

NOTICE OF TAX FORFEIT SALE - ADJACENT LAND SALE

State of Minnesota
County of Chisago

NOTICE IS HEREBY GIVEN that the parcels of land described in the List of Tax Forfeited Land #2021-2 attached to this notice shall be sold to the highest bidder to **adjacent landowners**. 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 parcels of lands forfeited to the State for non-payment of taxes, appearing on the List of Tax Forfeited Land #2021-2 filed with the County Auditor-Treasurer, which have been classified and appraised as provided by M.S. 282.01 shall be offered for sale to the adjoining landowners, pursuant to M.S. 282.01 Subdivision 7A, by the County Auditor-Treasurer, said sale to commence at **10:30 a.m. on the 15th day of September 2021**, in Room 150B of the Chisago County Government Center and the County Auditor-Treasurer is hereby directed to publish a notice of the sale as provided by law.

TERMS FOR SALE OF TAX FORFEITED LAND IN CHISAGO COUNTY

Public Sale: 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. No bid can be accepted for less than the basic sale price. All property will be sold as is with no guarantee as to title or marketability. 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 state assurance account will be collected at the time of sale. The following extra fees will be collected when the basic sale price is paid in full:

State Deed Fee.....	\$25.00
Recording Fee.....	\$46.00
State Deed Tax.....	Equal to the greater of \$1.65 or 0.33% of the sale price
State Assurance Fee.....	3% of the sale price

Payment Terms

Sale of \$40,000 or less.....	Full payment due the day of the sale
Sale of \$40,001 or more.....	30% down. Balance due within 90 day plus interest of 5% on the unpaid balance.

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and may be reassessed by the municipality. These special assessments are shown on the list of tax forfeited land under the column entitled "Assessments Before Forfeiture".

Any special assessments levied after forfeiture are included in the basic sale price.

Conditions: Restrictions on the Use of the Properties

Sales are subject to the following restrictions on 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.

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.

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.

Information about the sale of tax forfeited land in Chisago County can be obtained at the office of the County Auditor-Treasurer, 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 4th day of August 2021.



Bridgitte Konrad, Chisago County Auditor-Treasurer

LIST OF TAX FORFEITED LAND #2021-2 FOR SALE TO ADJACENT LANDOWNERS

Non-Residential Properties

Fish Lake Township

03.01090.00	Lot 9, Block 3, Cambridge Lake Estates Unit 4	Appraised Value:	25.00	
		Assessment after Forfeiture:	-	
			25.00	

Rushseba Township

07.00096.00	The west two rods of the Northeast ¼ of the Southwest ¼, Section 30, Township 37, Range 20.	Appraised Value:	200.00	
		Assessment after Forfeiture:	-	
			200.00	

07.00434.00	South 1 rod of the Southeast ¼ of the Northeast ¼, Section 29, Township 37, Range 21. road	Appraised Value:	300.00	
		Assessment after Forfeiture:	-	
			300.00	

Sunrise Township

09.00733.00	Lots 23 & 24, Block 52, Sunrise City	Appraised Value:	600.00	
		Assessment after Forfeiture:	-	
			600.00	

Rush City

17.00068.00	Part of the Northeast ¼ of the Northwest ¼, Section 21, Township 37, Range 21, described as follows: Beginning at the Northwest corner of Lot 11, block 1, John E Smith's 2 nd Addition to Rush City; then west 80 feet; then north 10 feet; then east 80 feet; then south 10 feet to the place of beginning.	Appraised Value:	25.00	
		Assessment after Forfeiture:	-	
			25.00	