



Board of County Commissioners Agenda Request

2T
Agenda Item #

Requested Meeting Date: August 12, 2025

Title of Item: Set Terms, Price, Date, and Time of Land Sale

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA	Action Requested: <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <input type="checkbox"/> Hold Public Hearing <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Information Only
Submitted by: Dennis (DJ) Thompson		Department: Land
Presenter (Name and Title):		Estimated Time Needed:
Summary of Issue: The attached resolution sets the terms, price, date, and time of the next tax forfeited land auction that will have the following parcel listed for sale: PID# 49-0-026301 SW NE Less W 330 ft S of Hwy & Less Part N of Hwy Section 17, Township 52, Range 25 Auction is set for September 5, 2025 at 1:00 p.m. at the Government Center Board Room. The auction will consist of this tract that forfeited prior to 2016, and 9 tracts that forfeited between 2016 and 2023.		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: Adopt resolution setting the terms, price, date, and time for the land sale.		
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>		

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

ADOPTED August 12, 2025

By Commissioner: xxx

20250812-xxx

Tax Forfeited Land Sale

WHEREAS, the classification of the following county owned and tax forfeited land 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 in Aitkin County regarding the classification of the attached land and classified it as Non-Conservation, and

WHEREAS, the County Board has made appraisals of the land classified as non-conservation and of the timber and timber products thereon, and has made appraisal of timber and buildings on such land, and a list of such land and timber, timber only and of buildings so appraised has been filed with the County Auditor for the purpose of offering land, 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: 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. Land must be paid for in full at the conclusion of the auction via cash or check, credit cards are not accepted. 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 land, timber and buildings be given by publication in the official newspaper of the County as provided by law; and that such sale shall commence at 1:00 p.m. on Friday, the 5th day of September 2025. 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 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.

PIN	<u>Legal</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>Access</u>	<u>Acres</u>	<u>Starting Bid</u>
49-0-026301	SWNE Less W 330 ft Sof Hwy & Less Part N of Hwy	17	52	25	*	23.7	\$ 70,000

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

Commissioner xxx seconded the adoption of the resolution and it was declared adopted upon the following vote

xxx MEMBERS PRESENT

All Members Voting xxx

STATE OF MINNESOTA}
COUNTY OF AITKIN}

I, John Welle, County Engineer, 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 August 2025, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 12th day of August 2025

John Welle
County Engineer