

## NOTICE OF PUBLIC SALE OF TAX-FORFEITED LANDS

NOTICE IS HEREBY GIVEN That the parcels of land described in the List of Tax-Forfeited Land contained herein 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 Blue Earth County Board of Commissioners authorizing such sale. The resolution reads as follows:

“BE IT RESOLVED, that all parcels of tax-forfeited land listed on the List of Tax-Forfeited Land be classified as non-conservation land; that the basic sale price of each parcel on the List of Tax-Forfeited Land, which is on file with the Taxpayer Services Director, be approved and authorization for a public sale of this land be granted, pursuant to M.S.282.01; that the sale will be held at 9:00 A.M., Tuesday , December 19, 2006 by the Taxpayer Services Director at the Blue Earth County Nichols Building, 410 Jackson Street, 3rd Floor conference room #365, Mankato, MN for not less than the basic sale price; and that all sales shall be payment in full.”

### LIST OF TAX-FORFEITED LAND FOR PUBLIC SALE

MUNICIPALITY/TOWNSHIP/ SUBDIVISION	SECTION/ LOT	TOWNSHIP/ BLOCK	RANGE	BASIC SALE PRICE
CITY OF EAGLE LAKE R12-10-18-201-017 Addition B Lake Eagle Part of Lot	11			\$700.00  Abstract Property
CITY OF EAGLE LAKE R12-10-18-304-028 Greenfield	5	1		\$26,300.00  Torrens Property
CITY OF EAGLE LAKE R12-10-18-304-029 Greenfield	6	1		\$26,300.00  Torrens Property
CITY OF EAGLE LAKE R12-10-18-328-023 Greenfield	5	9		\$18,300.00  Torrens Property
CITY OF EAGLE LAKE R12-10-18-328-034 Greenfield	16	9		\$18,300.00  Torrens Property
CITY OF EAGLE LAKE R12-10-18-328-035 Greenfield	17	9		\$18,300.00  Torrens Property
CITY OF EAGLE LAKE R12-10-18-330-006 Greenfield	7	5		\$26,300.00  Torrens Property

CITY OF EAGLE LAKE R12-10-18-332-003 Greenfield	3	8		\$18,300.00  Torrens Property
CITY OF EAGLE LAKE R12-10-18-332-004 Greenfield	4	8		\$18,300.00  Torrens Property
CITY OF EAGLE LAKE R12-10-18-332-008 Greenfield	8	8		\$18,300.00  Torrens Property
CITY OF EAGLE LAKE R12-10-18-377-003 Greenfield	2	4		\$26,300.00  Torrens Property
CITY OF MAPLETON R15-24-04-256-020 Mapleton Station & Mapleton Warehouse Lots Beginning 226'NW & 10.43'N of SE corner of Block 5, NW160.2' E106' S120.11'		5		\$2,600.00  Abstract Property

**BE IT FURTHER RESOLVED** That the conditions and terms of the public sale shall be as described herein and approved by the Blue Earth County Board of Commissioners. All parcels are offered at public auction and sold to the highest bidder. The minimum bid acceptable is the basic sale price 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 before or after forfeiture or for hazardous waste control. 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 also be collected: a state deed fee of \$25.00, a deed filing fee of \$46.00, a state deed tax of .33% of the sale price /\$1.65 minimum and a administrative fee of \$20.00 to \$50.00 based on the basic sale price.

**PAYMENT TERMS: CASH OR APPROVED CHECK**

**SPECIAL ASSESSMENTS: LEVIED BEFORE AND AFTER FORFEITURE**

The balance of any special assessments which were levied before forfeiture and canceled at forfeiture and which exceed the amount of the basic sale price may be reassessed by the municipality. Any special assessments, which were levied after forfeiture and certified to the Taxpayer Services Director, have been added to the appraised value and must be paid by the purchaser as part of the basic sale price. Improvements not yet assessed are the responsibility of the purchaser.

**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.

The Taxpayer Services Department makes no warranty that the land is buildable and all property is sold "as is". Blue Earth County is not responsible for location or determining property lines or boundaries. For all land not in a platted subdivision, there are restrictive covenants for marginal lands and wetlands.

**TITLE: PROOF OF OWNERSHIP**

The buyer will receive a receipt at the time of the sale. The Department of Revenue will issue a state quit claim deed after full payment is made. A state deed has the characteristics of a Patent from the State of Minnesota. However, tax forfeiture creates a break in the chain of title and services of an attorney may be necessary to make the title marketable.

**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.

Information about the sale of tax-forfeited land in Blue Earth County can be obtained at the office of the Taxpayer Services Director, Blue Earth County Nichols Building, 410 Jackson Street, Mankato, Minnesota, 56001. Telephone: (507) 304-4261 or (507) 304-4251.

Given under my hand and official seal at Mankato, Minnesota, this \_\_6th\_\_ day of November, 2006.

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Patty O'Connor  
Taxpayer Services Director  
Blue Earth County

(Official Seal)