND** can set you up for a successful sale **FASTER** and usually for a **HIGHER** sale price!

Property Entrance

Enhance the entrance to your property.

- Repair/install a gate
- Refresh/grade gravel drive
- Hang professionally designed no trespassing signs
- Mow/clear overgrown brush & trees around the entrance
- Keep road ditches free of trash

Trail System

Having good access throughout the property is key to showing your property and ALL it has to offer.

- Keep trails mowed
- Clear downed trees
- Clear overhanging limbs/brush
- Repair washouts

Boundary Lines

One of the most frustrating things we encounter showing properties for sale is that the property lines/corners are not marked. Only a certified surveyor can mark property lines with accuracy. However, it is something that is very simple and cost effective, helping prospective buyers create a visual boundary while on the land. Most often in a land transaction, a prospective buyer puts this as a contingency of sale so having it done ahead of time reduces unnecessary stress and hassle.

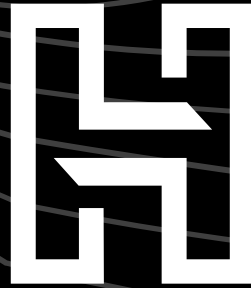
What Else?

Knowing unique characteristics of your property and their locations are helpful when staging land for sale! We like to highlight desirable tree and plant species, rock outcroppings, natural springs, ponds, prairies, anything that makes your land unique and special. This helps us write in-depth descriptions for a prospective buyer, as well as point out why these are assets for certain land use.



AUCTIONSERVICES

"AUCTION IS AN OPTION"



**HAMELE
AUCTION
SERVICES**

Hamele Auction is your premier auction company. In addition to our fully interactive online only auctions, our auctioneers have conducted thousands of auctions including: bank-owned real estate, homes, land, farms, estates, commercial property, livestock, equipment, personal property and multi-parcel auctions.

THE AUCTION PROCESS

#1



Initial Consultation & Market Analysis

Analysis & identification of client goals

#2

Research

Market analysis | Competitive Analysis
Target Buyer Identification



#3

Distribution Channel Review

Evaluate media channel reach to buyers, Research innovative channels

#4

Marketing Campaign Development

Strategic media planning, Rate & placement negotiation, Proposal preparation & submission
Revisions to meet client expectations & budget

#5

Execution of Marketing Campaign



#6



Bidder Management



#7



AUCTION

Event & Sales Activities

#8

Post-Auction

Post analysis report & compilation
Closing and reporting



CONTACT US TODAY

"CONTACT YOUR PREMIER RURAL PROPERTY SPECIALISTS"

2022

TOP AGENT



COLTYN BETTIS

REALTOR® RURAL PROPERTY SPECIALIST

(608)633-1087

COLTYNB@UCHUNT.COM

JAMES LANIER

REALTOR® RURAL PROPERTY SPECIALIST

(608)514-5181

JAMESL@UCHUNT.COM



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