

**COUNTY OF CHISAGO
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that the parcels of land described in the List of Tax Forfeited Land #2018-3 attached to this notice 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 Chisago County Board of Commissioners authorizing the sale. The resolution reads as follows:

BE IT RESOLVED That the parcels of lands forfeited to the State for non-payment of taxes, appearing on the List of Tax Forfeited Land #2018-3 filed with the County Auditor-Treasurer, which have been classified and appraised as provided by M.S. 282.01 shall be offered for sale by the County Auditor-Treasurer, said sale to commence at 10:00 A.M. on Monday, the 10th day of December, 2018, in Room 150B of the Chisago County Government Center and the County Auditor is hereby directed to publish a notice of the sale as provided by law.

BE IT FURTHER RESOLVED That the terms of the sale shall be as follows:

1. Full payment shall be made the day of the sale except for those parcels selling for over \$40,000 which can be purchased for 30% down with the balance due within 90 days of the sale plus interest of 5% on the unpaid balance.
2. No bid can be accepted for less than the appraised value.
3. All property will be sold as is with no guarantee as to title or marketability.
4. Any property subject to special assessments may have all or part of the assessment reinstated after the sale, by the municipality.
5. The following costs will be payable beyond the sale price.

A. State Deed Fee	25.00
B. Recording Fee	46.00
C. State Deed Tax	.33% of the sale price
D. Assurance Fee	3% of the sale price

Information about the sale of tax forfeited land in Chisago County can be obtained at the office of the County Auditor, Chisago County Government Center, 313 North Main Street, Center City, MN 55012. Telephone: (651-213-8500).

Given under my hand and official seal at Center City, Minnesota, this 9th day of November, 2018.

By: /s/ Dennis J. Freed, Chisago County Auditor

LIST OF TAX FORFEITED LAND #2018-3 FOR SALE TO PUBLIC

**Residential Properties
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. Chisago County is not aware of any radon testing conducted on these properties, the presence of a radon mitigation system on these properties, radon concentration levels or radon records on these properties

Parcel #	Description	Appraised Value	Assessments Before Forfeiture
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Fish Lake Township

03.00401.00 Specials after forfeiture: Basic Sale Price:	That part of the Northwest ¼ of the Southwest ¼, Section 26, Township 36 North, Range 22 West, Chisago County, Minnesota, described as follows: Commencing at the northwest corner of said Northwest ¼ of the Southwest ¼; thence southerly, along the west line of said Northwest ¼ of the Southwest ¼, a distance of 435 feet to the point of beginning; thence easterly, parallel with the north line of said Northwest ¼ of the Southwest ¼ a distance of 500 feet; thence northerly, parallel with the west line of said Northwest ¼ of the Southwest ¼, a distance of 435 feet to the north line of said Northwest ¼ of the Southwest ¼, thence easterly along said north line to the centerline of Cedarcrest Trail(also known as County State Aid Highway No. 8); thence southeasterly, along the center line of Cedarcrest Trail to the east line of said Northwest ¼ of the Southwest ¼; thence southerly, along said east line to a point distance 1155 feet (70 rods) south of the northeast corner of said Northwest ¼ of the Southwest ¼, thence westerly, parallel with the south line of said Northwest ¼ of the Southwest ¼, a distance of 528 feet (32 rods); thence southerly, parallel with the east line of said Northwest ¼ of the Southwest ¼ to the south line of said Northwest ¼ of the Southwest ¼; thence westerly, along said south line to the southwest corner of said Northwest ¼ of the Southwest ¼; thence northerly, along the west line of said Northwest ¼ of the Southwest ¼ to the point of beginning. AND That part of the Northeast ¼ of the Southwest ¼ of said Section 26, lying north of the south 165 feet and lying westerly of the center line of said Cedarcrest trail (also known as County State Aid Highway No. 8). EXCEPT That part of the Northwest ¼ of the Southwest ¼, Section 26, Township 36 North, Range 22 West, Chisago County, Minnesota, described as follows: Commencing at the northwest corner of said Northwest ¼ of the Southwest ¼; thence southerly, along the west line of said Northwest ¼ of the Southwest ¼, a distance of 435 feet; thence easterly, parallel with the north line of said Northwest ¼ of the Southwest ¼ a distance of 500 feet to the point of beginning; thence northerly, parallel with the west line of said Northwest ¼ of the Southwest ¼ to the north line of said Northwest ¼ of the Southwest ¼, thence easterly along said north line to the centerline of Cedarcrest Trail (also known as County State Aid Highway No. 8); thence southeasterly, along the center line of Cedarcrest Trail to a line drawn easterly, parallel with the north line of said Northwest ¼ of the Southwest ¼, from the point of beginning; thence westerly, along said parallel line, to the point of beginning. Reserving an easement for driveway purposes over and across that part of the above described parcel which lies southerly of the following described line: Commencing at the southwest corner of the above described parcel; thence South 86 degrees 20 minutes 42 seconds East, assumed bearing along the southerly line of said parcel, 470.00 feet to the point of beginning of the line to be described; thence North 68 degrees 45 minutes 00 seconds East, to the centerline of Cedarcrest Trail (also known as County State Aid Highway No. 8) and said line there terminating. Subject to Cedarcrest Trail. Subject to and together with any other valid easements, restrictions and reservations.	217,000.00 0.00 217,000.00	
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Rushseba Township

