



Board of County Commissioners Agenda Request



Requested Meeting Date: August 25, 2020

Title of Item: Tax-Forfeited Land Sale - October 2, 2020

<input checked="" type="checkbox"/> REGULAR AGENDA	Action Requested:	<input type="checkbox"/> Direction Requested
<input type="checkbox"/> CONSENT AGENDA	<input checked="" type="checkbox"/> Approve/Deny Motion	<input type="checkbox"/> Discussion Item
<input type="checkbox"/> INFORMATION ONLY	<input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Hold Public Hearing*

**provide copy of hearing notice that was published*

Submitted by: Rich Courtemanche	Department: Land
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Presenter (Name and Title): Rich Courtemanche - Land Commissioner	Estimated Time Needed: 15 min
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Summary of Issue:
The attached resolution sets the next tax forfeited land auction sale for October 2, 2020 @ 1:00 PM at the County Fairgrounds. This auction consists of 25 properties: 20 newly appraised properties and 5 previously offered at auction (attached list).

MN Chapter 282.01 Sub 3. non-conservation lands; appraisal and sale states that, "any parcels of land proposed to be sold shall be first appraised by the county board of the county in which the parcels lie. The parcels may be reappraised whenever the county board deems it necessary to carry out the intent of sections 282.01 to 282.13"

The county assessor appraised the 20 new properties the summer 2020. In addition, ACLD proposes to offer ten of these properties at a discount as an incentive to cleanup existing structures and debris (see Column listed as Oct 2020 Sale Price).

Any newly offered lands not purchased at auction would be allowed to be purchased at a first come first serve basis at the Land Department Office for three (3) months, until January 8, 2021 at 4:30pm.

Alternatives, Options, Effects on Others/Comments:

Recommended Action/Motion:
To approve the attached motion to set the date for the land sale October 2, 2020 - 1:00 PM at the Aitkin County Fairgrounds

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:*

By Commissioner: xxxx

20200825-xxx

Tax-Forfeited Land Sale – October 2, 2020

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 10:00am, November 24, 2015 at 11 :00am, September 12, 2017 at 10:00am, on March 13, 2018 at 10:00am, and on May 14, 2019 at 10:00am 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). Any remaining balance must be paid within 60 days. No timber shall be cut, removed, or damaged until the entire purchase price for the parcel is paid in full.

The land and improvements are being sold AS IS and the County makes no warranties as to the condition of any buildings, wells, septic systems, soils, roads, or any other thing on the tract. The tract is being sold with the understanding that the buyer and seller agree to waive disclosures required under Minnesota Statutes Chapters 513.52 to 513.60, and 1031.235 and any associated liabilities. No representation is made as to access, the condition of any structure, its fixtures or contents, or the suitability for any particular use.

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. Upon payment in full, 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 1:00 P.M. on Friday, the 2nd day of October 2020 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 Fairgrounds in Aitkin, Minnesota – 632 Minnesota Ave N, Aitkin, MN 56431.

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 (3%) 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.

BE IT FURTHER RESOLVED, that properties not sold at the auction will be available for the appraised price set by the county board on a first come first serve basis at the Aitkin County Land Department office at 502 Minnesota Ave N. Aitkin, MN during regular business hours until 4:30pm on January 8, 2021. At that time the properties will be withdrawn from available listing.

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 502 Minnesota Ave N. Aitkin, MN 56431 or call 218-927-7364. Pre-registration prior to the sale is encouraged. If the bidder has not preregistered, registration will be required before the sale commences to receive a bidding number.

