

Grant County, Minnesota

TERMS FOR THE SALE OF TAX-FORFEITED LAND

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 that is shown on the list of tax-forfeited land. The basic sale price is that price that has been set by the Grant County Board of Commissioners plus any extra charges for special assessments levied after forfeiture and/or for hazardous waste control.

Extra Fees and Costs in Addition to the Basic Sale Price

The following fees will be collected at the time of sale:

- 3% surcharge for the state assurance account
 - \$25.00 state deed fee
 - \$46.00 deed filing fee
 - State deed tax of \$1.65 per \$500 of the sale price or a fraction thereof
- In addition, the buyer will be responsible for any and all costs for the determination of property boundaries.
- \$50.00 Well Certificate, if applicable

Payment Terms

Cash or certified check for purchase of the property – payment in full at time of sale.

Cash or personal check for the extra fees and costs in addition to the basic sale price.

Special Assessments

The balance of any special assessments which were levied before forfeiture and canceled at forfeiture and which exceed the amount of the sale 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”. Local improvements not yet assessed, and the special assessments levied after the forfeiture, must be assumed by the purchaser. IT IS THE RESPONSIBILITY OF THE PROSPECTIVE BUYER to contact the proper agency to determine special assessments that may have been canceled and may be subject to reassessment and the agency’s terms thereof.

Conditions

Sales are subject to the following restrictions on the use of the properties:

1. Liens and Encumbrances which follow the property;
2. Existing Leases;
3. Easements obtained by a government subdivision or state agency for a public purpose;
4. Building Codes and Zoning Laws;
5. All sales are final with no refunds or exchanges allowed; and
6. The appraised value does not represent a basis for future taxes.

All property is sold “AS IS” and may not conform to local building and zoning ordinances. THE COUNTY MAKES NO WARRANTY that the land is “buildable”. THE COUNTY IS NOT RESPONSIBLE for the location of or for determining property lines or boundaries. NO WARRANTIES as to physical condition of the property or soil conditions have been made by the county, its employees or agents.

Private Sales: Parcels Not Sold at Public Auction

Any parcel not sold at 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. A state deed has the characteristics of a patent from the State of Minnesota.

IN ORDER TO PROTECT YOUR LEGAL INTERESTS, WE RECOMMEND THAT YOU CONSULT WITH YOUR ATTORNEY ON LEGAL MATTERS.