07.00136.00 Specials after forfeiture: Basic Sale Price:	Part of the Northeast 1/4 of the Northeast 1/4 described as follows: Beginning at the intersection of the east line of said 40 and the County Road; thence west 668	30,000.00 0 30,000.00	
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Harris

14.00348.00 Specials after forfeiture: Basic Sale Price:	Lots 6 & 7, Block 8, Harris	5,000.00 0.00 5,000.00	171.66
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Non-Residential Properties

Amador Township

01.00349.00 & 01.00350.00 Specials after forfeiture: Basic Sale Price:	Part of the Northeast ¼ of the Southwest ¼ Section 25, Township 35, Range 20 described as follows, to-wit: Commencing at the Southeast corner of the Northeast ¼ of the Southwest ¼, Section 25, Township 35, Range 20; running thence North on the East line of said forty acre tract a distance of 61 rods 14 feet to a point which constitutes the point of beginning of the tract herein described; running thence West (left) at right angles 133 feet; running thence North parallel with the East line of said forty acre tract a distance of 216.5 feet; running thence East at right angles 133 feet to the East line of said Northeast ¼ of Southwest ¼; running thence South on said East line 216.5 feet to the point of beginning. EXCEPTING THEREFROM any part thereof which may be located Northerly of the following described line: Commencing at the Northeast corner of said Northeast ¼ of Southwest ¼; thence South on the East line thereof 5 rods (82.5 feet); thence West at right angles 133 feet and there to terminate. AND Part of the Northeast ¼ of the Southwest ¼ of Section 25, Township 35, Range 20 described as follows, to-wit: Beginning at the quarter section corner in the center of Section 25 aforesaid; thence South along the quarter section line and the center line of the public highway a distance of 82.5 feet; thence West 133 feet to a point which constitutes the point of beginning of the tract herein to be described; thence continuing West a distance of 32 feet; thence South 71 degrees 15 minutes West a distance of 84.14 feet to the Northeastly line of the relocated State Trunk Highway No. 95; thence South 49 degrees 14 minutes East along said trunk highway line, a distance of 153 feet; then North, a distance of 129 feet to the place of beginning.	28,000.00 0.00 28,000.00	
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Fish Lake Township			
03.00574.00 Specials after forfeiture: Basic Sale Price:	Lots 1-6 of Block 1, Lots 1-5 of Block 2, Lots 29-31 of Block 2 and Outlot 1 all in Unit 1 of Cambridge Lake Estates	15,000.00 0.00 15,000.00	
03.00605.10 Specials after forfeiture: Basic Sale Price:	Lots 29 and 30 of Block 1 and Lots 7, 8, 19 and 20 of Block 3 of Cambridge Lake Estates Unit 1, except public waters	35,000.00 892.36 35,892.36	
Lent Township			
05.00071.30 Specials after forfeiture: Basic Sale Price:	The south 300 feet of the east 726 feet of the Southeast ¼, Section 6, Township 34, Range 221, excepting therefrom Parcel 3, Chisago County Highway Right-of-Way Plat No. 31	45,000.00 0.00 45,000.00	
North Branch			
11.01068.58 Specials after forfeiture: Basic Sale Price:	Outlot D, Wood Duck Ponds	75,000.00 0.00 75,000.00	148,036.03
Harris			
14.00406.35 Specials after forfeiture: Basic Sale Price:	The south half of Lots 15 and 16 of Block 5 of Stark's Second Addition to Harris	1,000.00 0.00 1,000.00	
Rush City			
17.00317.00 Specials after forfeiture: Basic Sale Price:	The East ½ of the East 1/3 of Lots 10, 11 & 14, Block 15, Rush City	5,000.00 0.00 5,000.00	
17.00646.00 Specials after forfeiture: Basic Sale Price:	Lot 1, Block 2, Rademacher's 2nd Addition	2,700.00 0.00 2,700.00	
17.00685.27 & 17.00685.28 Specials after forfeiture: Basic Sale Price:	Lot 28 of Block 1 of Rush Landing Lot 29 of Block 1 of Rush Landing	3,500.00 0.00 3,500.00	1,309.24
Stacy			
19.00004.20 Specials after forfeiture: Basic Sale Price:	That part of the West Half of the Southwest Quarter described as beginning at the southwest corner of said Southwest Quarter; thence on an assumed bearing of North 01 degree, 52 minutes, 21 seconds West along the west line of said Southwest Quarter a distance of 778.27 feet; thence North 88 degrees, 05 minutes, 23 seconds East a distance of 775.89 feet to the westerly right of way line of Interstate No. 35; thence southerly, westerly, and southwesterly along said right of way line to the south line of said Southwest Quarter; thence westerly along said south line to the point of beginning. Section 29, Township 34, Range 21	50,000.00 0.00 50,000.00	
19.00184.35 and 19.00184.38 Specials after forfeiture: Basic Sale Price:	That part of Outlot A of Sherman Oaks Plat 3, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Chisago County, Minnesota, except that part described as follows; Beginning at the most southerly corner of said Outlot A; thence westerly, along the south line of Outlot A, to the west line of said Outlot A; thence north 21 degrees 00 minutes 27 seconds west, along the said west line 566.35 feet; thence south 86 degrees 30 minutes 27 seconds east to a line bearing north 01 degrees 00 minutes 03 seconds east from the point of beginning; thence south 01 degrees 00 minutes 03 seconds west along said line, to the point of beginning. EXCEPT: That part of Outlot A, SHERMAN OAKS PLAT 3, according to the recorded plat thereof, Chisago County, Minnesota, lying southerly of the westerly extension of the north right of way line of Sherman Oaks Road, per said plat, lying northerly of the westerly extension of the south line of Outlot B, per said plat and lying easterly of a line which bears North 01 degrees 00 minutes 03 seconds East, per plat bearing from the most southerly corner of said Outlot A. And That part of Outlot A of Sherman Oaks Plat 3, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Chisago County, Minnesota, described as follows; Beginning at the most southerly corner of said Outlot A; thence westerly, along the south line of Outlot A, to the west line of said Outlot A; thence north 21 degrees 00 minutes 27 seconds west, along the said west line 566.35 feet; thence south 86 degrees 30 minutes 27 seconds east to a line bearing north 01 degrees 00 minutes 03 seconds east from the point of beginning; thence south 01 degrees 00 minutes 03 seconds west along said line, to the point of beginning. Subject to an easement for ingress and egress over and across the east 33.00 feet of the above described parcel. Subject to the utility easement per Sherman Oaks Plat 3.	100,000.00 0.00 100,000.00	4,197.00

