

# AITKIN COUNTY TAX FORFEITED LAND SALE

Friday, May 30, 2025

1:00 p.m.

Government Center Board Room - Third Floor

307 2<sup>nd</sup> Street NW

Aitkin, MN. 56431

Parcel #	PIN	Legal	Sec	Twp	Rge	Access	Acres	Starting Bid
1	08-0-058502	S 568 ft of W 460 ft of SW SE in Doc 174949 less Co Rd ROW	35	48	25	*	4.13	\$ 35,900
2	15-1-064600 15-1-065500 15-1-065600	S 75 ft Lot 1, 2 & 3 Blk 1 & Lots 11 & 12 Blk 1, Less Co Rd ROW, Oppegards Original Townsite Kimberly	14	47	25	*	0.55	\$ 11,500
3	15-1-065200	Lots 7 thru 10 Blk 1, Oppegards Original Townsite Kimberly less Co Rd ROW	14	47	25	*	0.63	\$ 10,300
4	16-0-037000	NW NW	26	44	25	*	40	\$ 75,300
5	16-0-038400	SE NE	27	44	25	No	40	\$ 46,800
6	22-0-043803	262 ft x 419 ft in SE Corner of SE NW	28	48	23	**	2.5	\$ 28,300
7	26-0-044000	1 Ac in NW NW less .48 Ac Hwy	27	46	23	*	0.52	\$ 300
8	27-1-061400 27-1-061500	Lots 12 & 13 Blk 2 Lawler	19	47	22	*	0.14	\$ 2,600
9	27-1-068600 27-1-068700 27-1-068800 27-1-070300	Lots 4, 5, 6 & 21 Blk 7, incl vacated alley, Lawler	19	47	22	*	0.35	\$ 8,400
10	29-0-045905	Pt Lot 1 (NE NE) as in Doc 366965	21	49	23	**	1.20	\$ 149,600
11	29-1-259300	Lot 4 Blk 26 Sheshebe Point 3rd Add	27	49	23	*	0.24	\$ 2,500
12	29-1-487900	Lot 6, Traders Post Second Addition	3	49	23	*	0.72	\$ 66,600
13	31-0-017800	10 x 32 Rods in NW Corner of NE NW as in Doc 337312	8	47	26	*	2	\$ 10,900
14	31-0-051900	1 3/8 Ac in SE corner of SE SE Less Hwy in Doc 444422	26	47	26	*	1.38	\$ 6,500
15	31-0-070600	Pt of NE NE N of Hwy 47	36	47	26	*	7.30	\$ 21,600
16	35-1-092000	Outlot B, Enchanted Acres	7	49	26	*	0.17	\$ 300
17	51-1-043100	Lot 4 Blk 1, Bon-Aire Estates	16	48	27	*	0.55	\$ 3,000
18	52-1-040200	Outlot B lying NW of Twp Rd, Evergreen Beach	13	49	27	*	0.40	\$ 400
19	56-0-124900	Unplatted Part of SW NW in B 124 D P 51 Less Part in Doc 384632	25	47	27	*	0.38	\$ 200
20	57-0-003107 57-0-003108	Part of NW SW & Part of SW SW Lying W & N of Co Rd 82 less plat	24	52	26	*	0.51	\$ 400
21	57-1-060101	Lot 3 Blk 3 McLains Add to Hill City	14	52	26	*	0.16	\$ 8,700
22	58-1-003500 58-1-003600 58-1-003700	Lots 8, 9 & 10 Blk 3 McGrath	5	43	23	*	0.48	\$ 4,200
23	61-1-021600	Lots 1, 2 & 3 Blk 5 Tingdate Bros 2nd Addn to Tamarack	REMOVED FROM SALE				-0.52	\$ 46,600
"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: <a href="http://www.co.aitkin.mn.us">www.co.aitkin.mn.us</a> "Tax-Forfeited Land for Sale" or contact:								
Aitkin County Land Department								
aclcd@aitkincountymn.gov      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.								

Properties not sold at auction will be available over the counter for 30 days on a first come-first serve basis for the starting bid price starting at 8:00 a.m. on Monday, June 2, 2025, at the Aitkin County Land Department office at 502 Minnesota Ave N. Aitkin, Minnesota.

# **Tax Forfeited Land Sale - Terms**

- 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 103I.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. 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. Aitkin County is not responsible for location of or determining property lines or boundaries.
- As required by Minnesota Statutes, 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.
- Minnesota Statutes imposes a \$25.00 fee upon purchasers of tax forfeited land for issuance of a State Deed.
- 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 Minnesota Statutes, all State Tax Deeds are subject to State Deed Tax which must be paid by the purchaser.
- 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.
- 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.
- **Properties must be paid for in full at the conclusion of the auction, cash or check - we do not accept credit cards.**

## **Radon Warning Statement**

The MN Dept. of Health strongly recommends that **ALL** homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator. Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. **Aitkin County has not had any radon tests done on any of the properties for sale.**

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 to receive a bidding number.