

NOTICE OF 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 **Basic Sale Price**, listed below. 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 16th day of July, 2025.**

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	Address	Basic Sale Price (3 rd auction)	Special Assessments Subject to Reassessment
City of Delhi			
Jeffery Allen Finnegan and Stephanie Vanessa Smith 82-200-0120 Lots 5 and 6, Block 2, Original Plat of the City of Delhi, Redwood County, Minnesota.	400 Vanderburg Ave, Delhi	\$100.00	\$13,421.50
Jeffery Finnegan and Stephanie Smith 82-200-0280 LOTS ELEVEN (11) AND TWELVE (12), IN BLOCK FOUR (4) OF THE VILLAGE (NOW CITY) OF DELHI, ACCORDING TO THE RECORDED PLAT THEREOF,	601 Vanderburg Ave, Delhi	\$100.00	\$2,156.00
Jeffery Finnegan and Stephanie Smith 82-200-0460 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,	850 Vanderburg Ave, Delhi	\$100.00	\$13,859.00
Jeffery Finnegan and Stephanie Smith 82-200-0600 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,	260 Fourth St, Delhi	\$10.00	\$3,789.00

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: June 17, 2025

County Board of Redwood County, Minnesota

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

by [s] Rick Wakefield, Chairman