(See Attached Table)

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

FIVE MEMBERS PRESENT

All Members Voting

STATE OF MINNESOTA}
COUNTY OF AITKIN}

I, Jessica Seibert, 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 25th day of August, 2020 and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 25th day of August, 2020

Jessica Seibert
County Administrator

Parcel #	PIN	previous owners	s	t	r	legal	address	access	acres	Assessed Amount/ or price from last auction	Oct 2020 Sale Price	Date Classified - Board Res Date	FORF DATE	Assessed Date	DNR REVIEW
1	05-0-021702	Gruhler, Ruth & Jones, Rosemarie	17	48	22	E 1/2 of E 1/2 of E 1/2 of NE-SE less .38 ac and less BN RR ROW	CLARK TOWNSHIP	*	4.22	6,200.00 Dec	\$ 4,650.00	3/13/2018	8/23/2017	7/19/2019	approval 12/9/2019
2	12-1-077200	Johnson, Adam	2	52	26	QUADNA MOUNTAIN VIEW 1ST ADDITION, LOT 12, BLOCK 2	35003 E Co Line Rd, Hill City	*	1	\$ 20,900.00	\$ 15,675.00	2/25/2020	8/1/2019	7/27/2020	approval 4/13/2020
3	15-1-064600, 15-1-065500, 15-1-065600	Schmidt, Raymond	14	47	25	Oppegads Original Townsite Kimberly S 75 ft Lots 1, 2, 3 blk 1. Lot 11 blk 1, Lot 12 blk 1	30015 380th Ave, Aitkin	*	0.59	8,300.00 Dec	\$ 6,225.00	3/13/2018	8/23/2017	7/19/2019	approval 12/9/2019
4	16-0-017600	Christian, Gregory	12	44	25	SW SW	LAKESIDE TOWNSHIP	no	40	\$ 43,300.00	\$ 43,300.00	2/25/2020	8/1/2019	7/27/2020	approval 4/13/2020
5	16-1-095800	Bailey, Ernest & Judith C/O Hernandez,	20	44	25	WILDHURST PLAT 22, LOT 12, BLK 1	LAKESIDE TOWNSHIP	*	0.46	\$ 10,000.00	\$ 7,500.00	2/25/2020	8/1/2019	7/27/2020	approval 4/13/2020
6	20-0-016300	Haataja, Douglas	11	51	26	SW-NE	MACVILLE TWP	no	40	17,800.00 Dec	\$ 13,350.00	3/13/2018	8/23/2017	7/19/2019	authorization 12/9/2019
7	21-0-009400	Christian, Gregory	6	45	25	S 1/2 NE	MALMO TOWNSHIP	no	78	\$ 35,900.00	\$ 35,900.00	2/25/2020	8/1/2019	7/27/2020	approval 4/13/2020
8	25-0-057901	Tagliapietra, Judy etal C/O Penny Myers	35	44	23	W 1/2 OF NW SE	PLINY TOWNSHIP	no	19.8	\$ 4,200.00	\$ 4,200.00	2/25/2020	8/1/2019	7/27/2020	approval 4/13/2020
9	27-1-072101	Campbell, Douglas c/o Tom Gigliotti	19	47	22	Lawler Lots 11 & 12	SALO TOWNSHIP	*	0.32	\$ 2,500.00	\$ 2,500.00	5/14/2019	8/10/2018	3/13/2020	plat - not needed
10	29-1-095600	Cunningham, Fay & D	20	49	23	INDIAN PORTAGE PLAT 1, LOT 1 BLK 15	SHAMROCK TWP	***	0.17	\$ 3,000.00	\$ 3,000.00	2/25/2020	8/1/2019	7/27/2020	approval 4/13/2020
11	29-1-174900, 29-1-175000, 29-1-175100	Segal, Harold C/O Sandy Segal	21	49	23	SHESEBE POINT PLAT 5, LOT 320, 321, 322	SHAMROCK TWP	*	0.69	\$ 13,200.00	\$ 13,200.00	2/25/2020	8/1/2019	7/27/2020	approval 4/13/2020
