

List of Tax-Forfeited Land #2018-01 for Public Sale



LAKE COUNTY, MN

September 10th, 2018 at 10:00 AM
(registration at 9:00 AM)

Law Enforcement Center, Two Harbors



RESIDENTIAL PROPERTIES

RADON WARNING STATEMENT

The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.

Auction List (Order of Auction)

MUNICIPALITY/PARCEL NAME	PID / DESCRIPTION / ADDRESS	TIMBER VALUE	PARCEL VALUE	ASSESSMENTS BEFORE FORFEITURE
UNORGANIZED TERRITORY #2				
Thomas 2	25-5511-22130 SW ¼ of NE ¼, less that part platted as Bel-Air Park, Section 22, Township 55 North, Range 11 West Containing 29.08 acres more or less	\$900	\$38,000	\$0
Koski 1	25-5711-19070 NW ¼ of NE ¼, Section 19, Township 57 North, Range 11 West Containing 41.13 acres more or less	\$1,200	\$33,500	\$0
Koski 2	25-5711-19130 SW ¼ of NE ¼, Section 19, Township 57 North, Range 11 West Containing 40.0 acres more or less	\$3,100	\$29,000	\$0
Etelainen	25-5711-20790 NW ¼ of SE ¼, Section 20, Township 57 North, Range 11 West Containing 40.4 acres more or less	\$2,500	\$37,000	\$0
BEAVER BAY TOWNSHIP				
Dino 1	26-5607-02010 NE ¼ of NE ¼, Section 2, Township 56 North, Range 7 West Containing 30.34 acres more or less	\$0	\$54,500	\$0
Whitetail 1	26-5607-03070 NW ¼ of NE ¼, Section 3, Township 56 North, Range 7 West Containing 32.81 acres more or less	\$1,400	\$45,000	\$0

Whitetail 2	26-5607-03250 NE ¼ of NW ¼, Section 3, Township 56 North, Range 7 West Containing 32.76 acres more or less	\$3,400	\$45,000	\$0
Kennedy 1	26-5700-35850 SW ¼ of SE ¼, Section 35, Township 57 North, Range 7 West Containing 40.65 acres more or less	\$0	\$80,000	\$0
Kennedy 2	26-5700-35910 SE ¼ of SE ¼, Section 35, Township 57 North, Range 7 West Containing 40.69 acres more or less	\$0	\$80,000	\$0
Nice View	Part of 26-5608-22130 SW ¼ of NE ¼ except that part lying North of CSAH 15 right of way, Section 22, Township 56 North, Range 8 West Containing 25 acres more or less	\$1,500	\$50,000	\$0
Cross Roads	Part of 26-5608-22190 SE ¼ of NE ¼ except that part lying South of CSAH 15 and CSAH 31 right of way, Section 22, Township 56 North, Range 8 West Containing 17 acres more or less	\$1,000	\$34,000	\$0
CRYSTAL BAY TOWNSHIP				
Little Marais	27-5707-24380, 24560 part of Section 24, Township 57 North, Range 7 West Approx. 8.7 Acres	\$0	\$36,000	\$0
Mattson 2	27-5707-33310 NW ¼ of NW ¼, Section 33, Township 57 North, Range 7 West Containing 39.71 acres more or less	\$1,400	\$44,000	\$0
Homestead Lake B	27-6007-36250 Government Lot 2 Except the North 400' thereof, Section 36, Township 60 North, Range 7 West Approx. 27.92 Acres	\$5,400	\$60,000	\$0
Homestead Lake C	Part of PID 27-6007-36370 Government Lot 3 Except the E'ly 570' lying North of the Southerly 1076.44' of said Government Lot 3, Section 36, Township 60 North, Range 7 West Approx. 36.86 Acres	\$7,400	\$80,000	\$0
SILVER CREEK TOWNSHIP				
Silver Creek	29-5410-18370 SW ¼ of NW ¼ Of Section 18 Township 54 North, Range 10 West Approx. 40 Acres	\$1,800	\$40,000	\$0

Silver 1	29-5410-30610 SW ¼ of SW ¼, Section 30, Township 54 North, Range 10 West Containing 43.11 acres more or less	\$1,800	\$42,000	\$0
Silver 2	29-5410-31250 NE ¼ of NW ¼, Section 31, Township 54 North, Range 10 West Containing 39.55 acres more or less	\$2,800	\$35,000	\$0
Silver 3	29-5410-31430 SE ¼ of NW ¼, Section 31, Township 54 North, Range 10 West Containing 39.71 acres more or less	\$2,500	\$35,000	\$0

Terms of Sale on following page

TERMS OF SALE

2018-01

Public Sales: Basic Sale Price

All parcels are offered at public auction and sold to the highest bidder. The minimum bid acceptable is the basic sale price which is shown on the list of tax-forfeited land. The basic sale price is equal to the appraised value or the appraised value plus any extra charges for special assessments levied after forfeiture or for hazardous waste control. Bidding will be in increments as determined by Auditor and not less than \$100.

