

NOTICE OF BECKER COUNTY TAX-FORFEITED LAND SALE
Becker County Commissioners Room – Saturday, September 23, 2017, 10:00 AM

Notice is hereby given, that I shall sell to the highest bidder in the Commissioners Room in the Courthouse, in the City of Detroit Lakes, County of Becker, Minnesota, the following described parcels of land forfeited to the State of Minnesota for non-payment of taxes, which have been classified and appraised as provided by law. Said sale will be governed as to terms by resolution of the County Board of Commissioners authorizing the same, and shall commence at 10:00 AM on Saturday, September 23, 2017.

Mary E. Hendrickson, Becker County Auditor-Treasurer

Resolution 07-17-1A of Becker County Board of Commissioners authorizing and fixing the terms of the sale

WHEREAS, parcels of land have forfeited to the State of Minnesota for nonpayment of taxes, these parcels on the list filed with the County Auditor-Treasurer, which are classified as non-conservation and appraised as provided by Section 282.01, Minnesota Statutes, and shall be offered for sale by the County Auditor-Treasurer, said sale to commence at 10:00 am on Saturday, September 23, 2017 and the County Auditor-Treasurer is hereby directed to publish a notice of sale as provided by law and

WHEREAS, any parcel of land or lots on the list is subject to withdrawal from the sale by the County Board or County Auditor-Treasurer when it may appear to be in the public interest to do so.

WHEREAS, each parcel has an established minimum base price set by the County Board. All bids must be at or above the minimum bid.

THEREFORE, BE IT RESOLVED that the terms of the sale shall be: ten percent (10%) down on the day of the sale plus all costs associated with the sale of said parcels. The balance of the total bid value shall be due within thirty days from the date of the sale.

BE IT FURTHER RESOLVED that the total amount of special assessment may be reinstated beginning in 2018, with the first payment due with 2018 real estate taxes. There may be deferred assessments due. All the parcels of the said lands shall be offered for sale subject to existing easements or leases, if any. The Zoning Ordinance on file in the office of the County Auditor-Treasurer and recorded in the office of the County Recorder shall apply to sales made above where the lands sold are affected by said ordinance. All County, Township, and or City Zoning Regulations must be adhered to. All lands that do not abut a legalized highway are subject to any and all existing restrictions empowered by statute relating to the expenditure of public lands.

BE IT FURTHER RESOLVED, those purchasers of lands herein described shall pay an amount equal to three (3%) percent of the total purchase price at the time of purchase. Said three (3%) percent payment to be forwarded by the County Auditor-Treasurer to the State Treasurer for the tax forfeited land assurance account under the provisions of Chapter 284.28 Sub. 8. A recording fee of \$46.00 shall be charged as well as a fee for a well certificate of \$50.00 at the time of sale for recording of State Deed. All deeds when received from the Tax Commissioner's Office shall be filed by the County Auditor-Treasurer with the County Recorder's Office for recording, prior to sending the said deed to purchaser, and the cost of the State Deed and Deed Tax shall be paid by the purchaser at the time of sale.

Terms of Sale

- No timber shall be cut, removed, or damaged prior to the County receiving the full purchase price for the parcel.
- All bidders must, between 9:00 AM and 10:00 AM on Saturday, September 23, 2017, before the beginning of the land sale, register with County Sale Staff and receive a number for bidding purposes. Registration will require picture identification acceptable to the County.
- The land and improvements are being sold as is and the County makes no warranties as to the condition of any building, wells, septic systems, soils, roads, access, or anything on the tract. The tract is being sold with the understanding that the buyer and seller agree to waive disclosures required under Minnesota Statutes Chapter 513.52 to 513.60, 515B.1-103 and any associated liabilities. No representation is made as to the condition of any structure, their fixtures or contents, or their suitability for any particular use.
- For parcels not already located on or adjacent to a legally established and/or maintained public road, highway, or other access, no governmental entity shall be obligated to establish, construct, or maintain any public road or other access to the parcel, or to increase the maintenance on any existing public road or access to immediately benefit the parcel. No public funds may be spent for surveying or other benefits to the property.
- All bid raises shall be made on a dollar basis above the total appraised value of the land and timber, but in no case will less than \$25.00 bid raises be considered on parcels less than \$1,000.00; bid raises on parcels over \$1,000.00 must be in \$100.00 increments.
- All land not sold at the auction may be purchased at any time thereafter at not less than the appraised value, until such time as the County Board of Commissioners may order a reappraisal, or withdrawal of said lands from sale.
- Laws 1990, Chapter 594 impose a \$25.00 fee upon purchasers of tax-forfeited land for issuance of the State Tax Deed.
- A state deed tax equal to 0.33% of the basic sale price of a parcel of the tax forfeited land, with a minimum deed tax of \$1.65 shall be paid by the purchaser to the County Auditor-Treasurer.
- Except for land in platted subdivisions and land conveyed for correcting legal descriptions, all deeds requested after August 1, 1991 will contain the following statement: This property is not eligible for enrollment in a state funded program providing compensation for conservation on marginal land and wetlands.
- All sales are final. In cases of payment default, Becker County will retain the down payment (i.e. 10% of minimum bid, etc.) as penalty and damages, and will, at its sole discretion, decide whether the tract(s) will be reoffered to the next highest bidder.
- Becker County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment and the provision of services. Prospective bidders that require special accommodations to participate in this sale should contact the Becker County Auditor-Treasurer Office as soon as possible and more than three working days before the sale. You may write to the Becker County Auditor-Treasurer, 915 Lake Ave, Detroit Lakes, MN 56501 or phone (218) 846-7311
- This land sale list is also available on-line at www.co.becker.mn.us. Click on "Departments", "Natural Resources Management", and then click on "tax-forfeited land sales". (Click on parcel numbers for maps and photos)