

Aitkin County Board of Commissioners
Request for County Board Action/Agenda Item Cover Sheet



To: Chairperson, Aitkin County Board of Commissioners Date: 6/19/12

Via: Patrick Wussow, County Administrator

From: LAND DEPT

Title of Item:
Set date for Tax-forfeited LAND SALE

Requested Meeting Date: 6/26/12 Estimated Presentation Time: n/a

Presenter: M. JACOBS

Type of Action Requested (check all that apply)

- For info only, no action requested
- Approve under Consent Agenda
- For discussion only with possible future action
- Adopt Ordinance Revision
- Let/Award Bid or Quote (attach copy of basic bid/quote specs or summary of complex specs, each bid/quote received & bid/quote comparison)
- Approve/adopt proposal by motion
- Approve/adopt proposal by resolution (attach draft resolution)
- Authorize filling vacant staff position
- Request to schedule public hearing or sale
- Other (please list) _____
- Request by member of the public to be heard
- Item should be addressed in closed session under MN Statute _____

Fiscal Impact (check all that apply)

- Is this item in the current approved budget? Yes _____ No _____ (attach explanation)
- What type of expenditure is this? Operating Capital Other (attach explanation)
- Revenue line account # that funds this item is: _____
- Expenditure line account # for this item is: _____

Staffing Impact (Any yes answer requires a review by Human Resources Manager before going to the board)

- Duties of a department employee(s) may be materially affected. Yes No
- Applicable job description(s) may require revision. Yes No
- Item may impact a bargaining unit agreement or county work policy. Yes No
- Item may change the department's authorized staffing level. Yes No



Supporting Attachment(s)

- Memorandum Summary of Item
- Copy of applicable county policy and/or ordinance (excerpts acceptable)
- Copy of applicable state/federal statute/regulation (excerpts acceptable)
- Copy of applicable contract and/or agreement
- Original bid spec or quote request (excluding complex construction projects)
- Bids/quotes received (excluding complex construction projects, provide comparison worksheet)
- Bid/quote comparison worksheet
- Draft County Board resolution
- Plat approval check-list and supporting documents
- Copy of previous minutes related to this issue
- Other supporting document(s) (please list) _____

Provide (1) copy of supporting documentation NO LATER THAN Wednesday at Noon to make the Board's agenda for the following Tuesday. (If your packet contains colored copies, please provide (4) paper copies of supporting documentation as we do not have a color printer or copier.) Items WILL NOT be placed on the Board agenda unless complete documentation is provided for the Board packets.

CERTIFIED COPY OF RESOLUTION OF COUNTY BOARD OF AITKIN COUNTY, MINNESOTA

ADOPTED June 26, 2012

By Commissioner: xx

062612-0xx

Set Date for Tax-Forfeited Land Sale

WHEREAS, the classification of the following county owned and tax-forfeited lands to be offered for sale has been made by the County Board in accordance with Minnesota Statutes 282, and

WHEREAS, a public hearing was held on March 6, 2012 at 10:00 am in the Aitkin County Courthouse regarding the classification to the attached lands and classified them to dispose of, and

WHEREAS, the County Board has made appraisals of the lands classified as non-conservation and of the timber and timber products thereon, and has made appraisal of timber and buildings on such lands as have not been classified, and a list of such lands and timber, timber only and of buildings so appraised has been filed with the County Auditor for the purpose of offering lands, timber and buildings, so listed, for sale at not less than the appraised value of the land, timber, and buildings combined, with said appraisals of each property following, and

WHEREAS, the list of lands classified as non-conservation land in the Conservation Areas and a list of the lands classified as non-conservation in the tax forfeited areas, has been submitted to the Commissioner of Natural Resources for his approval of the classification and sale of such, and

WHEREAS, the County Board is by law designated with authority to provide for the sale of such lands on terms:

NOW, THEREFORE BE IT RESOLVED, that such parcels shall be sold on the following terms, to wit: That on sales amounting to \$5,000.00 or less per parcel, the purchase price shall be paid in full at the time of purchase. On sales amounting to more than \$5,000.00 per parcel, the purchaser shall pay a minimum of \$5,000.00 down or 25% of the purchase price (whichever is greater) with the privilege of paying the balance over 5 years with the balance amortized over the 5 years plus interest at the rate according to Minnesota Statutes 282.01, Subdivision 4, on the deferred balance. Any remaining balance may be paid at any time. If the property is purchased on a contract for deed, a \$46.00 fee will be required at the time of purchase for the recording of the contract. Any contract for deeds on properties on this sale, are required to be recorded. Any property with a known well on it, will be charged a \$50.00 fee for recording the well certificate. Any property purchased on a contract for deed that has buildings on it, will be required to carry insurance on the property with Aitkin County as a loss payable on it until such time as the building and timber costs have been paid in full. The insurance binder will be required to be sent to the Land Department within 5 days of the purchase.

Provided that in case any parcel of land bearing standing timber, buildings or timber products is sold at public auction for more than the appraised value, the amount bid in excess of the appraised value shall be allocated between the land, buildings, and timber in proportion to the respective appraised value. The purchaser of tax-forfeited land at such sale shall be entitled to immediate possession, subject to the provision of any existing lease made in behalf of the State, and

BE IT FURTHER RESOLVED, that notice of such sale of lands, timber and buildings be given by publication in the official newspaper of the County as provided by law; that the County Auditor of Aitkin County offer such parcels of land for sale in the order in which they appear in said NOTICE OF SALE, and that such sale shall commence at 10:00 A.M. on Thursday, the 30th day of August, 2012 and continue until all parcels classified as non-conservation and timber only, buildings on parcels not classified, are offered to the highest bidder for sale. This sale will be held at the 40 Club Convention Center in Aitkin.

BE IT FURTHER RESOLVED, as required by Minnesota Statutes 284.28, there will be added to the sale price of any tax-forfeited lands sold, an amount equal to three percent of the total sale price. Said additional amount to be deposited in the State Treasury and credited to the State Real Estate Assurance Fund, and

BE IT FURTHER RESOLVED, that the Land Commissioner may withdraw any description on the list, later subject to the approval of the County Board, when it may appear to be in the public interest to do so, and

BE IT FURTHER RESOLVED, Minnesota Statutes 282.014, imposes a \$25.00 fee upon purchasers of tax-forfeited land for issuance of a State Deed.

BE IT FURTHER RESOLVED, as required by Minnesota Statutes 282.01, Subdivision 6, all State Tax Deeds must be recorded with the County Recorder prior to issuing the Deed to the purchaser, therefore a recording fee for each State Deed issued must be paid to the Aitkin County Recorder by the purchaser when tax-forfeited land is paid for in full, as required in MS 357.18.

BE IT FURTHER RESOLVED, as required by Minnesota Statutes 287.22, all State Tax Deeds are subject to State Deed Tax which must be paid by the purchaser.

BE IT FURTHER RESOLVED, Aitkin County is not responsible for location of or determining property lines or boundaries.

BE IT FURTHER RESOLVED, that all lands sold hereunder are sold subject to the Zoning Ordinance adopted by the County Board, and all lands are sold subject to railroad and highway easements, power and pipeline easements, any recreational easements, and subject to all flowage rights.

BE IT FURTHER RESOLVED, that except in the case of Deeds issued for platted property and Deeds issued to correct errors in either legal description or grantees, the Deeds issued for these parcels will contain a restrictive covenant which will prohibit enrollment of the land in a State Funded program providing compensation of marginal land or wetlands.

Aitkin County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment and the provision of services. Prospective bidders who require special accommodations to participate in this sale should inform the Land Department as soon as possible and more than three working days before the sale. You may write to Aitkin County Land Department at 209 2nd St. NW Room 206 Aitkin, MN 56431 or call 218-927-7364.