Extra Fees and Costs: In Addition to the Basic Sale Price

A 3% surcharge of the selling price for the state assurance account will be collected at the time of the sale. The following extra fees will be collected when the basic sale price is paid in full: a state deed fee of \$25, a deed filing fee of at least \$46.00, and a state deed tax of 0.33% (0.0033) of the sale price.

Payment Terms: Cash or Contract

20% of the basic sale price at the time of sale or, if greater, the appraised value of timber with the balance due and payable in four equal annual installments with interest. Parcels that sell for \$1,000.00 or less must be paid for in full at the time of sale. Special assessments must be in full at time of sale.

Contract Sales: Installments and Interest

Installments and interest on all deferred payments are due on the anniversary date of the purchase. The entire unpaid balance of the basic sale price and the accrued interest may be paid any time before the final installment becomes due. The annual interest rate is computed per M.S. 279.03, Subd. 1a. (10% for 2018 but subject to change annually).

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments which were levied before forfeiture and canceled at forfeiture and which exceed the amount of the basic sale price may be reassessed by the municipality. These special assessments are shown on the list of tax-forfeited land under the column entitled "Assessments Before Forfeiture." Any special assessments which were levied after forfeiture and certified to the county auditor have been added to the appraised value and must be paid by the purchaser as part of the basic sale price. These special assessments are shown on the list of tax-forfeited land with a special line entitled "Specials After Forfeiture."

Conditions: Restrictions on the Use of the Properties

Sales are subject to the following restrictions on the use of the properties:

1. existing leases,
2. easements obtained by a governmental subdivision or state agency for a public purpose,
3. building codes and zoning laws,
4. all sales are final with no refunds or exchanges allowed, and
5. the appraised value does not represent a basis for future taxes.

Private Sales: Parcels Not Sold at Public Auction

Any parcel not sold at a public sale may be purchased after the public sale by paying the basic sale price. The basic sale price cannot be changed until the parcel is reappraised, and again offered at a later public sale. By resolution of the County Board, unsold parcels will be available for 180 days (March 11th, 2019, end of business day) after a land sale and then withdrawn automatically.

Title: Proof of Ownership

The buyer will receive a receipt at the time of the sale. The Minnesota Department of Revenue will issue a state deed after full payment is made. An abstract will not be provided.

Prohibited Purchasers

A county auditor, county treasurer, county attorney, court administrator of the district court, county assessor, supervisor of assessments, deputy or clerk or an employee of such officer, a commissioner for tax-forfeited lands or an assistant to such commissioner, must not become a purchaser, either personally or as an agent or attorney for another person, of the properties offered for sale under the provisions of this chapter in the county for which the person performs duties.

A county auditor may prohibit other persons and entities from becoming a purchaser, either personally or as an agent or attorney for another person or entity, of the properties offered for sale in the following circumstances: (1) the person or entity owns another property within the county for which there are delinquent taxes owing; (2) the person or entity has held a rental license in the county and the license has been revoked within the last five years; or (3) the person or entity has been the vendee of a contract for purchase of a property offered for sale under this chapter, which contract has been canceled within the last five years.

A person prohibited from purchasing property under this section must not directly or indirectly have another person purchase it on behalf of the prohibited purchaser for the prohibited purchaser's benefit or gain.

Other

Lake County is not responsible for location or determining property lines or boundaries. It is Lake County's policy, and in the public interest, to reserve a public easement across lands that are sold or exchanged for land management purposes. Such easements, if they apply, shall be described prior to sale.

Information regarding the purchase of tax forfeited land can be obtained at the Lake County Forestry Department in Two Harbors, or by calling (218) 834-8340. Information and maps of each parcel are available on the county website: www.co.lake.mn.us/landsales