

NOTICE OF PUBLIC/PRIVATE SALE OF TAX-FORFEITED LANDS

NOTICE IS HEREBY GIVEN, that the parcels of land described in List of Tax-Forfeited Land #24 (public/private) contained herein shall be sold to the highest bidder at public sale. The sale will be governed by the provisions of M.S. 282.01 and by the resolution of the Cottonwood County Board of Commissioners authorizing such sale. The resolution reads as follows:

BE IT RESOLVED, that all parcels of the tax-forfeited land listed on list of Tax-Forfeited Land #24 be classified as non-conservation land; that the basic sale price of each parcel on List of Tax-Forfeited Land #24, that is on file with the Clerk of the County Board, 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., Friday, October 6, 2023 by the Cottonwood County Auditor/Treasurer at the Cottonwood County Law Enforcement Center for not less than the

basic sale price; and that all sales shall be full payment or on the terms set forth on List of Tax-Forfeited Land #24.

BE IT FURTHER RESOLVED, that the conditions and terms of the public/private sale shall be described in the list contained here-in and approved by the Cottonwood County Board of Commissioners.

Information about the sale of tax-forfeited land in Cottonwood County can be obtained at the office of the Cottonwood County Auditor/Treasurer Cottonwood County Courthouse, 900 3rd Ave., Windom, MN 56101; Telephone (507) 831-1905.

Given under my hand and official seal at Windom, MN, this 6th day of June, 2023.

/S/ Donna Torkelson

Donna Torkelson

Cottonwood County Auditor/Treasurer

LIST OF TAX-FORFEITED LAND #24 FOR PUBLIC SALE

PROPERTY ADDRESS	PID #	VALUE	DECISION	ASSESSMENTS BEFORE FOREFEITURE
ELM ST & 3RD ST BINGHAM LAKE	19-751-0040	\$200.00	Public Auction	\$1,333.14 City Svcs & Ditch
308 DEEVER AVE N JEFFERS	21-414-0120	\$200.00	Public Auction	\$575.75 City Utilities
807 6TH AVE MOUNTAIN LAKE	22-611-0870	\$200.00	Public Auction	\$1,000.00 City Svcs
1132 7TH ST WESTBROOK	24-828-0560	\$200.00	Public Auction	\$1,197.59 City Misc & Street
1165 PROSPECT AVE WINDOM	25-352-1140	\$200.00	Public Auction	\$1,070.54 City Svcs
635 3RD AVE WINDOM	25-822-1120	\$200.00	Public Auction	\$828.01 City Svcs

Complete legal descriptions are available at the Cottonwood County Auditor/Treasurer Office located in Cottonwood County Courthouse, 900 - 3rd Ave, Windom, MN 56101 or call (507) 831-1905

Radon Warning Statement

The Minnesota Department 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 any 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. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.

TERMS & CONDITIONS FOR THE SALE OF TAX-FORFEITED LAND

PUBLIC SALES:

All tax-forfeited lands are appraised and offered at public sale and sold to the highest bidder. The minimum bid acceptable is the appraised value.

TERMS

All sales shall be for **“Cash Only, Day of Sale”**. All sales are final and no provision is made for refund or exchange. Make checks payable to Cottonwood County.

OTHER CHARGES:

1. State Assurance Fund — 3% of the purchase price. Payment made at time of sale.
2. State Deed charge of \$25.00 per deed. Payment made at time of sale M.S.282.014
3. Deed Tax. Deed Tax must be paid at the time of sale. The amount of the tax is 0.33% of the purchase price, with a minimum of \$1.65.
4. Recording. M.S. 282.301 requires full payment for recording in the County Recorder’s office before the State Deed can be given to the purchaser. Charge is \$46.00 per deed.
5. Well Certificates: Properties having wells will have a \$50.00 additional charge added for a well disclosure.

CONDITIONS

Sales are subject to existing leases, if any, to building restrictions appearing on record at the time of forfeiture; to easement obtained by any governmental subdivisions or agency thereof for any public purpose; to all applicable laws and ordinances, and to the condition that the appraised value does not represent a basis for future taxes. Buyer is purchasing property **“as is”**.

Local improvement constructed, but not yet assessed, must be assumed by the purchaser.

Reassessment of cancelled improvement assessments may be made in accordance with M.S. reading, in part, as follows:

M.S. 429.071- Sub. #4: Reassessment, Tax Forfeited Land. When a parcel of tax forfeited land is returned to private ownership and the parcel is benefited by an improvement for which special assessments were cancelled because of the forfeiture, the municipality that made the improvement may, upon notice and hearing as provided for the original

assessment, make a reassessment or a new assessment as to the parcel in an amount equal to the amount unpaid on the original assessment.

M.S. 435.23 Assessment or Reassessment of Tax Forfeited Lands Returned to Private Ownership. Any Municipality, political subdivision, or other public authority may make a reassessment or new assessment pursuant to section 1, M.S. 429.071, notwithstanding the original assessment may have been made pursuant to other general law or a special law.

M.S. 444.076 Fees and Charges for Tax Forfeited Lands Returned to Private Ownership. When tax forfeited land is returned to private ownership and the land is benefited by a public improvement for which special assessment were cancelled because of the forfeiture, the municipality or other public authority that made the improvement may impose fees or charges for the use or availability of the improvement or for connections therewith in an amount not to exceed the amount remaining unpaid on the cancelled assessment. The municipality may make the fee or charges against the owner, lessee, occupant, or all of them and may certify unpaid fees or charges to the County auditor with taxes against the property for collection as other taxes are collected.

TITLE:

The purchaser will receive a “receipt” at the time of purchase and will receive a deed from the State of Minnesota through the Commissioner of Revenue at a later date. The law provides that this conveyance shall have the force and effect of a patent from the State. Any further legal work is the responsibility of the purchaser.

BOUNDARIES

Cottonwood County is not responsible for locating boundaries on Tax Forfeited Lands.

Information regarding Tax Forfeited Lands may be obtained in the following office:

Cottonwood County Auditor/Treasurer

900 3rd Ave

Windom, MN 56101

Phone (507) 831-1905 or (507) 831-1342