Wyoming

21.10605.00 & 21.10542.10 Specials after forfeiture: Basic Sale Price:	That part of the Southwest Quarter of the Southwest described as follows: Commencing at the Southwest corner of said Section 29; thence Easterly along the South line of said Southwest Quarter of the Southwest Quarter a distance of 354 feet, thence Northerly at a right angle 1092 feet to the point of beginning, thence continue Northerly on a projection of the last described line to the North line of said Southwest Quarter of the Southwest Quarter; thence Westerly along said North line to the West line of said Southwest Quarter of the Southwest Quarter, thence Southerly along said. West line to the intersection with a line drawn westerly parallel With the South of said Southwest Quarter of the Southwest Quarter from the point of beginning thence easterly along said parallel line to the point of beginning. Section 30, Township 33, Range 21 And That part of the Southeast Quarter of the Southeast Quarter, Section 29, Township 33, Range 21, lying Northerly of the South 720 feet lying Easterly of the Easterly right of way line of Interstate Highway No. 35 and lying Northerly, Westerly and Northwesterly of the following described line; Commencing at the Southeast corner of said Section 30; thence West assumed bearing along the South line of said Section 30 a distance of 221 feet to the point of beginning of said line to be described; thence North 1092 feet; thence East to the East line of said Southeast Quarter of the Southeast Quarter and said line there terminating. Except public waters.	30,000.00 0.00 30,000.00	174,347.15
21.11120.00 Specials after forfeiture: Basic Sale Price:	All that part of Section 29 Township Range 21 described as follows: Commencing at the Center of the Southwest ¼ of Section 29, thence North 575 feet to the point of beginning of the tract of land to be conveyed; thence North 15 degrees west to the South line of the road as per plat on file; thence North and East along said road to a point North 10 degrees East of point of beginning; thence South 10 degrees West to the point of beginning.	125,000.00 0.00 125,000.00	296,649.05
21.11121.00 Specials after forfeiture: Basic Sale Price:	All that part of Section 29 Township 33 Range 21 described as follows: Commencing at the Center of the Southwest ¼ of Section 29, thence North 575 feet to the point of beginning of the tract of land to be conveyed; thence North 39 degrees west 1,221 more or less to the South line of the road as per plat on file; thence North 57 degrees 43 minutes East along said road 542.4 feet more less to a point North 15 degrees West of point of beginning; thence South 15 degrees West 1,276 feet more or less to the point of beginning.	100,000.00 0.00 100,000.00	207,786.27

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