



Board of County Commissioners Agenda Request

2H
Agenda Item #

Requested Meeting Date: 9/22/15

Title of Item: Set date County Tax Forfeited land sale

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <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*
Submitted by: Mark Jacobs		Department: Land
Presenter (Name and Title): Land Commissioner		Estimated Time Needed: n/a
Summary of Issue: I request that the County Board set the date of the County Tax forfeited land sale on 12/11/2015 @ 5:00 PM in the Aitkin County Court House.		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion:		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input 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>		

By Commissioner: xx

20150922-0xx

Set Date for 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 and will be on November 24, 2015 at 11:00 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 deed purchase on properties on this sale, are required to be recorded. Any property with a known well, will be charged a \$50.00 fee for recording the well certificate.

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 5:00 P.M. on Friday, the 11th day of December, 2015 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 3rd floor courtroom in Aitkin, Minnesota – 209 2nd St. NW.

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, 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. Pre-registration prior to the sale is encouraged. If the bidder has not pre-registered, registration will be required before the sale commences to receive a bidding number.

Land Sale Parcels

Parcel #	Access	Pin ID	Legal	Sec	Twp	Rge	Ac	Starting Price at Auction
1	*	02-1-066401	Plat of Bridge Park - that part of Lot 16 W of Hwy, less hwy	9	52	23		9,600.00
2	**	08-0-035120	1.45 ac of Lot 3	22	48	25	1.46	13,500.00
3	*	08-0-045102 & 08-0-045101	SE-SE	27	48	25	40	10,100.00
4	*	11-1-165700	Canterbury Town Lot 3 Blk 10	32	45	27		3,900.00
5	*	12-0-004403	E ½-E ½ of Lot 1	3	52	26	9.53	19,800.00
6	*	20-0-006901	N ½-NW	5	51	26	42	34,600.00
7	*	24-0-016400 & 24-0-016500	E 75 ft of W 466.5 ft of N ½ of the S ½ of SW-NW in B 101 D P 533 & E 100 ft of W 391.5 ft of N 20 rods of S 40 rods of SW-NW lying S of Co Rd. 12	8	46	26	1.33	17,300.00
8	*	24-0-016900	S 20 rods of SW-NW in B 102 D Page 523	8	46	26	10	21,700.00

9	**	24-1-087900	Allies South Shore Lot 14	11	46	26		50,300.00
10	*	25-0-045701	W ½-SE-SW	28	44	23	20	16,700.00
11	None	26-0-056600 & 26-0-057500	SE-NE, NE-SE	35	46	23	80	20,100.00
12	*	27-1-067500	Plat of Lawler Lot 14 Blk 6	19	47	22	0.17	1,800.00
13	**	29-1-111900	Indian Portage Lot 11 Blk 24	20	49	23	0.16	\$2,100.00
14	**	29-1-112200	Indian Portage Lots 14 thru 18 Blk 24	25	49	23		\$9,000.00
15	*	29-1-121800	Indian Portage Lot 10 Blk 28 less Hwy	20	49	23		\$1,700.00
16	**	29-1-243500	Sheshebe Point 3rd Addn Lot 5 Blk 18	27	49	23		\$1,600.00
17	*	29-1-366000, 29-1-366100, 29-1-366200, & 29-1-366300	Big Sandy Lake Highlands Lots 163, 164, 165, 166	3	49	23		\$7,500.00
18	*	31-0-051900	1.38 ac in SE corner of SE-SE less Hwy in Bk 122 Dds Page 139	26	47	26	1.38	\$10,900.00
19	*	32-1-071502 & 32-1-071602 & 32-1-071400	Big Sandy Lake Highlands 5th Addn Swly 200 ft of Lots 131 and 132 and Lot 130	34	50	23	1.34	\$7,500.00
20	*	32-1-081102 & 32-1-081200	Hammonds 1st Addn Part Lot 5 Blk 1 S & W of Co Rd #14 and Hammonds 1st Addn Lot 6 and 7 Blk 1 less Hwy r/w	34	50	23		\$14,900.00
21	*	34-0-039404	1 ac Lot 3 in Doc 179645 less hwy r/w	24	43	22	0.48	\$4,000.00
22	*	49-0-026100	NE-NE	17	52	25	40	\$39,200.00
23	*	50-1-057500, 50-1-058900, 50-1-060700 to 50-1-062500	Plat of Bain Lots 1-14 Blk 1, Lots 1-18 Blk 2, Lots 1-18 Blk 3, and Lots 1-21 Blk 4	26	50	26		\$9,800.00
24	**	56-1-122800	W 8 rods of Lot 16 - Tibbetts Irregular Lots in Aitkin	24	47	27	0.61	\$3,000.00
25	**	59-1-034900, 59-1-035000, 59-1-035100, 59-1-035300, 59-1-035200 & 59-1-035400	Rodenberg Plat in Town of McGregor Lots 7 to 12 Blk 6	30	48	23		\$1,000.00
26	None	61-1-026100, 61-1-030700 & 61-1-026300	Tingdale Bros 2nd Addn to Tamarack Lots 1, 2, 6, 7 Blk 9 & Tingdale Bros 4th Addn to Tamarack Lot 10	15	48	22		\$500.00

27	*	61-1-029801, 61-1-028700 & 61-1-029300	Tingdale Bros 4th Addn to Tamarack Lots 7 & 8, Tingdale Bros 3rd Addn to Tamarack Lots 12-17 Blk 2 and Lots 23- 26 Blk 2	16	48	22	\$1,000.00
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Commissioner xx moved the adoption of the resolution and it was declared adopted upon the following vote

FIVE MEMBERS PRESENT

All Members Voted Yes

_____ J. Mark Wedel, Chair, Aitkin County Board
 _____ Commissioner Laurie Westerlund
 _____ Commissioner Donald Niemi
 _____ Commissioner Brian Napstad
 _____ Commissioner Anne Marcotte

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

I, Kirk Peysar, County Auditor of Aitkin County, Minnesota, do hereby certify that the foregoing is a true and correct copy of the list of lands classified as non-conservation lands by the County Board of Aitkin County, Minnesota, at the regular meeting held on the 22nd day of September 2015.

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 22nd day of September A.D., 2015, 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 22nd day of September A.D. 2015

KIRK PEYSAR, County Auditor
 BY _____, Deputy