	Parcel ID Number	Access	Legal Description	Sec	Twp	Rge	Acres	Valuation
1	34-0-039404	*	1 acre Lot 3 as in Document #179645 less hwy r/w	24	43	22	.48	\$6,800.00
2	26-0-056600 and 26-0-057500	None	SE-NE and NE-SE	35	46	23	80	\$23,600.00
3	30-0-052800		NE-NW	32	47	23	40	\$12,000.00
4	29-1-355900	*	Big Sandy Lake Highlands Lot 62	3	49	23		\$4,000.00
5	29-1-366000 to 29-1-366300	*	Big Sandy Lake Highlands Lots 163, 164, 165, 166	3	49	23		\$12,800.00

6	29-0-043200	*	1.54 ac of that part of NW-SE lying W of Hwy 65 in B 108 D P 77 Doc 182190 and 364233	19	49	23	1.54	\$5,600.00
7	29-1-202700	*	Sheshebe Point Lot 598	21	49	23	.18	\$1,800.00
8	29-1-293100	*	Sheshebe Point 3 rd Addn Lot 20 Blk 45	27	49	23		\$2,000.00
9	29-1-271200	**	Sheshebe Point 3 rd Addn Lot 3 Blk 33	27	49	23		\$1,200.00
10	29-1-468600, 29-1-468700, and 29-1- 469100	*	VanderMeys Shores Outlot A, Lot 23, Lot 24	19	49	23		\$77,000.00
11	32-1-066600	*	Big Sandy Lake Highlands 5 th Addn Lots 82 and 83	34	50	23		\$35,800.00
12	02-1-066102	*	Bridge Park Part of Lot 15 W of Hwy 65 and N of Hwy 200	9	52	23		\$500.00
13	02-1-075100	*	Hay U – Lot 5	26	52	23	.53	\$10,000.00
14	16-0-008400	*	¼ acre Lot 1 in Book 118 Dds Page 503	5	44	25	.25	\$6,400.00
15	16-0-050800	*	3 ac in NW-NW in Book 99 Dds Page 435	35	44	25	3	\$7,000.00
16	15-0-055300	none	NE-SE	32	47	25	40	\$8,200.00
17	20-1-062800	**	County Auditor's Plat of Swatara Lot 12 Blk 3	20	51	26		\$900.00
18	12-1-075600	*	Quadna Mountain View Lot 2 Blk 1	2	52	26	.98	\$2,300.00
19	12-0-041606	*	150 x 155 in Govt Lot 1	23	52	26	.53	\$3,600.00
20	56-1-122800	*	Tibbetts Irregular Lots in Aitkin W 8 rods of Lot 16	24	47	27	.61	\$8,000.00
21	56-1-162700	*	Jenkins Acre Lots N 150' of E 50' of Lot 10	26	47	27	.17	\$6,700.00
22	57-1-019900	*	Buck's Addn to Hill City Lot 12 Blk 14	14	52	26	.16	\$3,400.00
23	57-1-087500	*	Quadna Condo #315	24	52	26		\$4,100.00
24	60-0-002700	*	Approx .30 ac of SE-SW in Doc 162911	22	49	25	.3	\$6,700.00

Access Code:

- * maintained public access
- ** unmaintained public access

Commissioner xx moved the adoption of the resolution and it was declared adopted upon the following vote

FIVE MEMBERS PRESENT All Members Voting Yes

STATE OF MINNESOTA)
County of Aitkin) ss.
Office of County Auditor,)

I, Kirk Peysar, Auditor, of the County of Aitkin, do hereby certify that I have compared the foregoing with the original resolution filed in my office on the 26th day of June A.D., 2012, and that the same is a true and correct copy of the whole thereof.

WITNESS MY HAND AND SEAL OF OFFICE at Aitkin, Minnesota, this 26th day of June A.D., 2012

KIRK PEYSAR, County Auditor
BY _____, Deputy