

NOTICE OF SALE OF LAND FORFEITED TO THE STATE OF MINNESOTA

STATE OF MINNESOTA
 COUNTY OF FILLMORE

NOTICE IS HEREBY GIVEN, That I shall sell to the highest bidders in the lobby of the Fillmore County Courthouse, at 101 Fillmore Street in the City of Preston is said county and state, commencing at 1 p.m. on July 28th, 2015, 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, those terms appearing at the end of this notice and **FACTS YOU SHOULD KNOW BEFORE PURCHASING FILLMORE COUNTY LAND FORFEITED TO THE STATE OF MINNESOTA FOR NON-PAYMENT OF REAL ESTATE TAXES.**

2015 Fillmore County Sale List of Tax-Forfeited Land For Public Sale

Municipality	Property ID Number	Address	Legal Description	Assessments Before Forfeiture	Basic Sale Price Minimum Bid Includes Sepecial Assessments
Preston					
Sale Item #1	17.0667.00	1104 Overlook Dr NW	Golfview Estates 2nd Addition Lot 4 Block 2	\$ -	\$ 2,500.00
Contact Preston City Administrator Joe Hoffman for building and zoning questions at 507-765-2153					
Harmony					
Sale Item #2	15.0097.00	135 2nd Ave NW	Harmony Original Plat Lot 7 Block 2 Sec 15 Twp 101 Range 10	\$ -	\$ 500.00
**Notice is hereby given pursuant to MN Statute, Section, 103F.535 subd. 1, That the deed will contain a restrictive covenant, the property is not eligible for Enrollment in a State of Minnesota Funded Program providing for compensation for conservation of marginal land or wetland.					
Contact City Administrator Jerome Illg for building and zoning questions at 507-886-8122.					
Rushford					
Sale Item #3	06.0293.00	409 Ferry St S	Stevens Addition Lot 4 Block 7	\$ -	\$ 1,000.00
Contact Rushford City Clerk, Katherine Zacher for building and zoning questions at 507-864-2444 Lot will need variance.					
Wykoff					
Sale Item #4	30.0033.000		Wykoff Original Plat Lots 5-6 & S1/2 of Abandoned RR Right of Way	\$ -	\$ 700.00
Sale Item #5	30.0034.000		Wykoff Original Plat Lot 7 & S1/2 of Abandoned RR Right of Way adj	\$ -	\$ 2,300.00
			Wykoff Original Plat Lots 5-6 & S1/2 of Abandoned RR Right of Way adjoining Lots 5-6 & Lot 7 & S1/2 of Abandoned RR Right of Way	\$ -	\$ 3,000.00
Sale Item #6	30.0033.000 & 30.0034.000 (If not sold individually as above items)		adjoining Lot 7	\$ -	\$ 3,000.00
Contact Wykoff City Clerk Cheryl Davis for building and zoning questions at 507-352-4011.					

BE IT RESOLVED that all parcels of tax-forfeited land listed on the Tax-Forfeited land #435 be classified as non-conservation land; that the basic sale price of each parcel (the value appraised by the Fillmore County Commissioner of the district the land was forfeited in) on the 2015 List of Tax -Forfeited land that is on file with the Clerk of the County Board be approved and authorization for a public sale of this land be granted, pursuant to MS. 282.01: that the sale will be held at at 1 p.m. on July 28th, 2015 by the Fillmore County Auditor/Treasurer in the lobby of the Fillmore County Courthouse at 101 Fillmore Street, Preston, Minnesota for not less than the basic sale (Appraised Value) price and that all sales shall be full payment.

BE IF FURTHER RESOLVED that the conditions and terms of the public sale shall be as described in **FACTS YOU SHOULD KNOW BEFORE PURCHASING FILLMORE COUNTY LAND FORFEITED TO THE STATE OF MINNESOTA FOR NON-PAYMENT OF REAL ESTATE TAXES** and the list contained here, and have been approved by the Fillmore County Board of Commissioners.

FILLMORE COUNTY TERMS FOR THE SALE OF TAX-FORFEITED LAND

- 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.
- A 3% surcharge 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 \$25.00, a deed filing fee of \$46.00, a state deed tax of .0033 per \$100.00 of the sale price with a minimum of \$1.65.
- If there is a well on the property, a well certificate is needed and a \$50.00 fee. It is the buyer's obligation to do whatever is necessary to comply with the law and pay the necessary fees.
- All properties are sold in "AS IS" condition.
- PAYMENT TERMS: CASH**
 Sales of \$100,000.00 or less Full Payment at sale.
 Sales of \$100,000.00 or more 10% down with balance due within 3 business days.
- The balance of any special assessments which were levied before forfeiture and cancelled at forfeiture may be reassessed by the municipality. Any special assessments which were levied after forfeiture and certified to the Fillmore County Auditor/Treasurer before sale have been added to the appraised value and must be paid by the purchaser as part of the basic sale price.
- Sales are subject to the following restrictions on the use of the properties:
 - Existing leases
 - Easements obtained by a government subdivision or state agency for a public purpose
 - Building codes and zoning laws.
 - All sales are final with no refunds or exchanges allowed
 - The appraised value does not represent a basis for future taxes
- 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 can not be lowered until the parcel is reappraised, republished, and again offered at a later public sale.
- The buyer will receive a receipt at the time of the sale. The Department of Revenue will issue a state deed after full payment is made. The state deed is the same as a quit claim deed and is not a warranty deed.
- Any party who was eligible to repurchase tax-forfeited, non-conservation land before the public sale must pay the sum of : (1) all cancelled real estate taxes and interest, (2) an amount equal to the current year tax which would be due if forfeiture had not occurred, and (3) any costs associated with the forfeiture of that parcel (sheriff, mail, and publishing fees).
- Property taxes will begin the year following the sale.
- Boundaries: If you need to survey the property to determine the boundary lines, it will be done at the buyer's expense.

DISCLAIMER FILLMORE County, nor any political subdivision therein, is in no way warranting title, nor is there any intention to guarantee either expressly or through implication, that there are no easements, restrictions, or covenants on any property which has forfeited to the State of Minnesota for non-payment of real estate taxes. All purchasers of tax-forfeited property should seek the advice of a competent real estate attorney to determine the validity of title received via a state deed, Fillmore County, nor any political subdivision therein, accept no responsibility for errors contained in legal descriptions of tax forfeited properties, as these descriptions are for tax purposes only, and are not meant to fully describe actual boundaries of properties. Title taken "**AS IS**" with no warranty as to merchantability or condition.

Please call **507-765-2666** or 507-951-5734 if you have any questions about the sale or would like to see the property.

Given under my hand the 23rd day of June, 2015.

Shirl L. Boelter

Shirl L. Boelter
 Fillmore County Auditor/Treasurer
 507-765-2666