



Le Sueur County, MN

Tuesday, September 26, 2017

Board Meeting

Item 6

9:40 a.m. Pam Simonette, Auditor - Treasurer (5 min)

RE: Tax Forfeiture Auction properties

Staff Contact:

On motion by _____, seconded by _____ and approved, the following resolution was adopted:

BE IT RESOLVED, that all parcels of tax-forfeited land listed on the List of Tax-Forfeited Land be classified as nonconservation land; that the basic sale price of each parcel on the List of Tax-Forfeited Land, which is on file with the Le Sueur County Auditor, be approved and authorization for a public sale of this land be granted, pursuant to M.S. 282.01; that the sale will be held at 10:00 A.M., Monday, October 23rd, 2017 by the Le Sueur County Auditor-Treasurer at the Le Sueur County Auditor-Treasurer's Office, 88 S Park Ave, Le Center MN 56057 for not less than the basic sale price.

PARCEL	TWP OR CITY SUBDIVISION	LOT/BLOCK	BASIC SALE PRICE
06.006.0500	KILKENNY TOWNSHIP	BEGINNING AT A POINT 658.50 FEET NORTH AND 1161.17 FEET WEST OF THE CENTER OF SECTION NUMBER 6, TOWNSHIP NUMBER 110 NORTH, RANGE NUMBER 23 WEST, LE SUEUR COUNTY, MINNESOTA, THENCE NORTH 76 DEGREES 10' WEST 50.77 FEET TO PLACE OF BEGINNING; THENCE SOUTH 76 DEGREES 10' EAST 591.77 FEET MORE OR LESS TO THE WESTERLY END OF A COUNTY ROAD BUILT ON A TRACT OF LAND AS DESCRIBED IN DEED RECORD NO. 112, PAGE 234, NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF LE SUEUR COUNTY. SAID ABOVE DESCRIBED LINE BEING THE CENTER LINE OF A ROADWAY 39.00 FEET IN WIDTH. (Private sale only)	\$100.00

15.015.7600	CLEVELAND CITY	<p> THAT PART OF SW ¼ \$25,000.00 OF SW ¼ OF SEC 15 & OF SE 1/4 OF SE ¼ SEC 16, BEG AT POINT ON C. L. OF TH #99 WHICH IS 151 FT N OF SW COR OF SEC 15, TH SW ALONG C. L. 109.21 FT TO INT. WITH C.R. #15, TH N ALONG C.L. OF CO. RD.#15 251.86 FT, E 215 FT, SE 35.35 FT, S 177.82 FT TO C.L. OF TH #99 TH SW ALONG SAID C.L. 135.75 FT TO BEG, SEC 15 & 16, TOWNSHIP 110, RANGE 25 1.24 AC. </p>
21.680.0470	LE SUEUR CITY	<p> LOT 13, BLOCK 49, \$10,000.00 RISEDORPH ADDN. </p>
22.480.0630	MONTGOMERY CITY	<p> LOT 5, BLOCK 4, \$45,000.00 COLUMBIA HEIGHTS ADDITION </p>
24.450.0450	WATERVILLE CITY	<p> W 40 FT OF LOT 1, BLOCK 7, \$250.00 BROWN ADDITION (Private Sale Only) </p>
24.510.0410	WATERVILLE CITY	<p> E 8 FT OF LOT 9 & W 18 FT \$30,000.00 OF LOT 10 LESS N 65 FT, BLOCK 8, CITY OF WATERVILLE </p>
24,510.0890	WATERVILLE CITY	<p> N 57 FT OF W 13 ½ FT LOT 3 \$1.00 BLOCK 13 & 4 ½ X 14 FT ADJOINING ON SE, CITY OF WATERVILLE </p>

BE IT FURTHER RESOLVED that the conditions and terms of the public sale shall be described as herein and approved by the Le Sueur County Board of Commissioners.

Public Sales: Basic Sale Price

All parcels are offered at public auction and sold to the highest bidder. The minimum bid acceptable is the basic sale price that is shown on the list of tax-forfeited land. The basic sale price is equal to the appraised value.

Extra Fees and Costs: In Addition to the Basic Sale Price

A 3% surcharge for the state assurance account and a state deed fee of \$25.00 will be collected at the time of the sale.

Payment Terms: Cash or Contract

Sale of \$1,500 or less	Full payment at sale
Sale of \$1,501 or more	10% down; balance in 10 equal, annual installments

Contract Sales: Installments and Interest

Installments and interest on all deferred payments are due on the anniversary date of the purchase. The entire unpaid balance of the basic sale price and the accrued interest may be paid any time before the final installment becomes due. The annual interest rate is computed per M.S. 270.75, Subd. 5. (4% for 2011, but subject to change each year.)

Contracts may be canceled by the County Board for the following reasons: (1) failure to pay an installment and interest when due, and (2) failure to pay current taxes during the time of contract.

Special Assessments: Levied Before Forfeiture

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and may be reassessed by the municipality.

Private Sales: Parcels Not Sold at Public Auction

Any parcel not sold at public sale may be purchased after the public sale by paying the basic sale price. The basic sale price cannot be changed until the parcel is reappraised, republished, and again offered at a later public sale.

Title: Proof of Ownership

The buyer will receive a receipt at the time of sale. The Department of Revenue will issue a state quitclaim deed after full payment is made. A state deed has the characteristics of a patent from the State of Minnesota.