



# Board of County Commissioners Agenda Request

**2E**

Agenda Item #

**Requested Meeting Date:** 9/9/14

**Title of Item:** County tax forfeited land sale 10/14/14

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	<b>Action Requested:</b> <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
<b>Submitted by:</b>  		<b>Department:</b> Land
<b>Presenter (Name and Title):</b> Mark Jacobs - Land Commissioner		<b>Estimated Time Needed:</b> n/a
<b>Summary of Issue:</b> A number of parcels did not sell at our last land sale. They have been re-appraised and are being proposed for sale on October 14, 2014.		
<b>Alternatives, Options, Effects on Others/Comments:</b>		
<b>Recommended Action/Motion:</b> Approve attached resolution (date/time/location, appraisals).		
<b>Financial Impact:</b> Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i> n/a		

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

ADOPTED September 9, 2014

By Commissioner: xx

090914-0xx

County 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 of 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 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.

**BE IT FURTHER RESOLVED**, 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.

**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 2:00 P.M. on Tuesday, the 14th day of October, 2014 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 Aitkin County Courthouse in Aitkin, Minnesota.

**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.

**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.

**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, and

**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	Starting price at Auction
1	34-0-039404	*	1 acre Lot 3 as in Document #179645 less hwy r/w	24	43	22	0.48	\$5,000.00
2	26-0-056600 and 26-0-057500	None	SE-NE and NE-SE	35	46	23	80	\$20,100.00
3	29-1-366000 to 29-1-366300	*	Big Sandy Lake Highlands Lots 163, 164, 165, 166	3	49	23		\$9,000.00
4	02-1-075100	*	Hay U – Lot 5	26	52	23	0.53	\$10,000.00
5	15-0-055300	none	NE-SE	32	47	25	40	\$5,800.00
6	12-1-075600	*	Quadna Mountain View Lot 2 Blk 1	2	52	26	0.98	\$2,300.00

7	12-0-041606	*	150 x 155 in Govt Lot 1	23	52	26	0.53	\$2,000.00
City of Aitkin								
8	56-1-122800	*	Tibbetts Irregular Lots in Aitkin W 8 rods of Lot 16	24	47	27	0.61	\$5,000.00
City of Aitkin								
9	56-1-162700	*	Jenkins Acre Lots N 150' of E 50' of Lot 10	26	47	27	0.17	\$4,000.00
City of Hill City								
10	57-1-019900	*	Buck's Addn to Hill City Lot 12 Blk 14	14	52	26	0.16	\$1,500.00

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 9<sup>th</sup> day of September A.D., 2014, 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 9<sup>th</sup> day of September A.D., 2014

KIRK PEYSAR, County Auditor  
BY \_\_\_\_\_, Deputy