SHERBURNE COUNTY
NOTICE OF PUBLIC SALE OF TAX-FORFEITED LANDS

NOTICE IS HEREBY GIVEN of a land sale to be held at the County Auditor/Treasurer's Office in the Sherburne County Government Center, 13880 Business Center Drive, in the City of Elk River, at 9:00 a.m. on Wednesday, August 29, 2018.

The following described parcels of land forfeited to the State of Minnesota for non-payment of property taxes and have been classified and appraised as provided by law.

LIST OF TAX FORFEITED LAND FOR 2018 PUBLIC SALE

		Acres	Appraised Value	Total Basic Sale Price	Special Assessments Before Forfeiture
BIG LAKE TOWNSHIP					
10-475-0110	Lindblom Estates Lot 2 Block 1	3.16	$236,300.00	$72,100.00	
BLUE HILL TOWNSHIP					
15-402-0320	2nd Elk Lake Estates Lot 8, Pt of 9 Block 3	0.14	$58,100.00	$25,150.00	
CITY OF BIG LAKE					
65-531-1005	Wright's Crossing Third Lot 1 Block 10	0.08	$3,400.00	$1,850.00	$99.50
65-531-1010	Wright's Crossing Third Lot 2 Block 10	0.08	$3,400.00	$1,850.00	$99.50
65-531-1020	Wright's Crossing Third Lot 4 Block 10	0.08	$3,400.00	$1,850.00	$99.50
CITY ST CLOUD					
85-451-0140	Sterling Heights Plat Eight Lot 8 Block 1	0.47	$20,000.00	$12,500.00	$15,000.00
85-451-0145	Sterling Heights Plat Eight Lot 9 Block 1	0.31	$20,000.00	$12,500.00	$15,000.00
85-451-0240	Sterling Heights Plat Eight Lot 8 Block 2	0.33	$20,000.00	$20,000.00	$15,000.00

TERMS FOR THE SALE OF TAX-FORFEITED LAND IN SHERBURNE 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, and a state deed tax equal to the greater of $1.65 or 0.33% of the basic sale price.

PAYMENT TERMS: CASH or CONTRACT

Sale of $150 or less	Full Payment at sale.
Sale of $151 to $1,500	20% down or $150, whichever is more; Balance in 5 equal, annual installments.
Sale of $1,501 or more	10% down; balance in 10 equal, annual installments.

CONTRACT SALES: INSTALLMENTS and INTEREST

Installments and interest on all deferred payments are due on the anniversary date of the purchase. The entire unpaid balance of the basic sale price and the accrued interest may be paid any time before the final installment becomes due. The annual interest rate is computed per M.S. 270.75, Subd. 5. (10% for 2018, but subject to change each year.)

Contracts may be canceled by the County Board for the following reasons: (1) failure to pay an installment and interest when due, and (2) failure to pay current taxes during the time of the contract.

SPECIAL ASSESSMENTS: LEVIED BEFORE and AFTER FORFEITURE

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 municipality. Contact the municipality where the parcel is located for current special assessment information.

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 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.

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