

## NOTICE OF PUBLIC SALE OF TAX-FORFEITED LANDS

NOTICE IS HEREBY GIVEN that the parcels of tax-forfeited land described on List of Tax-Forfeited Land #16-1 shall be sold to the highest bidder at public sale. The sale will be governed by the provisions of M.S. 282.01 and by the resolution of the Big Stone County Board of Commissioners authorizing such sale. The resolution reads as follows:

BE IT RESOLVED, that all parcels of tax-forfeited land listed on the List of Tax-Forfeited Land #16-1 be classified as non-conservation land; that the basic sale price of each parcel on List of Tax-Forfeited Land #16-1, that is on file with the Clerk of the County Board, be approved and authorization for a public sale of this land be granted, pursuant to M.S. 282.01; that the sale will be held at 9:00 AM, Monday, October 24, 2016, by the Big Stone County Treasurer at the Big Stone County Courthouse, for not less than the basic sale price; and that full payment is required at the time of the sale.

### LIST OF TAX-FORFEITED LAND #16-1 FOR PUBLIC SALE

PID and Description	Appraised Value	Assessments Before Forfeiture
21-0132-000 Lots 1, 4, 5, 8, 9 & 12, Block 21, Original City of Odessa	\$ 560.00	\$5,675.34
21-0156-000 Outlot 15 (Ex Westerly 150') City of Odessa	\$1,390.00	\$1,342.78
22-1433-000 Lots 1, 1A, 2, 2A & 4 of Outlot 32 City of Ortonville	\$7,000.00	\$4,867.76

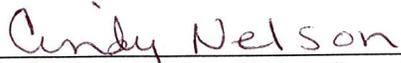
In addition to the sale price, the following extra fees will be collected when the sale price is paid: a 3% surcharge for the state assurance account, a state deed fee of \$25.00, a deed filing fee of \$46.00, and a state deed tax of .33% of the sale price with a minimum amount due of \$1.65.

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture may be reassessed by the taxing district. These special assessments are shown on the list of tax-forfeited land under the column entitled "Assessments Before Forfeiture."

Information about the sale of tax-forfeited land in Big Stone County can be obtained at the office of the County Treasurer, Big Stone County Courthouse, 20 2<sup>nd</sup> Street SE, Ortonville, MN 56278 and phone number is 320-839-6395.

Given under my hand and official seal at Ortonville, Minnesota, this 20th day of September, 2016.

(OFFICIAL SEAL)

  
Cindy Nelson, Big Stone County Treasurer

## FACTS YOU SHOULD KNOW BEFORE BUYING LANDS FORFEITED TO THE STATE OF MINNESOTA FOR NON-PAYMENT OF TAXES

**Public Sales:** All tax forfeited lands are appraised and offered at a public sale and sold to the highest bidder. The minimum bid acceptable is the appraised value.

**Private Sale:** Parcels not sold at the public sale may be purchased after the public sale by anyone offering to pay the appraised value. Prices cannot be changed unless a parcel is re-appraised, advertised, and again offered at a public sale.

**Conditions:** Sales are subject to: existing leases, easements obtained by a governmental subdivision or state agency for a public purpose; and all applicable laws and ordinances. The appraised value does not represent a basis for future taxes. Local improvements constructed but not yet assessed must be assumed by the purchaser.

**Special Assessments:** The balance of any special assessments that were levied before forfeiture and canceled at forfeiture and that exceed the amount of the basic sale price may be reassessed by the taxing district. These special assessments are shown on the list of tax-forfeited land under the column titled "Assessments Before Forfeiture".

**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. Purchaser must pay applicable deed fees. The law provides that this conveyance shall have the force and effect of a patent from the State.

**Payments:** All sales shall be for "Cash Only" and full payment is required at the time of the sale. All sales are final and no provisions made for refund or exchange.

**Information:** Information regarding forfeited lands may be obtained in the Big Stone County Treasurer's Office at 20 Second Street SE, Ortonville, MN 56278. Phone (320) 839-6395 or on our website: [bigstonecounty.org](http://bigstonecounty.org).

**Boundaries:** Big Stone County is not responsible for locating boundaries on tax-forfeited lands.

### COSTS TO BE PAID AT THE TIME OF THE PURCHASE

1. **Purchase Price:** The price cannot be less than the assessed value, which was established by the County Board of Commissioners.
2. **State Deed Fee:** \$25.00
3. **Assurance Fee:** 3% of purchase price for the State's tax forfeited land assurance account.
4. **Deed Tax:** .33% of purchase price (minimum \$1.65).
5. **Recording:** \$46.00 for recording fee.