

NOTICE OF SALE OF LAND FORFEITED TO THE STATE OF MINNESOTA

State of Minnesota

County of REDWOOD

NOTICE IS HEREBY GIVEN, that I shall sell to the highest bidder at the County Board Room of the Government Center in the City of Redwood Falls in said County and State, commencing at 9:00 o'clock a.m. on the 22nd day of October, 2019. The following described parcels of land forfeited to the state for non-payment of taxes, which have been classified and appraised as provided by law. Said sale will be governed, as to terms, by the resolution of the County Board, appearing at the end of this notice.

PARCEL NUMBER AND DESCRIPTION	APPRAISED VALUE	ASSESSMENTS BEFORE FORFEITURE
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TOWNSHIP OF VESTA

#72-030-4040 -- (16959 St Hwy 19, Vesta)

All that part of the Northeast Quarter of the Southwest Quarter of Section 30, Township 112 North, Range 38 West in Redwood County, Minnesota, described as follows, to wit: Beginning at the Northeast Corner of the Southeast Quarter of said Section 30; thence North 89°27'10" West along the north line of the Southeast Quarter of said Section 30 for 790.00 feet; thence South 5°00'12" East for 379.97 feet; thence South 85°17'38" East for 363.15 feet; thence South 42°35'29" East for 177.40 feet to the centerline of Minnesota Highway 19; thence North 37°35'41" East along the highway centerline for 453.13 feet to the east line of said Section 30; thence North 0°32'01" West along the east line of said Section 30 for 172.34 feet to the point of beginning, containing 6.93 acres, more or less. All bearings are assumed.

(Restrictive Covenant)

\$1,000.00

NONE

TOWNSHIP OF WESTLINE

#74-032-3020 -- (11069 220 St, Miltroy)

Commencing at a point on the center of the road at the Southwest corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-two (32), Township One Hundred Eleven (111) North, Range Thirty-nine (39) West, thence North along the center line of the road a distance of 620 feet, thence East a distance of 490 Feet, thence South a distance of 250 feet, thence West a distance of 95 feet, thence South a distance of 370 feet to the center line of the road, thence West to point of beginning, containing 6 acres, more or less.

(Well Certificate Required) & (Restrictive Covenant)

\$4,000.00

\$243.55

TOWNSHIP OF WILLOW LAKE

#75-012-3070 -- (No physical address)

1.15 acre tract southerly North Half (N1/2) of Southwest Quarter (SW1/4) south of fence line in Section Twelve (12), Township One Hundred Ten (110), Range Thirty-Six (36) in Redwood County.

\$50.00

NONE

CITY OF CLEMENTS

#81-200-0820 -- (210 First St)

Lots Numbered Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two(22), all in Block Number Eight (8) in the Town (now City) of Clements, Minnesota, according to the recorded plat thereof.

\$100.00

\$4,917.96

CITY OF SANBORN

#90-200-0140 -- (221 W Yaeger St.)

Lot Six (6), Block One (1), Original Plat, City of Sanborn

\$100.00

\$4,276.42

#90-200-0540 -- (331 River St.)

Lot Nine, Block Three, Original Plat of the City of Sanborn, according to the recorded plan thereof.

\$100.00

\$4,301.78

CITY OF SEAFORTH

#91-200-0340 -- (305 Dewey St.)

Lot Seventeen (17) in Block Three (3) in the Town (now City) of Seaforth.

\$100.00

\$5,541.44

CITY OF VESTA

#92-200-0880 -- (S Broadway St.)

The North 50' of Lots 18, 19, 20 and 21 of Block 6 in the Original Plat in the City of Vesta in Redwood County, Minnesota.

\$100.00

\$75.82

#92-200-1300 -- (S Broadway St.)

Lot Nine (9) in Block Seven (7) of the Original Plat in the City of Vesta in Redwood County, Minnesota.

\$100.00

\$18,837.88

#92-360-0220 -- (159 Schley St.)

The West 70 feet of Lots 1, 2, 3 & 4, Block 10, of the Original Plat of the Village (now city) of Vesta, Redwood County, MN.

\$100.00

\$515.06

#92-733-0160 -- (135 E High St.)

Lot Number Three (3) in Block Number Two (2) of Rosburg's Addition to the Village of Vesta, Minnesota, lying wholly within the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Sixteen (16), Township One Hundred Twelve (112), Range Thirty Eight (38).

\$100.00

NONE

CITY OF WALNUT GROVE

#94-568-0320 -- (851 Main St.)

The West One-Half (W ½) of Lots Twenty (20) and Twenty-one (21), Block Two (2), Masters Addition to the Village (now City) of Walnut Grove, Minnesota.

