

**NOTICE OF INITIAL PUBLIC SALE OF TAX-FORFEITED LAND**

*OFFICE OF THE COUNTY  
AUDITOR-TREASURER  
COUNTY OF REDWOOD  
STATE OF MINNESOTA*

**NOTICE IS HEREBY GIVEN**, that the following parcels will be sold to the highest bidder, starting at the **Initial Price**, listed below. This amount is equal to the estimated market value, as determined by the most recent assessment. The public sale will be held at the County Board Room of the Government Center, 403 S Mill Street, in the City of Redwood Falls in said County and State, commencing at **9:00 o'clock a.m., on the 19<sup>th</sup> day of February, 2025**. Alternate snow date of February 21<sup>st</sup>, same time and location as above.

If the parcel does not sell at the **Initial Price** during the 1<sup>st</sup> public auction; the parcel will remain for sale at the Redwood County Auditor/Treasurer Office for the initial price for at least 30 days.

If not sold, a second public auction will be held in the same location as above at **9:00 o'clock a.m., on the 26<sup>th</sup> day of March, 2025** and each parcel will be sold starting at the **Minimum Bid**, listed below. Alternate snow date of March 28<sup>th</sup>, same time and location as above.

Said sale will be governed by the terms and conditions set by the County Board, with the **FULL LIST** available at the Redwood County Auditor/Treasurer Office located at 403 S Mill St., Redwood Falls or by visiting the website at:

<https://redwoodcounty-mn.us/departments/auditor-treasurer/>

List of 2024 Tax-Forfeited Land  
For Public Sale

Parcel Identification Number	Mailing Address	Initial Price (1 <sup>st</sup> auction) Minimum Bid (2 <sup>nd</sup> auction)	Special Assessments Subject to Reassessment
<b>Township of Vesta</b>			
Robert E. Pealer %Sara Pealer <b>72-017-3020</b>	82888 Co Rd 8, Buffalo Lake MN 55314	\$52,000.00 \$2,687.48	\$0.00
<p>A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 112 NORTH, RANGE 38 WEST, REDWOOD COUNTY, MINNESOTA, said part being more particularly described as follows: Commencing at the West Quarter Corner of said Section 17; then South 00 degrees 24 minutes 30 seconds East, an assumed bearing, along the west line of the Southwest Quarter of said Section 17 a distance of 1807.00 feet to the point of beginning of the part to be described; then North 89 degrees 50 minutes 50 seconds East 930 feet, more or less, to a 1/2 inch diameter iron pipe monument; then South 01 degree 48 minutes 25 seconds West 250.17 feet to a 1/2 inch diameter iron pipe monument; then North 84 degrees 40 minutes 00 seconds West 265.00 feet to a 1/2 inch diameter iron pipe monument; then South 08 degrees 20 minutes 00 seconds West 195.00 feet to a 1/2 inch diameter iron pipe monument; then North 88 degrees 40 minutes 00 seconds West 340.00 feet to a 1/2 inch diameter iron pipe monument; then South 01 degrees 20 minutes 00 seconds East 454 feet, more or less, to the south line of said Section 17; then North 88 degrees 55 minutes 25 seconds West along said south line 295 feet, more or less, to said west line of the Southwest Quarter; then North 00 degrees 24 minutes 30 seconds West along said west line 856 feet, more or less, to the point of beginning, containing 10.6 acres, more or less, subject to easements now of record in said county and state.</p> <p><b>PARCEL 72-017-3020 HAS BEEN REPURCHASED AND IS NO LONGER AVAILABLE TO SELL AT THE PUBLIC AUCTION</b></p>			

