

FILLMORE COUNTY
TERMS FOR THE SALE OF TAX-FORFEITED LAND

1. 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 or the appraised value plus any extra charges for special assessments levied after forfeiture.
2. 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 of the basic sale price
3. 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.
4. All properties are sold in "AS IN" condition.
5. PAYMENT TERMS: CASH
Sale of \$100,000.00 or less, Full Payment at sale.
Sale of \$100,000.00 or more 10% down with balance due within 3 business days.
6. 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.
7. Sales are subject to the following restrictions on the use of the properties:
 - A. existing leases
 - B. easements obtained by a governmental subdivision or state agency for a public purpose
 - C. building codes and zoning laws
 - D. all sales are final with no refunds or exchanges allowed
 - E. the appraised value does not represent a basis for future taxes
8. 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 cannot be changed until the parcel is reappraised, republished, and again offered at a later public sale.
9. 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 quitclaim deed. and is not a warranty deed.
10. 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 particular parcel (sheriff, mail, & publishing fees).
11. Property taxes will begin the year following the sale.
12. Boundaries: if you need to survey the property to determine the boundary lines, it will be done at the buyer's expense.
13. Fillmore County highly recommends that you thoroughly research any tax-forfeited parcels before purchase.