NOTICE OF PUBLIC SALE OF TAX-FORFEITED LANDS

Resolution No. 59-30-22

SUBJECT: Classification as non-conservation land, approval of basic sale prices, and authorization of public sale of tax forfeited land listed on *attached "List of Tax-Forfeited Land"*.

BACKGROUND: M.S. 282.01 provides for the classification, appraisal, and sale of land becoming the property of the State of Minnesota for nonpayment of real property taxes. The parcels on the List of Tax-Forfeited Land attached either forfeited to the State for nonpayment of homestead or non-homestead taxes, or were canceled contracts for purchases or repurchases or confessions of judgment.

Notice of sale will be published once a week for two consecutive weeks, with the last publication not less than 10 days before the sale of tax-forfeited land by public auction. In addition, notice of sale will be mailed to all owners of land adjoining each parcel to be sold. All parcels listed on the List of Tax-Forfeited Land are non-waterfront land.

The sale is scheduled for 10:00 A.M., Wednesday, August 24th, 2022. The sale will be held in the Pipestone County Commissioners Room, Pipestone County Courthouse Annex 416 South Hiawatha Avenue, Pipestone, Minnesota 56164.

Amanda Baarson Sandy	Les Nath	Steve Ewing
Pipestone County Auditor-Treasurer	Pipestone County Chairman	County Administrator

LIST OF TAX-FORFEITED LAND FOR PUBLIC SALE
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 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 buyer with any information on radon test results of the dwelling.

Pipestone County is not aware of any radon testing or radon mitigation systems in place for the parcels listed below. In addition Pipestone County does not have any radon records nor does it know the current radon concentration levels for the parcels listed below.

MUNICIPALITY/ DESCRIPTION	PARCEL #/ PROPERTY ADDRESS/ OWNER		MARKET VALUE 2022	ASSESSMENTS BEFORE FORFEITURE	SPECIALS AFTER FORFEITURE	BASIC SALE PRICE PLUS SPECIAL AFTER
CITY OF HATFIELD Lots Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9) in Block Ten (10), Original Plat of the City, formerly Village, of Hatfield, Pipestone County, Minnesota.	Connie Kortleever 14.200.0970	LAND BLDG.	$ 9,600.00 $ 5,200.00	$ 216.00	$ -	$ 6,000.00
CITY OF PIPESTONE Lots Three (3) and Four (4), all in Block Five (5) and adj N 1/2 of Vacated 4th St SW, Sweet's Addition, City of Pipestone	Richard & Arlene Haase 18.800.0610 400 2nd Ave SW	LAND BLDG.	$ 33,600.00	$ -	$ -	$ 28,000.00
CITY OF PIPESTONE Section 12, Twp 106, Range 46 A tract in SE 1/4 SW 1/4 Commencing at a point 476 1/2 ft west of the NW corner of Block 11 in Nichols Addition, West 316 1/2 ft, South 316 1/2 Ft, East 316 1/2 Ft, North 316 1/2 Ft to POB & Vac 4th St SW	Richard & Arlene Haase 8.112.0090	LAND BLDG.	$ 88,900.00	$ -	$ -	$ 72,000.00
CITY OF WOODSTOCK Lot Ten (10), Block Fourteen (14), First Addition to the Village of Woodstock, County of Pipestone, State of Minnesota, together with the South Half (S 1/2) of vacated Third Avenue North Lying North of and adjacent to said Lot Ten (10), and the West Half (W 1/2) of vacated Smith Street North lying east of an adjacent to said Lot Ten (10)	P.H. Daniels 21.260.0740	LAND BLDG.	$ 1,500.00	$ -	$ -	$ 500.00

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

Public Sales: Basic Sale Price

All parcels are offered at public auction and sold to the highest bidder. 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 or the appraised value plus any extra charges for special assessments levied after forfeiture and 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, a deed filing fee of $46.00, a state deed tax equal to the greater of $1.65 or 0.33% of the sale price, and any county administrative costs.

Payment Terms: Cash or Cashier's Check

Full payment at sale.

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and may be reassessed by the municipality. These special assessments are shown on the list of tax-forfeited land under the column entitled "Assessments Before Forfeiture."

Any special assessments that 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 a special line entitled "Specials 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.
(6) demolition is subject to Pollution Control Agency rules and regulations.

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. 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.

Adopted this July 26th, 2022

Board Chair: Les Nath Attest: County Administrator

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