12	29-1-271000, 29-1-271100	Davey, Martha & Mauricio, Michael	27	49	23	Lot 1 & 2 Blk 33	SHAMROCK TWP	***	0.23	\$ 4,500.00	\$ 4,500.00	5/14/2019	8/10/2018	3/13/2020	plat - not needed
13	29-1-289000	Wesley, Lorraine	27	49	23	Sheshebe Point third Addition, Lots 3 & 4 Blk 44	SHAMROCK TWP	*	0.41	\$ 31,000.00	\$ 23,250.00	5/14/2019	8/10/2018	3/13/2020	plat - not needed
14	29-1-208800, 29-1-208900	Segal, Harold C/O Sandy Segal	22	49	23	Sheshebe Point 2nd Addition Lot 61 and 62	SHAMROCK TWP	***	1.36	\$ 61,800.00	\$ 46,350.00	3/13/2018	8/23/2017	7/19/2019	approval 12-9-2019
15	30-0-016405	Cancelled C/D Dierichs still listed as taxpayer	10	47	23	SE-SW LYING S OF RD & NE OF SOO R/W	SPALDING TWP	*	2.12	\$ 14,700.00	\$ 14,700.00			7/27/2020	Sold C/D at 2007 Land Sale
16	30-1-062500	Halford, Charles	20	47	23	East Lake Lot 3 Block 10	SPALDING TWP	*	0.07	\$ 500.00	\$ 500.00	5/14/2019	8/10/2018	7/19/2019	plat - not needed
17	38-0-031905	Zambory, James R	20	43	23	N 1/2 NE OF NW SW DOC 369425	WILLIAMS TWP	*	4.95	\$ 15,800.00	\$ 15,800.00	2/25/2020	8/1/2019	7/27/2020	approval 4/13/2020
18	49-0-026701		17	52	25	SW NW LESS PRT LYING SO OF HY 200	UNORG	*	16	\$ 28,000.00	\$ 28,000.00		7/31/1997	7/27/2020	sent 6/16/2020
19	54-1-036200	Miles, Scott C	26	51	27	MCKINNEY LAKE SOUTH SHORE PLAT 1, LOT 4 BLK 1	59156 412th Place, Swatara	*	4.46	\$ 33,300.00	\$ 33,300.00	2/25/2020	8/1/2019	7/27/2020	authorization 4/13/2020
20	57-0-002304	Dahlheimer, Daryl & Cyrilla	14	52	26	30 FT STRIP IN SW NE DOC 175875 LESS PART IN DOC 403753	City of Hill City	*	0.35	\$ 2,600.00	\$ 2,600.00	2/25/2020	8/1/2019	7/27/2020	approval not required 4/13/2020
21	57-1-044700 57-1-044800	Lathrop, Kathryn J Chase	14	52	26	HILL CITY REALTY COS ADD 3, PLAT 3, LOT 4 & 5, BLK 1	City of Hill City	*	0.54	\$ 15,800.00	\$ 11,850.00	2/25/2020	8/1/2019	7/27/2020	approval not required 4/13/2020
22	57-1-048600	Boatman, Mary E & Wesley A	14	52	26	HILL CITY REALTY COS ADD 2, PLAT 4, LOT 7 BLK 4	City of Hill City	*	0.163	\$ 7,500.00	\$ 7,500.00	2/25/2020	8/1/2019	7/27/2020	approval not required 4/13/2020
23	58-1-005200	Unger, Stephen & Russel	5	43	23	McGrath Plat 1, Lots 1-2 Block 5	202 N 4th St, McGrath	*	0.32	\$9300 assessed 7/19 \$6300 Dec Auction	\$ 4,725.00	5/14/2019	8/10/2018	7/19/2019	city plat not req
24	58-1-018800	Walters, Pamela & Dallas	5	43	23	OCONNORS SUBDIV OF NW 1/4; PLAT 2, LOT 6 LESS 1.5 AC IN NW CORNER	102 Spruce St, McGrath	*	5.53	\$ 22,900.00	\$ 17,175.00	2/25/2020	8/1/2019	7/27/2020	approval not required 4/13/2020
25	multiple	QUADNA Lodge	23	52	26	QUADNA MOUNTAIN LODGE CONDO, and LOT 6	Hill City	*	15.5	\$ 79,700.00	\$ 79,700.00	5/14/2019 most	8/5/2020 final	7/27/2020	last of it was sent 6/16/2020