\$100.00

\$6,192.46

BE IT HEREBY RESOLVED, that the parcels of land forfeited to the State for non-payment of taxes, appearing on the list filed with the County Auditor-Treasurer, which have been classified and appraised as provided by Laws 1935, Chapter 386, as amended, shall be offered for sale by the County Auditor-Treasurer; said sale to commence at 9:00 o'clock a.m. on October 22nd, 2019, at the County Board Room of the Government Center and the County Auditor-Treasurer is hereby directed to publish a notice of sale as provided by law.

BE IT FURTHER RESOLVED, that the terms and conditions of the sale of tax forfeited land will be as follows:

PUBLIC SALE:

All tax forfeited land will be offered at a public sale and sold to the highest bidder. The minimum bid acceptable is the appraised value.

TERMS:

All sales shall be for “Cash or Credit Card (2.49% consumer fee), Day of Sale”. All sales are final and no provisions will be made for a refund or exchange. Checks will be made payable to “Redwood County”.

OTHER CHARGES (PAYMENT MADE AT TIME OF SALE):

1. State Deed charge of \$25 per deed.
2. State Assurance Fund – 3% of the purchase price.
3. State Deed Tax. The tax is based on the amount of the sale at the rate of \$3.30 for each \$1,000, with a minimum of \$1.65.
4. \$46 Recording Fee per deed.
5. \$50 Fee if well certificate is needed.

CONDITIONS:

Sales are subject to existing leases, if any, to building restrictions appearing on record at the time of forfeiture; to easement obtained by any governmental subdivisions or agency thereof for any public purpose; to all applicable laws and ordinances, and to the condition that the appraised value does not represent as a basis for future taxes. Buyer is purchasing property “AS IS”. Local improvement constructed, but not yet assessed, must be assumed by the purchaser. Reassessment of cancelled improvement assessments may be made in accordance with M.S. reading, in part, as follows:

M.S. 429.071 - Subd. 4. **REASSESSMENT, TAX-FORFEITED LAND.**

When a parcel of tax-forfeited land is returned to private ownership and the parcel is benefited by an improvement for which special assessments were canceled because of the forfeiture, the municipality that made the improvement may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to the parcel in an amount equal to the amount remaining unpaid on the original assessment.

M.S. 435.23 **REASSESS TAX-FORFEITED LAND BACK IN PRIVATE OWNERSHIP.**

Any municipality, political subdivision, or other public authority may make a reassessment or new assessment pursuant to section 429.071, subdivision 4, notwithstanding that the original assessment may have been made pursuant to other general law or a special law.

M.S. 444.076 **TAX-FORFEITED LAND RETURNED TO PRIVATE OWNERSHIP; CHARGES.**

When tax-forfeited land is returned to private ownership and the land is benefited by a public improvement for which special assessments were canceled because of the forfeiture, the municipality or other public authority that made the improvement may impose fees or charges for the use or availability of the improvement or for connections therewith in an amount not to exceed the amount remaining unpaid on the canceled assessment. The municipality may make the fees or charges a charge against the owner, lessee, occupant, or all of them and may certify unpaid fees or charges to the county auditor with taxes against the property for collection as other taxes are collected.

IMPORTANT: To find out if a particular tax forfeited parcel may be assessed or re-assessed please contact the local municipality the parcel is located in.

PROHIBITED PURCHASERS:

The County Auditor per MN Statute 282.016 has the authority to prohibit a person or entity from purchasing a tax forfeited property if that person or entity owns property within the county for which there are delinquent taxes owing. A person prohibited from purchasing property must not directly or indirectly have another person purchase it on behalf of the prohibited purchaser for the prohibited purchaser’s benefit or gain.

STRAW BUYERS:

Straw buyers are prohibited from purchasing or bidding on a tax forfeited property for the previous owner as described in MN Statute 282.241 for an amount less than the sum of all delinquent taxes and assessments computed under MN Statute 282.251, together with penalties, interest, and costs, that accrued or would have accrued if the parcel of land had not forfeited to the state.

RESTRICTIVE COVENANT:

Per MN Statute, Secs. 103F.535 and 282.018, Subd. 2.; parcels containing a restrictive covenant means the parcel has been determined to be a nonforested marginal land or wetland. The deed will include this restrictive covenant language and will preclude enrollment of the land in a state-funded program providing compensation for conservation of marginal land or wetlands.

TITLE:

The purchaser will receive a "receipt" at the time of purchase and will receive a deed from the State of Minnesota through the Commissioner of Revenue at a later date. The law provides that this conveyance shall have the force and effect of a patent from the State. Any further legal work is the responsibility of the purchaser.

BOUNDARIES:

Redwood County is not responsible for locating boundaries on Tax Forfeited Lands.
Information regarding Tax Forfeited Lands may be obtained in the office of the Redwood County Auditor/Treasurer, 403 S Mill St, Redwood Falls, MN 56283. Telephone (507)637-4013.

Given under my hand and seal this 17TH day of SEPTEMBER, 2019.



Jean Price
County Auditor-Treasurer
Redwood County, Minnesota