City of Delhi			
Jeffery Allen Finnegan and Stephanie Vanessa Smith	6310 E 8 <sup>th</sup> Ave, Spokane Valley WA 99212-0526	\$37,600.00 \$21,581.91	\$13,421.50
<b>82-200-0120</b> Lots 5 and 6, Block 2, Original Plat of the City of Delhi, Redwood County, Minnesota.			
Jeffery Finnegan and Stephanie Smith	6310 E 8 <sup>th</sup> Ave, Spokane Valley WA 99212-0526	\$600.00 \$3,278.84	\$2,156.00
<b>82-200-0280</b> LOTS ELEVEN (11) AND TWELVE (12) , IN BLOCK FOUR (4) OF THE VILLAGE (NOW CITY) OF DELHI, ACCORDING TO THE RECORDED PLAT THEREOF,			
Jeffery Finnegan and Stephanie Smith	6310 E 8 <sup>th</sup> Ave, Spokane Valley WA 99212-0526	\$11,700.00 \$20,673.14	\$13,859.00
<b>82-200-0460</b> LOTS NUMBER ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) IN BLOCK NUMBER NINE (9) OF THE ORIGINAL PLAT OF THE VILLAGE OF DELHI, ACCORDING TO THE RECORDED PLAT THEREOF,			
Jeffery Finnegan and Stephanie Smith	6310 E 8 <sup>th</sup> Ave, Spokane Valley WA 99212-0526	\$1,600.00 \$5,043.82	\$3,789.00
<b>82-200-0600</b> LOTS SEVEN (7), EIGHT (8), AND NINE (9) IN BLOCK TEN (10) OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF DELHI ACCORDING TO THE RECORDED PLAT THEREOF,			
City of Lamberton			
Salvatore Stillo and Kathleen M. Stillo %Nancy Stillo	2150B Riverside Rd, Bigfork MT 59911-6005	\$73,700.00 \$ 9,725.36	\$176.69
<b>83-023-3440</b> Commencing at a point 75 feet South of the Northeast corner of Out Lot "P" of Grimm & England's Addition to the Village of Lamberton, Redwood County, Minnesota, according to the recorded plat thereof now on file in the Office of the County Recorder in and for said County and State; thence running Southerly 75 feet; thence Westerly and parallel with the North line of said Out Lot "P" a distance of 140 feet; thence Northerly and parallel with the East line of said Out Lot "P" a distance of 75 feet; thence Easterly and parallel with the North line of said Out Lot "P" a distance of 140 feet.			
City of Redwood Falls			
Esther A. Bratsch %Jerry A. Bratsch, Marilyn K. Bratsch	7000 62 Ave N, Apt 247 Brooklyn Park MN 55428	\$25,400.00 \$ 5,650.29	\$2,035.66
<b>88-867-1740</b> Lots Five (5) and Six (6), Block Ten (10) of Watson's Third Addition to the City of Redwood Falls, according to the recorded plat thereof; except All that part of Lot Number Six (6) of Block Number Ten (10), Watson's Third Addition to the Village (now City) of Redwood Falls, according to the recorded plat thereof, described as follows, to-wit: Commencing at a point Seventeen (17) feet east of the southwest corner of Lot Six (6), running thence west along the south line of said Lot Six (6) a distance of seventeen (17) feet, running thence north along the west line of Lot Six (6) to the northwest corner thereof, running thence east along the north line of Lot Six (6) a distance of fifty (50) feet, running thence in a southwesterly direction to the point of beginning.			
City of Sanborn			
Lisandro DeHoyos	320 E Central St, Sanborn MN 56083	\$22,600.00 \$ 2,165.46	\$0.00
<b>90-297-0440</b> Lots Eight (8) and Nine (9), Block Five (5), Dammann's Third Addition to the City of Sanborn, Redwood County, Minnesota;			

<b>City of Vesta</b>			
Jeffery Allen Finnegan and Stephanie Vanessa Smith	6310 E 8 <sup>th</sup> Ave Spokane Valley WA 99212-0526	\$200.00 \$625.51	\$0.00
<b>92-200-1100</b>			
Comm at a point 108' North of the Southwest Corner of Block Seven (7) on Broadway and running thence 20' South, thence East 75', to the West line of Lot Thirteen (13) in said Block Seven (7), thence West 20' along the West line of said Lot Thirteen (13), thence West to the POB, comprising part of Lots Ten (10), Eleven (11) and Twelve (12), Block Seven (7) of the Original Plat in the City of Vesta,			
<b>City of Walnut Grove</b>			
Patricia A Lund, Deborah Guelzow, Mary J Egge, Louis Johnson Farnham, Jane Marie Guelzow, Barbara Tatham, Marietta Faragalli, Carmen Penna, Robert A Swoffer, Michael Swoffer, John Swoffer, Suzanne Hoffman, Pamela Ebbesen, Brian E Swoffer, Jacqueline E Vetter, Penelope S Collison, Hopkins 1989 Living Trust	41 Crystal River Dr, Cocoa Beach FL 32931	\$10,100.00 \$ 1,742.86	\$0.00
<b>94-019-3060</b>			
Real property in Redwood County, Minnesota, legally described as follows: A tract or parcel of land lying and being in the Southwest Quarter (SW1/4) of Section Nineteen (19), Township One Hundred Nine (109) North, Range Thirty-Eight (38) West described as follows, to-wit: Commencing at the Southeast corner of said Southwest Quarter (SW1/4) of Section Nineteen (19), running thence West Eight (8) rods, thence North Twelve (12) rods, thence East Eight (8) rods, thence South Twelve (12) rods to the point of beginning, except the State Highway right of way.			

**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.

**CONDITIONS: RESTRICTIONS ON THE USE OF THE PROPERTIES**

Sales are subject to certain restrictions on the use of the properties (see list on full terms and conditions list).

**SPECIAL ASSESSMENTS**

Special Assessments Canceled at Forfeiture may be reassessed by the municipality after the sale.

**TITLE:**

The buyer will receive a receipt at the time of 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.

**BOUNDARIES:**

Redwood County is not responsible for locating boundaries on Tax Forfeited Lands.

**RADON WARNING STATEMENT**

The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second

leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.

Redwood County is not aware of any radon testing conducted on any of these properties. No radon records are available and radon concentration levels are unknown. It is not known if a radon mitigation system is in place on any of the properties.

**SALE INFORMATION CAN BE OBTAINED FROM:**

Redwood County Auditor/Treasurer Office, 403 S. Mill St. Redwood Falls, MN

Phone: 507-637-4013

<https://redwoodcounty-mn.us/departments/auditor-treasurer/>

**DATED: December 17, 2024**

**County Board of Redwood County, Minnesota**

**ATTEST: [s] Vicki Kletscher  
County Administrator**

**by [s] Jim Salfer, Chairman**