

TERMS FOR THE SALE OF TAX-FORFEITED LAND IN MARTIN COUNTY

Prohibited Purchasers

Minn. Statute 282.016 gives the county board and/or the county auditor the authority to exclude certain bidders and purchaser from purchasing tax-forfeited lands including a person who:

Have delinquent property taxes for other properties

Has had a rental license revoked in the last five years

Was a vendee on a canceled contract for a purchase of tax-forfeited property

A prohibited purchaser may not use another person to make a purchase

PUBLIC SALES: Basic Sale Price

All parcels are offered at public auction and sold to the highest bidder, in the order shown, by description. The minimum bid acceptable is the basic sale price that is shown on the list of tax-forfeited land. The basic sale price is equal to the appraised value of land or the appraised value of land plus extra charges for new special assessments levied after forfeiture.

EXTRA FEES AND COSTS: In Addition to the Basic Sale Price

In accordance with M.S. Sect. 284.28, Subd. 8, at the time of sale of a parcel of tax forfeited land, the County Auditor/Treasurer shall charge and collect an amount equal to three percent (3%) of the total sale price for the state assurance account in addition to the total price of the land and a fee of twenty-five dollars (\$25.00) shall be added to the sale price to cover the state charge for the issuing of a state deed and a fee of forty-six dollars (\$46.00) shall be added to the sale price to cover recording fees of the state deed, and a fee of fifty dollars (\$50.00) shall be added to the sale price to cover the recording fee of a well certificate (if needed), and a fee equal to (.0033) cents of the sale price or a minimum due of one dollar sixty-five cents (\$1.65) whichever is greater, for state deed tax.

PAYMENT TERMS: Cash Only

SPECIAL ASSESSMENTS: Levied Before and After Forfeiture

Pursuant to M.S. Sect. 282.02, the notice shall also indicate the amount of any special assessments before forfeiture which may be the subject of a reassessment or new assessment or which may result in the imposition of a fee or charge pursuant to Sect. 429.071, Subd. 4, 435.23 and 444.076. The amounts in the "Special Assessments before Forfeiture" column may be re-certified by the city or other taxing jurisdiction upon the sale of the property and will be the responsibility of the new owner. Improvements not yet assessed are the responsibility of the purchaser. It is recommended to check with the city/township in which the parcel is located to verify amounts that may be assessed.

BUYER PURCHASING "AS-IS":

Condition of Property: The parcel(s) being purchased by Buyer(s), are sold "as is". We recommend that you thoroughly research any tax-forfeited parcel before purchase and consider contacting your attorney for specific legal questions. No representations have been made regarding these parcels. The County makes no warranty that the lands are "buildable". No representations have been made regarding contamination of any type, soil conditions, load bearing, soil compaction, buildability or any other condition, by the Seller (State of Minnesota, Martin County Trustee on behalf of the State of Minnesota), or the Seller's employees or agents, except as follows: None

CONDITIONS: Restrictions on the Use of the Properties

Sales are subject to the following restrictions on the use of the properties:

(1) existing leases,

- (2) easements obtained by a governmental subdivision or state agency for a public purpose,
- (3) building codes (including but not limited to well & septic) and zoning laws,
- (4) all sales are final with no refunds or exchanges allowed,
- (5) the appraised value does not represent a basis for future taxes and
- (6) all mineral rights are reserved to the State of Minnesota.
- (7) Minnesota Pollution Control regulations.

RESIDENTIAL PROPERTIES – Radon Warning Statement:

The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to the purchase of taking occupancy and recommends have 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 an 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 buy with any information on radon test results of the dwellings.

PRIVATE SALES: Parcels Not Sold at Public Auction

Any parcel not sold at a public sale may be purchased after the public sale by paying the basic sale price, plus extra fees and costs (see above). This does not include parcels withdrawn from sale. The basic sale price cannot be changed until the parcel is reappraised, republished, and again offered at a later public sale.

TITLE: Proof of Ownership

The buyer will receive a receipt at the time of the 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. However, services of an attorney may be necessary to make the title marketable.

Further information about the sale of tax-forfeited land in Martin County can be obtained at the Martin County Auditor/Treasurer's Office, Courthouse, 201 Lake Avenue, Suite 201, Fairmont, Minnesota 56031-1852. Telephone: (507) 238-3274.

Given under my hand and official seal at Fairmont, Minnesota this 5th Day of November, 2018

James Forshee
Martin County Auditor/Treasurer

(SEAL)