



Board of County Commissioners Agenda Request

21

Agenda Item #

Requested Meeting Date: 4/12/2016

Title of Item: Approve non-public tax-forfeited land sale - 7/15/2016

<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*
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Submitted by: Land Commissioner	Department: Land Department
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Presenter (Name and Title): Mark Jacobs	Estimated Time Needed: n/a
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Summary of Issue:

MN Statute 282.01 7a allows for the sale of non-conforming parcels to adjoining landowners via sealed bids; to the highest bidder. All 13 parcels have previously been classified as non-conservation.

When purchased, the non-conforming parcel must be combined with the existing property and can not be resold as a separate parcel. This is to encourage the sale and utilization of tax-forfeited land, to eliminate nuisances and dangerous conditions and to increase compliance with land use ordinances.

Alternatives, Options, Effects on Others/Comments:

Recommended Action/Motion:

Approve the attached resolution setting the terms of the nonpublic tax-forfeited land sale.

Financial Impact:

Is there a cost associated with this request? Yes No

What is the total cost, with tax and shipping? \$

Is this budgeted? Yes No *Please Explain:*

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

ADOPTED April 12, 2016

By Commissioner: xx

20160412-0xx

Non-Public Tax-Forfeited Land Sale

WHEREAS, the classification of the following tax-forfeited land to be offered for sale has been made by the County Board in accordance with Minnesota Statutes 282 and Minnesota Statute 282.14 through 282.321, and

WHEREAS, the classification and sale have been approved by the Town Boards of the town in which they lie, and

WHEREAS, the County Board has made appraisal as listed of the land classified as non-conservation and of the timber and timber products thereon, and a list of such lands and timber has been filed with the County Auditor for the purpose of offering lands and timber so listed for 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 parcels on this list will be offered for non-public sale and will be offered only to the owners of adjacent property and easement owners, and

WHEREAS, when sold, these parcels will be combined with the purchaser's other property for tax purposes and will cease to be a separate tax description, and cannot be sold as a separate description.

NOW, THEREFORE BE IT RESOLVED, that such parcels shall be sold on the following terms, to wit: 100% of purchase price to be paid in cash at the time of the sale.

BE IT FURTHER RESOLVED, that notice of such sale of lands, and timber be given by mailing such notice to all owners of adjoining land as provided by Minnesota Statute 282.01 subd 7a, that the County Auditor of Aitkin County offer such parcels of land for sale. The parcels will be sold on a sealed bid auction to the highest bidder. All bids must be into the Aitkin County Land Department at 209 2nd St NW Room 206 Aitkin, Mn. 56431 by **July 15th, 2016 at 2:00 PM**. The county board does reserve the right to accept or reject any and/or all bids.

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, Minnesota Statutes 282.014, Section 3 imposes a \$25.00 fee upon purchasers of tax-forfeited land for issuance of a State Deed for purchasers of non conservation land.

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 by 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, that all lands sold hereunder are sold subject to the Zoning Ordinance adopted by the County Board, if said parcel or parcels are included in any restricted districts established therein and all

lands are sold subject to railroad and highway easements, power and pipeline 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.

I, Nathan Burkett, Clerk to the County Commissioners 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 12th day of April, 2016.

 Nathan Burkett
 Clerk, Aitkin County, Minnesota

Parcel #	Parcel ID	Description	Sec	Twp	Rge	Appraised Value
1	pt of 29-1-100401	Plat of Indian Portage Lots 1 & 2 Block 17 lying west of Parcel #44 and 44A Aitkin County Hwy ROW Plat #4		49	23	\$100.00
2	11-0-055903	Part of Gov Lot 1 lying south of Hwy 18 and North of Plat of Pleasant view Ridge 1st between extended west line of Lot 2 Plat of Pleasant View Ridge 1st and extended west line of Lot 3 Plat of Pleasant View Ridge 1st	25	45	27	\$500.00
3	34-0-016302	.34 ac in SW-SW in Doc 267113	10	43	22	\$500.00
4	29-1-310000	Sheshebe Point 3rd Addn Lots 19 and 20 Blk 54	27	49	23	\$700.00
5	13-0-021902	Part of SE-NW N of RR ROW (old Soo Line)	13	43	24	\$2,600.00
6	pt of 14-0-055601	part of the South 850 ft of Govt Lot 6 lying north and west of BNRR ROW	32	48	24	\$100.00
7	12-0-020601	N 475.73' of W 250.37' of SW-NW	12	52	26	\$3,200.00
8	01-0-066800	r/w in NW-NE	28	47	27	\$200.00
9	01-0-069100	r/w in NW-NE	29	47	27	\$1,350.00
10	pt of 56-1-096101	That part of River Street, as platted in DJ Knox's Addition to the Village of Aitkin, that was a 25 foot wide strip utilized as a spur track area that lies southerly of the easterly extension of the north line of Lot 1, Block 4 of said subdivision and that lies northerly of the easterly extension of the south line of	24	47	27	\$100.00

said Lot 1 Blk 4

		That part of River Street, as platted in DJ Knox's Addition to the Village of Aitkin, that was a 25 foot wide strip utilized as a spur track area that lies southerly of the easterly extension of the north line of Lot 22, Block 3 of said subdivision and that lies northerly of the easterly extension of the south line of Lot 1 Block 3 of said subdivision, less and except any part thereof that is west				
11	pt of 56-1-096101	of the east line of Lot 1 of said Block 3.	24	47	27	\$1,000.00
12	56-1-011100	S 40 feet of W 25 feet of Lot 2 Block 22 Plan of Aitkin	26	47	27	\$500.00
13	57-1-040500	Plat of Hill Lake Lot 24 Block 6	14	52	26	\$1,000.00

All of the above parcels are available for sale by any adjoining land owner by bidding on them by a sealed bid process. All bids are due into the Aitkin County Land Department by July 15th, 2016 by 2:00 pm when the bids will be opened.

All bids must be accompanied by payment in full along with the bid form filled out and returned in an envelope marked "Non public land auction bid".

All forms must be returned to: Aitkin County Land Department
209 2nd St. NW Room 206
Aitkin, Mn. 56431
218-927-7364

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}	

I, Nathan Burkett, County Administrator, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 12th day of April 2016, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 12th day of April 2016

Nathan Burkett
County Administrator