

**MILLE LACS COUNTY, MINNESOTA
NOTICE OF MILLE LACS COUNTY SEALED BID AUCTION
FOR THE SALE OF COUNTY-OWNED REAL PROPERTY
BIDS CLOSE DECEMBER 18, 2017**

Notice is hereby given that the Mille Lacs County Auditor-Treasurer shall, to the highest bidder, sell the following described parcels. Sale shall be subject to the following conditions:

1. The property shall be sold to the highest bidder.
2. Properties are sold "as is."
3. All property sales are final.
4. Purchased properties are subject to existing leases.
5. Existing easements remain with the property, such as existing road and/or railroad easements or right-of-ways; easements obtained by a governmental entity for a public purpose; and any other permanent easement of record.
6. Properties may not be "buildable," meaning that properties may not conform to zoning and building ordinances for placement of buildings, or there may be environmental issues that make the property unsuitable for building.
7. If the property is within a development or part of an association, the recorded regulations will apply.
8. The County retains all iron ore and other valuable mineral rights in and upon the lands.
9. If the property is Torrens (Registered Property), there may be additional fees to update the certificate prior to any subsequent transfer of title.
10. Sealed bids must be received in the Auditor-Treasurer's Office, 635 2nd Street SE, Milaca, MN 56353 by 4:30 P.M. on December 18, 2017. Bids should include the name, address, phone number, and signature of the prospective bidder, along with parcel identification number(s) and respective bid value(s).

11. Bids will be considered at 9:00 A.M. at the regular meeting of the Mille Lacs County Board of Commissioners on December 19, 2017, in the Mille Lacs County Historic Courthouse located at 635 2nd Street SE, Milaca, MN 56353.

12. Successful bidders will have 10 business days to execute the sale and provide payment. Payment shall consist of a check, payable to Mille Lacs County, for the total amount payable. The final purchase amount includes:

- a. Accepted bid (sale) amount.
- b. State Deed Fee (currently \$25.00).
- c. State Deed Tax (sale amount x 0.0033)
- d. Recording Fee (currently \$46.00; Torrens parcels may require additional fees).

13. Should the successful bidder not submit the payment in time, the parcel(s) may be awarded to the next highest bidder who must comply with the deadline and manner for payment as described in item 12 of this notice. In the case of tie bids, the successful bidder will be decided by the toss of a coin by the Auditor-Treasurer.

Published as follows are the parcels for sale:

1. Parcel Identification Number: 20-011-0020

Minimum Bid Value: \$5,700

Legal Description: Those parts of the Southwest Quarter of the Northwest Quarter, Government Lot 1, the Northeast Quarter of the Northwest Quarter, and the Northwest Quarter of the Northeast Quarter, all in Section 11, Township 42 North, Range 25 West, Mille Lacs County, Minnesota described as follows:

Commencing at the west quarter corner of said Section 11; thence North 1 degree 09 minutes 55 seconds East, assumed bearing, along the westerly line of said Section 11 a distance of 871.21 feet to the old northwesterly railroad right of way line; thence North 60 degrees 21 minutes 50 seconds East, along the said right of way line, 38.42 feet; thence South 1 degree 09 minutes 55 seconds West 43.66 feet to the point of beginning of the tract to herein be described; thence North 60 degrees 21 minutes 50 seconds East 136.66 feet; thence North 67 degrees 30 minutes 05 seconds East 221.33 feet; thence North 60 degrees 21 minutes 50 seconds East 280.31 feet; thence North 87 degrees 42 minutes 24 seconds East 40.70 feet to the easterly line of the westerly 634.50 feet, as measured at right angles, of said Section 11; thence South 1 degree 09 minutes 55 seconds East, along the last said easterly line, 25.04 feet; thence South 87 degrees 42 minutes 24 seconds West 33.11 feet; thence South 60 degrees 21 minutes 50 seconds West 275.79 feet; thence South 67 degrees 30 minutes 05 seconds West 221.33 feet; thence South 60 degrees 21 minutes 50 seconds West 150.00 feet; thence North 1 degree 09 minutes 55 seconds East 29.10 feet to the point of beginning and there terminating, and

