

NOTICE OF BECKER COUNTY TAX-FORFEITED LAND SALE
Becker County Commissioners Room – November 20, 2009, 1:00 PM

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 1:00 PM on November 20, 2009.

Ryan Tangen, Becker County Auditor-Treasurer

Resolution 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 have been classified and appraised as provided by Section 282, Minnesota Statutes, and shall be offered for public sale by the County Auditor-Treasurer, said sale to commence at 1:00 PM on November 20, 2009 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, and;

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

NOW, 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 assessments may be reinstated beginning in 2010, with the first payment due with 2010 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 percent (3%) of the total purchase price at the time of purchase. Said three percent (3%) 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 282.28, Subd. 8. A recording fee of \$46.00 shall be charged as well as a fee for a well certificate of \$45.00 at the time of sale for recording of Auditor's Certificate of Purchase of Tax-Forfeited Lands. 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 12:00 PM and 1:00 PM on November 20, 2009, 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 any other thing 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, 155.55 and 1031.235 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.
- All lands herein offered for sale that do not adjoin or are located on a suitable legally established and maintained public highway or road, the township wherein said lands may be located, or any other municipality, shall not be obligated to the establishment, construction, or additional maintenance of any public roads, or the expenditure of any public funds for the benefit of the owner or occupant of any lands purchased, by reason of the ownership or occupancy of any of this land; provided further that nothing herein shall be construed to create any obligation directly or indirectly on the part on any municipality of the expenditures of any money for the benefit of said parcels.
- 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 deed tax of \$1.65 for the first \$500 of the purchase price plus \$1.65 for each additional \$500 or fraction thereof 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 appraised land value, 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", then click on "tax-forfeited land sales". (Click on blue highlighted parcel numbers for maps and photos)

TAX FORFEITED LANDS FOR SALE

Parcel No.	Legal Description	Sec/Twp/Rng	Acres	Minimum Bid	Notes
BURLINGTON TOWNSHIP					
E03.7001.000	Govt. Lot 2 & SW1/4 of NE1/4	1-138-40	80.63±	\$ 67,920.00	No legal access
E03.7003.000	Pt. Gov't Lot 4, Comm NW cor Sec. 5; th E 200.00' POB; th E 903.16' al rd, th S 1358.77'; W 904.71', N 1357.60' to POB	5-138-40	28.18±	\$ 53,600.00	
E03.7030.000	NE1/4	30-138-40	160.00±	\$109,600.00	No legal access
E03.7031.000	W1/2 of SE1/4	30-138-40	80.00±	\$ 79,600.00	No legal access
E03.7032.000	SE1/4 of NW1/4	31-138-40	40.00±	\$ 39,312.00	No legal access Pipeline Easement
CARSONVILLE TOWNSHIP					
E05.7005.004	Beg. NW cor th East 225', th South 175', th West 225', th North 175' to POB	5-140-37	0.90±	\$ 1,280.00	
EAGLE VIEW TOWNSHIP					
E09.7028.005	N1/2 of N1/2 of N1/2 of SW1/4 NW1/4	5-142-39	5.00±	\$ 7,920.00	No legal access
E09.7085.000	NW1/4 of NE1/4	13-142-39	40.00±	\$ 40,080.00	No legal access
PINE POINT TOWNSHIP					
E22.7080.040	Rock's Sub. Div. #1 Block 002 Lots 4 & 5	33-141-37	1.61±	\$ 640.00	
E22.7080.050	Rock's Sub. Div. #1 Block 003 Lot 6	33-141-37	0.81±	\$ 320.00	
E22.7080.080	Rock's Sub. Div. #2 Block 003 Lots 6-8	33-141-37	2.44±	\$ 960.00	
RUNEBERG TOWNSHIP					
E26.7002.600	W1/2 of SW1/4	19-138-36	41.39±	\$ 52,800.00	Subject to driveway easement
SPRING CREEK TOWNSHIP					
E30.7029.100	SE1/4 less 2 rods for twp rd & less 2 ac in SW cor SW1/4 of SE1/4	30-142-42	156.00±	\$ 58,400.00	Wetland credits retained by County
SUGAR BUSH TOWNSHIP					
E32.7108.001	Pt of Govt lot 4; Beg at point 250' W of SE cor th N 208', W 208', S 208', th E 208' to POB	18-141-40	1.00±	\$ 5,920.00	Subject to utility easement
CITY OF AUDUBON					
E47.7003.000	Original Townsite of Audubon Block 004 Lots 1-6 W of CSAH 13	10-139-42	0.36±	\$ 2,560.00	
CITY OF FRAZEE					
E50.7001.100	Unplatted Frazee City Pt. NW1/4 SE1/4; Comm E Qtr cor Sec 35; th W 2493.22' to WLY ROW CSAH #10 & POB; W 120.22', SELY 125.24', SELY 81.17' to hwy, th N 137.87' to POB.	35-138-40	0.28±	\$ 16,480.00	