

Terms for the Sale of Tax-Forfeited Properties
Stearns County Auditor/Treasurer
Randy R. Schreifels

Basic Sale Price:

Classified and appraised lands are offered at a public auction each year. The minimum bid acceptable is the basic sale price. Unsold parcels can be purchased throughout the year by contacting the Auditor-Treasurer's Office. The price of the properties is the appraised value of the parcel. The sale price is not negotiable. Prices cannot be changed unless a parcel is re-appraised, advertised and offered again at a public auction. Listed under the appraised value are the special assessments, which is an abbreviation for Special Assessments Subject to Recertification. The amounts listed after "Special Assessments" may be re-certified by the city or other taxing jurisdiction upon the sale of the property and will be the responsibility of the new owner. Improvements not yet assessed are the responsibility of the purchaser.

Extra Fees and Costs: In addition to the basic sale price.

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| <input type="radio"/> State Surcharge | 3% of the basic sale price |
| <input type="radio"/> State Deed Fee | \$25.00 |
| <input type="radio"/> State Deed Tax | .0033 * the basic sale price not less than \$1.65 |
| <input type="radio"/> Recording Fee | \$46.00 |

Payments Terms:

For purchases of \$1,000.00 or less, payment in full is required at the time of purchase. For purchases of more than \$1,000.00, 20% of the basic sale price is required at the time of purchase and the remaining balance is due within 90 days with an interest rate of 10% on the contract. The interest will begin to accrue from the time of purchase until payment is made in full. Cashier's Checks, Money Order, Certified Checks and Personal Checks are all accepted.

Conditions:

- All properties are sold "AS IS". All Sales are final and no refunds or exchanges are permitted.
- Sales are subject to existing leases, building restriction appearing of record at the time of forfeiture and to easements obtained by any governmental subdivision or agency thereof for any public purpose.
- The County makes no warranty that the land is buildable and it may not conform to local building codes and zoning ordinances and that environmental and/or watershed/water conservation issues may affect the property. Please call the Stearns County Environmental Services Office at 320.656.3613 with your environmental and zoning questions.
- Stearns County is not responsible for the location or determining property lines or boundaries.
- The basic sale price does not represent a basis of future taxes.
- All mineral rights are reserved to the State of Minnesota

Title:

The purchaser will receive a Certificate of Sale or a Contract at the time of purchase. The Commissioner of Revenue will issue a deed from the State of Minnesota. Allow for four to six weeks for processing. The law provides that this conveyance has the force and effect of a patent from the State. However tax forfeiture creates a break in the chain of title, and services of an attorney may be necessary to make the title marketable.

Liens:

Most mortgages and liens, except Federal and State tax liens, are canceled at forfeiture. It is the responsibility of each potential bidder to thoroughly research this information.

Special Assessments:

If a parcel had special assessments cancelled at forfeiture, the proceeds of the sale less administrative costs will be first applied toward the cancelled assessment. The local taxing authority may reassess any remaining balance or levied assessment after forfeiture upon the sale of the forfeited property. These will be the responsibility of the purchaser as shown on the lists.

Taxes:

Tax forfeited property that is sold at a on or before December 31st of an assessment year shall be placed on the assessment rolls for that year's assessment. For example, the property sold in 2016 will be assessed as a January 2, 2016 and taxes will be payable in 2017.

Former Owners:

Former owners, or anyone who had repurchase interest at the time of tax forfeiture under M.S. 282.241, must pay the basic sale price or the total amount of delinquency which includes the sum of all taxes, special assessments, penalties, interest, and costs due at the time of forfeiture plus any special assessments of improvements certified as of the date of sale, whichever is more, pursuant to Minnesota Statutes, Section 282.01 Subd. 7. In other words you cannot reduce your tax burden by letting a parcel forfeit for non-payment of taxes.

A person prohibited from purchasing property under this section of statute must not directly or indirectly have another person purchase it on behalf of the prohibited purchaser for the prohibited purchaser's benefit or gain (M.S. 282.016). Such a buyer (and the prohibited individual to whom the land would eventually be conveyed) is engaged in a scheme to violate the law by withholding money from the tax-forfeited land sale fund.