

# TERMS FOR THE SALE OF TAX-FORFEITED LAND IN NOBLES COUNTY

## **Public Sales: Basic Sale Price**

All parcels are offered at public sale and sold to the highest bidder. The minimum bid acceptable is the basic sale price that is shown on the list of tax-forfeited land. The basic sale price is equal to \$1.00 plus any extra charges for special assessments levied after forfeiture and for hazardous waste control.

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

There will be a surcharge for the state assurance account to be collected at the time of the sale.

The following extra fees will be collected when the basic sale price is paid in full:

3% State surcharge on sale price

Current state deed fee: \$25.00

Deed filing fee/County Recorder Fee: \$46.00

State deed tax: \$1.65 *minimum for sales up to \$3,000 or (Sale price X .0033)*

Well Disclosure Certificate if applicable: \$50

Other required special assessments as listed

Any county administrative costs

**Payment Terms:** Cash or certified check. Full payment at day of sale.

## **Special Assessments: Levied Before and After Forfeiture**

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and 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 that 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:** Persons who have previously defaulted and forfeited property due to non-payment of property taxes, or those who currently have delinquent taxes are not eligible to bid on tax forfeited properties. All sales are final with no refunds or exchanges allowed.

## **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) demolition is subject to MN Pollution Control Agency rules and regulations.

## **Private Sales: Parcels Not Sold at Public Sale or by Sealed Bid**

Any parcel not sold at a public sale or by sealed bid 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, republished, and again offered at a later public sale.

## **Title: Proof of Ownership**

The buyer will receive a receipt at the time of the sale. The Department of Revenue will issue a state quitclaim deed after full payment is made. A state deed has the characteristics of a patent from the State of Minnesota. However, services of an attorney may be necessary to make the title marketable.