

TERMS FOR THE SALE OF TAX FORFEITED LAND IN SIBLEY COUNTY

Public Sales: Basic Sale Price

All parcels are offered at public auction and sold to the highest bidder and are sold as is without warranties or representation of any kind. 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 or for hazardous waste control.

Extra Fees and Costs: In Addition to the Basic Sale Price

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 \$10.00 Documentation fee, and a State Deed tax equal to the greater of \$1.65 or 0.33% of the basic sale price.

Payment Terms: Full Payment due on day of Sale – Cash, Cashier’s Check, or Money Order

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments which were levied before forfeiture and cancelled at forfeiture and which exceed the amount of the net sale proceeds may be reassessed by the municipality. These special assessments are shown on the list of tax forfeited land under the column entitled “Special Assessments Before Forfeiture”. Please contact the municipality regarding their reassessment policy.

Any special assessments which were levied after forfeiture and certified to the County Auditor have been added to the appraised value and must be paid by the purchaser as part of the basic sale price. These special assessments are shown on the list of tax forfeited land with the special line entitled “Special Assessments After Forfeiture”.

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 and zoning laws,
- (4) all sales are final with no refunds or exchanges allowed, and
- (5) the appraised value does not represent a basis for future taxes.

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. 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 Deed after full payment is made.

Publish: Weeks of April 2 & 9, 2018

Posted: March 13, 2018