



Board of County Commissioners Agenda Request

21
Agenda Item #

Requested Meeting Date: 9/22/15

Title of Item: Set date State tax forfeited (Con-Con) 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 Con-Con area land sale on 12/11/2015 @ 6:00 PM or immediately following the County tax forfeited land sale, 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 State Tax-Forfeited (Con-Con) Land Sale

WHEREAS, Minnesota Statutes 282.14 through 282.321, provide for the classification and sale of lands forfeited to the State for non-payment of taxes in the conservation area, and

WHEREAS, the classification of said lands has been made by the County Board in accordance with Minnesota Statutes 282.14 through 282.321, and the list of lands so classified as agricultural lands in the Conservation Area has been submitted to the Commissioner of Natural Resources for his approval of the classification and sale, and

WHEREAS, the classification of lands in Township 49, Range 23, has been made by the County Board in accordance with Minnesota Statutes 282.151, and the list of lands so classified as non-conservation land in the Conservation Areas has been submitted to the Commissioner of Natural Resources for his approval of the classification and sale, and

WHEREAS, the County Board has made appraisal of the lands and of the timber and timber products thereon, as provided by law and the list of such lands so appraised, has been filed with the County Auditor for the purpose of offering lands, timber and timber products thereon for sale at not less than their appraised values, and

WHEREAS, a copy of the list of appraisals of lands, timber and timber products has been sent to the Commissioner of Natural Resources for his approval, and the approval of their sale, and

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

NOW THEREFORE, BE IT RESOLVED, the County Board does hereby adopt the appraisal of the lands it deems advisable to sell, and of the timber and timber products thereon, and that such parcels of forfeited lands shall be sold on the following terms, to wit:

NOW, THEREFORE BE IT RESOLVED, 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, or timber products is sold at public auction for more than the appraised value, the amount bid in excess of the appraised value be allocated between the land and timber in proportion to the respective appraised value thereof and the excess amount bid and allocated to the timber value shall be paid in cash at the time of the sale. The purchaser at such sale shall be entitled to immediate possession, subject to the provisions of any existing lease made on behalf of the State. All lands are sold subject to all railroad, highway and other easements.

As required by Minnesota Statutes 284.28, there will be added to the sale price of any tax-forfeited lands an amount equal to three (3) 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.

As required by Minnesota Statutes 287.22, all State Tax Deeds are subject to State Deed Tax which must be paid by the purchaser.

The sale of any parcel herein described does not imply or insure the rights to surface water thereon or adjacent to the land for any purpose.

Purchaser using water for any purpose except domestic purposes must obtain a water appropriation permit from the DNR Director, Division of Waters, 500 Lafayette Road, St. Paul, Minnesota 55155.

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 shall prohibit enrollment of the land in a State funded program providing compensation of marginal land or wetlands.

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, zoning ordinances on file in the office of the County Auditor and recorded in the office of the County Recorder of said County, shall apply to sales made where the lands sold are affected by said ordinances.

BE IT FURTHER RESOLVED, notices of sale of such lands 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 6:00 pm or right after the county sale if it goes after 6:00 PM on the 11th day of December, 2015.

Approved in the 2007 legislative session

Conservation Land Sale

Parcel #	Access	Pin ID	Legal	Sec	Twp	Rge	Ac	Starting Price at Auction
1	none	31-0-040100	NE-NE	21	47	26	39.7	\$ 10,000.00

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

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 or agriculture 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