

TERMS FOR THE SALE OF TAX FORFEITED LAND IN MCLEOD 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, which 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.

Extra Fees and Costs: In Addition to the Basic Sale Price

A 3% surcharge of the total sale price for the state assurance account, a state deed fee of \$25.00, a \$46.00 filing fee and a state deed tax of \$1.65 when consideration is \$500 or less or .33 percent on net consideration. All extra fees and costs will be collected at the time of the sale.

Torrens Properties - purchaser will need a Proceedings Subsequent (court proceeding) done to have the new owner's name on the Certificate of Title. Estimated cost could be up to \$2,000. Also, a minimum of \$150 for an Examiner's Directive to memorialize the new purchase.

Payment Terms:

Day of sale full payment cash, money order, or cashier's check.

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments which were levied before forfeiture and cancelled at forfeiture and which exceed the amount of the basic sale price 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, which were levied after forfeiture and certified to the county auditor have been added to the appraised value and must be paid by the purchaser as part of the basic sale price. These special assessments are shown on the list of tax-forfeited land under the column entitled "Assessments after Forfeiture".

Conditions: Restrictions on the Use of the Properties

Sales are subject to the following restrictions on the use of the properties: existing leases, easements obtained by a governmental subdivision or state agency for a public purpose, building codes, declaration of covenants, and zoning laws. All sales are final with no refunds or exchanges allowed, and the appraised value does not represent a basis for future taxes.

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.

Title: Proof of Ownership

The buyer will receive a receipt at the time of the sale. The Department of Revenue will issue a state deed.

General Information:

McLeod County is not responsible for location or determining property lines or boundaries. All property is sold "as is" and may not conform to local building and zoning ordinances.

We highly recommend that you thoroughly research any tax forfeited parcels before purchasing. Most liens and mortgages, except Federal and State Tax Liens, are cancelled at the time of forfeiture. It is then the responsibility of the purchaser to verify this information. For specific legal issues, you may want to consult an attorney.

Information for buying tax forfeited land may be obtained at the office of the County Auditor-Treasurer
2391 Hennepin Ave N, Glencoe, MN 55336 Phone: 320-864-1203