

2025 KANABEC COUNTY TAX FORFEIT LAND SALE

NOTE: This sale will be conducted as an Online Auction:
 Beginning on March 20, 2025 at 9 a.m. and closing on April 18, 2025 at noon.
 Kanabec County Website: www.kanabeccounty.org
Notice is hereby given for the terms and conditions of the sale per M.S. 282.005 Subd 4(b)
 Properties will be sold to the highest bidder but not less than the Estimated Market Value amount
 Payment in full is required at the time of sale by cash or check only
 Fees & Costs in addition to the bid amount:
 * 3% surcharge for the state assurance account
 * \$25.00 State Deed Fee
 * State Deed Tax of 0.33% of sale price (\$1.65 minimum)
 * Recording Fee of \$46.00 for Abstract property, may be additional cost for Torrens Property

Public Surplus online auction company charges a 5% buyers premium collected at the time of sale.
 State deeds are issued by the Department of Revenue and are quit claim deeds which prohibit enrollment of the land in any state funded program providing compensation of the conservation of marginal land or wetlands. Kanabec County does not ensure access to any of these parcels.
 Properties are sold "AS IS" with no guarantees. All sales are final with no refunds or exchange allowed.
 The sales price paid does not present a basis for future taxes.
 State retains all minerals and mineral rights on these properties. MS 282.005 Subd 8
 Any special assessments levied after forfeiture and certified to the County Auditor have been added to the EMV bid amount.
 Sales are subject to existing leases and easements for highway and public utilities and any other easement obtained by a federal, state or county government for public use.

NOTE: All acreage amounts are approximate unlet parcel has been surveyed or platted in a legal subdivision.
The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or prior to 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 radon mitigator (if applicable).
Kanabec County is not aware of, and has not done radon testing on any of the residential properties. There are no radon records available and the radon concentration levels are unknown. Kanabec County is not aware of any Radon Mitigation systems on any of the residential properties.

Tract	Township/City	PID	Section	Abbreviated Legal Description/Address (if applicable)	Approx Acres	SA after Forfeiture	Estimated Market Value (EMV)
1	Haybrook Twp	07.01180.00	27	W 1/2 of N1/2 of SE1/4 of NE1/4	10		\$35,000.00
2	Hillman Twp	08.01850.00	23	Raspberry Acres Plat, Lot 5, Block 3	7.5		\$143,700.00
3	Peace Twp	12.02295.00	6	Plan of Warman, Lot 5, Block 4 Ex hwy r/w	0.16		\$2,600.00

Kanabec County reserves the right to make changes to this list prior to the online auction. Please check the online auction for final information. See our website for more detail regarding Terms & Conditions, Forms of Payment, Bidding & Sales, Disclaimers & additional parcel information.
The parcels will not be available to bid on until Thursday, March 20, 2025 at 9:00 a.m.

*Kanabec County Auditor-Treasurer
 317 Maple Ave E Suite 261A Mora MN 55051 320.679.6430*

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