

# List of Tax-Forfeited Land #2020-01 for Public Sale



## LAKE COUNTY, MN

**ONLINE AUCTION ONLY**

[www.publicsurplus.com](http://www.publicsurplus.com)



**Online auction opens on or before October 12, 2020, at Noon**

**Online auction ends October 30, 2020, at 10:00am**

### 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.

MUNICIPALITY/PARCEL NAME	PID / ADDRESS	VALUE	ASSESSMENTS BEFORE FORFEITURE	RADON
3 <sup>rd</sup> Avenue (Two Harbors)	23-7640-15050 320 3 <sup>rd</sup> Ave Lot 5, Block 15, City of Two Harbors	\$84,000.00	<b>\$4,692.00</b>	<p><b>Has radon testing occurred on the property?</b> Lake County is not aware of any radon testing conducted on this property.</p> <p><b>Are radon records available?</b> No.</p> <p><b>Radon concentration levels:</b> Unknown</p> <p><b>Is a radon mitigation system in place on the property?</b> No</p>

*Continued next page*

MUNICIPALITY/PARCEL NAME	PID / ADDRESS	VALUE	ASSESSMENTS BEFORE FORFEITURE	RADON
Superior Shores 210 (Superior Shores Resort)	29-5353-02045 Unit 210 & 1.9% of Common Elements, Superior Shores 32-53-10 (Resort)	\$100,000	\$0	<p><b>Has radon testing occurred on the property?</b> Lake County is not aware of any radon testing conducted on this property.</p> <p><b>Are radon records available?</b> No.</p> <p><b>Radon concentration levels:</b> Unknown</p> <p><b>Is a radon mitigation system in place on the property?</b> No</p>
Burk Dr (Silver Bay)	22-7450-05180 59 Burk Dr, Silver Bay Lot 18, Block 5, 2 <sup>nd</sup> Division	\$95,000	<b>\$1,395.81</b>	<p><b>Has radon testing occurred on the property?</b> Lake County is not aware of any radon testing conducted on this property.</p> <p><b>Are radon records available?</b> No.</p> <p><b>Radon concentration levels:</b> Unknown</p> <p><b>Is a radon mitigation system in place on the property?</b> No</p>
Field Rd (Silver Bay)	22-7460-11020 35 Field Rd, Silver Bay Lot 2, Block 11, 3 <sup>rd</sup> Division	\$63,000	<b>\$1,385.95</b>	<p><b>Has radon testing occurred on the property?</b> Lake County is not aware of any radon testing conducted on this property.</p> <p><b>Are radon records available?</b> No.</p> <p><b>Radon concentration levels:</b> Unknown</p> <p><b>Is a radon mitigation system in place on the property?</b> No</p>

Continued next page

## NON-RESIDENTIAL PROPERTIES

MUNICIPALITY/PARCEL NAME	PID / DESCRIPTION / ADDRESS	TIMBER VALUE	PARCEL VALUE	ASSESSMENTS BEFORE FORFEITURE
<b>UNORGANIZED TERRITORY #1</b>				
Hoist	24-5906-07010 NE ¼ of NE ¼, Section 7, Township 59 North, Range 6 West Containing 40.1 acres more or less	\$3,250	\$34,000	\$0
Artlip Lake	24-5906-02610 Govt. Lot 11, Section 2, Township 59 North, Range 6 West Containing 38.44 acres more or less	\$6,500	\$45,000	\$0
<b>UNORGANIZED TERRITORY #2</b>				
Madison	25-5211-30550 S ½ of NW ¼ of SW ¼, Section 30, Township 52 North, Range 11 West Containing 20.0 acres more or less	\$1,800	\$95,000	\$0
Little Knife	25-5311-27490 NE ¼ of SW ¼, Section 27, Township 53 North, Range 11 West Containing 40.44 acres more or less	\$5,200	\$45,000	\$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	\$23,000	\$0
Christianson Lake	25-5511-12850 part of SW ¼ of SE ¼, Section 12, Township 55 North, Range 11 West Containing 9.95 acres more or less	\$2,000	\$75,000	\$0
<b>BEAVER BAY TOWNSHIP</b>				
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	\$58,000	\$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	\$60,000	\$0
Beaver River	26-5508-08610 SW ¼ of SW ¼, Section 8, Township 55 North, Range 8 West Containing 40.15 acre more or less	\$3,000	\$40,000	\$0

<b>CRYSTAL BAY TOWNSHIP</b>				
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
<b>SILVER CREEK TOWNSHIP</b>				
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
<b>CITY OF SILVER BAY</b>				
Carter LN Lot	22-7450-05280 11 Carter LN, Silver Bay Lot 28, Block 5, 2 <sup>nd</sup> Division	0	\$14,000	<b>\$16,472.14</b>
<b>CITY OF TWO HARBORS</b>				
2 <sup>nd</sup> Ave Lot East	23-7660-10110 623 2 <sup>nd</sup> Ave, Two Harbors West ½ of Lot 11, Block 10, City of Two Harbors	0	\$7,000	\$0

*Terms of Sale on following page*

# TERMS OF SALE

2020-01

## **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.

If an online bidding system is used, there may be additional fees such as a buyer's premium.

## **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 2019 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 (Wednesday **April 28<sup>th</sup>, 2021, 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](http://www.co.lake.mn.us/landsales)