



Board of County Commissioners Agenda Request

5A
Agenda Item #

Requested Meeting Date: September 27, 2022

Title of Item: Set Date for Tax-Forfeited Land Sale

<input checked="" type="checkbox"/> REGULAR AGENDA <input 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: DJ Thompson		Department: Land
Presenter (Name and Title): DJ Thompson, Land Commissioner		Estimated Time Needed: 10 Minutes
Summary of Issue: <p>The attached resolution sets the next tax-forfeited land auction for December 2, 2022 at 1:00 p.m. at the Government Center Board Room. This auction consists of 13 properties (attached list).</p> <p>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 4:30 p.m. on March 3, 2023. At that time the properties will be withdrawn from available listing with the exception of the following parcel which will be continuously offered until sold or removed from sale by the County Land Commissioner later subject to the approval of the County Board: Parcel 2 (16-0-017600)</p>		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: Adopt resolution to set the date and land prices for the land sale December 2, 2022 - 1:00 p.m. in the Government Center Board Room		
Financial Impact: <i>Is there a cost associated with this request?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>What is the total cost, with tax and shipping? \$</i> <i>Is this budgeted?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i>		

Legally binding agreements must have County Attorney approval prior to submission.

Aitkin County Tax-Forfeited Land Sale

Friday, December 2, 2022 at 1:00 p.m.

Government Center Board Room, Third (3) floor, 307 2nd Street NW, Aitkin MN 56431

Parcel #	PIN	Legal	Sec	Twp	Rge	Access	Acres	Starting Bid
1	08-0-036026	E 100 ft of W 400 ft of Lot 7 lying S of Rd	22	48	25	*	0.75	\$ 5,100.00
2	16-0-017600	SW SW	12	44	25	no	40	\$ 21,500.00
3	29-0-045905	PT (NE NE) Lot 1 as in Doc 366965	21	49	23	*	1.55	\$ 119,300.00
4	29-1-082900 29-1-083000 29-1-083100	Indian Portage Lots 11, 12, & 13 Blk 9	20	49	23	**	0.39	\$ 7,500.00
5	29-1-244000 29-1-244100	Sheshebe Point 3rd Add Lots 10 & 11 Blk 18	27	49	23	**	0.46	\$ 5,000.00
6	29-1-257400	Sheshebe Point 3rd Add Lot 6 Blk 24	27	49	23	***	0.33	\$ 2,500.00
7	34-0-025300	N 2 Rods of NE of SE	15	43	22	*	1	\$ 2,100.00
8	34-0-030901	S 1/2 SE NE	19	43	22	*	20	\$ 50,500.00
9	57-1-060101	Mclains Add to Hill City Plat 6; Lot 3; Blk 3	14	52	26	*	0.16	\$ 7,500.00
10	57-1-061000 57-1-061100	Mclains Add to Hill City plat 6; Lots 10 & 11; Blk 3	14	52	26	*	0.33	\$ 8,400.00
11	59-1-026400 59-1-026500 59-1-026600	Hesper J Newells Addition in McGregor Lots 7, 8, & 9; Block 3	31	48	23	**	0.48	\$ 3,600.00
12	60-1-014800	Palisade Plat 1 Lots 9-12 Blk 8	22	49	25	*	0.3	\$ 9,200.00

"no" = Access-none * = Access-maintained public road ** = Access-unmaintained public road *** = Access-road easement

Aitkin County Acquired Land Sale

Friday, December 2, 2022 after the tax-forfeited land sale

Government Center Board Room, Third (3) floor, 307 2nd Street NW, Aitkin MN 56431

Parcel #	PIN	Legal	Sec	Twp	Rge	Access	Acres	Starting Bid
13	08-0-021405	That part of the East 324.7 feet of Government Lot Five (5); Section Fourteen (14), Township Forty-eight (48), Range Twenty-five (25) West, which lies northerly of a line 33.00 feet northerly of and parallel with the following described line (being the centerline of said county road): Commencing at the Southwest corner of Government Lot 5; thence on an assigned bearing of North 01 degree, 51 minutes, 01 second East along the west line of said Government Lot 5, a distance of 901.01 feet; thence North 72 degrees, 29 minutes, 06 seconds East, a distance of 424.72 feet; thence on a tangential curve to the right (said curve having a radius of 572.96 feet and a degree of curve of 10 degrees) for a distance of 130.0 feet; thence North 85 degrees, 29 minutes, 06 seconds East, for a distance of 270.62 feet, to the actual point of beginning of line to be described; thence along a tangential curve to the right (said curve having a radius of 572.96 feet and a degree of curve of 10 degrees) for a distance of 334.87 feet; thence South 61 degrees, 01 minute, 42 seconds East, for a distance of 300 feet, and there terminating.	14	48	25	*	0.12	\$ 900.00

"no" = Access-none * = Access-maintained public road ** = Access-unmaintained public road *** = Access-road easement

Further details on the parcels of land on this sale are available here: www.co.aitkin.mn.us "Land Sales" or contact:

Aitkin County Land Department

acls@co.aitkin.mn.us

502 Minnesota Avenue N, Aitkin MN 56431

218-927-7364

Sale parcels are subject to change, please check the web page for the most up-to-date information.

By Commissioner: xxx

20220927-xxx

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, public hearings were held on May 14, 2019, April 28, 2020, April 13, 2021, and on April 12, 2022 at 10:00am in Aitkin County regarding the classification of the attached lands and classified them as Non-Conservation, 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 on 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 December 2022 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 Government Center Board Room, Third (3rd) Floor, – 307 2nd Street NW, 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 taxforfeited 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-forfeitedland 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 toState 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 orboundaries.

BE IT FURTHER RESOLVED, that all lands sold hereunder are sold subject to the Zoning Ordinance adoptedby 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 4:30 p.m. on March 3, 2023. At that time the properties will be withdrawn from available listing except for the following parcel which will be offered until sold or removed from sale by the County Land Commissioner later subject to theapproval of the County Board: Parcel 2 (16-0-017600).

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. Registration is required in order to receive a bidding number.

(See Attached Table of Properties for sale)

Commissioner xxx 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, 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 27th day of September 2022, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 27th day of September 2022

Jessica Seibert
County Administrator