

FACTS YOU SHOULD KNOW BEFORE BUYING FORFEITED LAND

PUBLIC SALES:

All tax forfeited lands are appraised and offered at a public sale and sold to the highest bidder. The minimum bid acceptable is the appraised value.

PRIVATE SALES:

Parcels not sold at the public sale may be purchased at private sale by anyone offering to pay the appraised value thereof. Prices cannot be changed unless a parcel is re-appraised, advertised and again offered at the public sale.

BOUNDARIES:

Goodhue County is not responsible for locating boundaries on tax forfeited lands. The descriptions used are tax descriptions and have not been surveyed. Surveys are buyers expense. There is **NO GUARANTEED ACCESS** to the property. There is **NO GUARANTEE OF USE.**

TERMS:

Total purchase price and all other costs must be paid at the time of sale. **ALL SALES ARE FINAL AND NO PROVISION IS MADE FOR REFUND OR EXCHANGE.**

TITLE:

The purchaser will receive a "Receipt" at the time of purchase and will receive a deed from the State of Minnesota through the Commissioner of Revenue at a later date. Purchaser must pay applicable deed fees. The laws provide that this conveyance shall have the force and effect of a patent from the State. There will be **NO ABSTRACT** issued. Abstracts can be obtained from the Goodhue County Abstract Company at buyers expense.

FEES:

State Deed: A \$25.00 fee must be paid at the time of the sale to cover the cost of the state deed. Payment must be paid at the time of the sale. MSA 282.014

Deed Tax: Deed tax must be paid at the time of sale. The amount of the tax is based on the amount of the sale, at the rate of .0033 times the purchase price, with a minimum of \$1.65.

PAGE TWO
FORFEITED LAND FACTS

FEES: (cont.)

Assurance: The County Auditor/Treasurer shall collect in full an amount equal to 3% of the total sale price of the land, which amount is in addition to the total sale price of the land. The purpose of the 3% is to help pay claims ordered against the state by the district courts.

RECORDING: Full payment for recording in the County Recorder's Office before the state deed can be given to the purchaser. The present charge for recording is \$46.00.

WELL CERTIFICATE:

If the property contains a well, a well certificate must be prepared, for which there is a \$10.00 recording fee.

CONDITIONS:

Sales are subject to existing leases, if any; to building restrictions appearing on record at the time of forfeiture; to easements obtained by any governmental subdivision or agency thereof for any public purpose; to all applicable laws and ordinances; and to the condition that the appraised value does not represent a basis for future taxes.

Local improvements constructed but not yet assessed must be assumed by the purchaser.

Reassessment of cancelled improvement assessments may be made in accordance with Minnesota Statutes reading, in part, as follows:

MS 429.071, Subd. 4 REASSESSMENT, TAX FORFEITED LAND

When a parcel of tax forfeited land is returned to private ownership and the parcel is benefited by an improvement for which special assessments were cancelled because of the forfeiture, the municipality that made the improvement may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to the parcel in an amount equal to the amount unpaid on the original assessment.

PAGE THREE
FORFEITED LAND FACTS

MS 435.23 ASSESSMENT OR REASSESSMENT OF TAX FORFEITED LANDS
RETURNED TO PRIVATE OWNERSHIP

Any municipality, political subdivision, or other public authority may make a reassessment or new assessment pursuant to Section 1, notwithstanding that the original assessment may have been made pursuant to other general law or a special law.

MS 444.06 FEES AND CHARGES FOR TAX FORFEITED LANDS RETURNED TO
PRIVATE OWNERSHIP

When a tax forfeited land is returned to private ownership and the land is benefited by a public improvement for which special assessments were cancelled because of the forfeiture, the municipality or other public authority that made the improvement may impose fees or charges for the use or availability of the improvement or for connections therewith in an amount not to exceed the amount remaining unpaid on the cancelled assessment. The municipality may make the fees or charges a charge against the owner, lessee, occupant, or all of them and may certify unpaid fees or charges to the County Auditor/Treasurer with taxes against the property for collection as other taxes are collected.

MARGINAL LANDS & WETLANDS PROGRAM:

Lands not located in a platted subdivision will include, on the state deed, a restrictive covenant prohibiting enrollment of the parcel in a state funded program providing compensation for conservation of marginal lands or wetlands.

**FORFEITED LAND BECOMES *TAXABLE* FOR THE FOLLOWING
YEAR WHEN PURCHASED BY DECEMBER 31.**

GOODHUE COUNTY FORFEITED LAND LIST

Buyer must pay purchase price plus 3% of the purchase price for land assurance. Other costs include \$46.00 recording fee for County Recorder; \$25.00 fee for State Deed; .0033 of purchase price for state deed tax, \$1.65 minimum.

Any parcel not located in a platted subdivision will include a restrictive covenant prohibiting enrollment of the parcel in a state funded program providing compensation for conservation lands or wetlands.

PARCEL NUMBER	YEAR FORFEITED	PURCHASE PRICE
Kenyon Township S 10 Ft of Lot 4, Blk 3 36.170.0070	1988	\$100.00
Wacouta Township All Ditch - Outlots left over from Plat 43.251.0130, 43.251.0140, 43.251.0150 43.251.0160, 43.251.0170	1997	\$200.00 per parcel
Goodhue City S 8 1/3 Ft of Lot 10, Blk 6 64.260.0040	1971	\$100.00