Also commencing at the said west quarter corner; thence North 1 degree 09 minutes 55 seconds East, on said assumed bearing, 871.21 feet to the said northwesterly right of way line; thence North 60 degrees 21 minutes 50 seconds East, along the last said right of way line, 815.33 feet to the easterly line of the westerly 700.50 feet, as measured at right angles, of said Section 11; thence South 1 degree 09 minutes 55 seconds West, along the last said easterly line, 132.80 feet to the point of beginning of the tract to herein be described; thence North 87 degrees 42 minutes 24 seconds East 132.66 feet; thence North 60 degrees 21 minutes 50 seconds East 542.03 feet to the easterly line of the westerly 1298.50 feet, as measured at right angles, of said Section 11; thence South 1 degree 09 minutes 55 seconds West, along the last said easterly line, 29.10 feet to the old southeasterly railroad right of way line, 533.21 feet to a point 840.50 feet easterly, as measured at right angles, of the westerly line of said Section 11; thence South 87 degrees 42 minutes 24 seconds West 140.26 feet; thence North 1 degree 09 minutes 55 seconds East 25.04 feet to the point of beginning and there terminating, and Also commencing at the said west quarter corner; thence North 1 degree 09 minutes 55 seconds East, on said assumed bearing, 871.21 feet to the said northwesterly right of way line; thence North 60 degrees 21 minutes 50 seconds East, along the last said right of way line, 1622.33 feet to the easterly line of the westerly 1393.50 feet, as measured at right angles, of said Section 11; thence South 1 degree 09 minutes 55 seconds West, along the last said easterly line, 43.66 feet to the point of beginning of the tract to herein be described; thence North 60 degrees 21 minutes 50 seconds East 800.90 feet; thence northeasterly 1043.41 feet along a tangential curve concave to the northwest, having a central angle of 10 degrees 30 minutes 32 seconds and a radius of 5688.74 feet to a point on the north line of said Section 11; thence South 88 degrees 52 minutes 38 seconds East, along the last said north line, 37.80 feet; thence southwesterly 1076.41 feet along a nontangential curve concave to the northwest, having a central angle of 10 degrees 47 minutes 38 seconds, a radius of 5713.74 feet and a chord bearing of South 54 degrees 58 minutes 01 seconds West; thence tangent to the last described curve South 60 degrees 21 minutes 50 seconds West 815.80 feet; thence North 1 degree 09 minutes 55 seconds East 29.10 feet to the point of beginning and there terminating.

2. Parcel Identification Number: 20-011-0030

Minimum Bid Value: \$5,700

Legal Description: That part of the Southwest Quarter of the Northwest Quarter of Section 11, Township 42 North, Range 25 West, Mille Lacs County, Minnesota described as follows:

Commencing at the said west quarter corner; thence North 1 degree 09 minutes 55 seconds East, assumed bearing, along the westerly line of said Section 11 a distance of 871.21 feet to the old northwesterly railroad right of way line; thence North 60 degrees 21 minutes 50 seconds East, along the last said right of way line, 38.42 feet; thence South 1 degree 09 minutes 55 seconds West 232.84 feet to the old southeasterly railroad right of way line; thence North 60 degrees 21 minutes 50 seconds East, along the last said right of way line, 451.58 feet to the point of beginning of the tract to herein be described; thence North 29 degrees 38 minutes 10 seconds West 110.00 feet to the southeasterly line of the county recreational trail; thence North 60 seconds 21 minutes 50 seconds East, along the last said southeasterly line, 140.00 feet; thence South 29 degrees 38 minutes 10 seconds East 110.00 feet to old southeasterly railroad right of way line; thence South 60 degrees 21 minutes 50 seconds West, along the last said right of way line, 140.00 feet to the point of beginning and there terminating.

Together with a 20.00 foot wide easement for ingress and egress from the southerly extension of Third Avenue to the last above described tract following the existing dirt road as now traveled.

The County reserves the right to waive any bid for non-conformity with the bidding process, or all bids at its discretion. Alternately, the County may waive minor non-conformities at their discretion.

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