

Redwood County Board of Commissioners

403 South Mill Street
P.O Box 130
Redwood Falls, MN 56283
Phone: (507) 637-4016 Fax: (507) 637-4017
redwoodcounty-mn.us



RESOLUTION BY COUNTY BOARD AUTHORIZING AND FIXING TERMS OF SALE

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.

1st District

LON WALLING

27784 County Hwy. 5
Milroy, MN 56263
(507) 828-4940

Lon_W@co.redwood.mn.us

2nd District

JIM SALFER

865 Pine Street
Wabasso, MN 56293
(507) 342-2431

Jim_S2@co.redwood.mn.us

3rd District

DENNIS GROEBNER

250 Center Street
Clements, MN 56224
(507) 692-2235

Dennis_G@co.redwood.mn.us

4th District

BOB VANHEE

503 Fallwood Road
Redwood Falls, MN 56283
(507) 616-1000

Bob_V@co.redwood.mn.us

5th District

DAVE FORKRUD

P.O. Box 235
Belview, MN 56214
(507) 430-1907

Dave_F@co.redwood.mn.us

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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.

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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.

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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.

I, Jean Price, County Auditor-Treasurer in and for said Redwood County do hereby certify that the above is a full, true and correct copy of a resolution duly adopted by the Board of County Commissioners of Redwood County on the 17th day of September, 2019.

BOARD OF COMMISSIONERS
REDWOOD COUNTY, MN


Jim Salfer, Board Chair

ATTEST:



Jean Price,
County Auditor-Treasurer

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