

# KOOCHICHING COUNTY

## Tax Forfeited Land Sale

### ORAL AUCTION

NOTICE is hereby given that I shall sell to the highest bidder (but for not less than the appraised value) at the Courthouse in the City of International Falls, in the County of Koochiching, State of Minnesota, the following described parcels of land forfeited to the State for non-payment of taxes, which have been classified and appraised pursuant to M.S. 282 and as provided by law. Such sale will be governed as to terms by the resolution authorizing the same and shall commence at:

**10:00 A.M., Friday, October 6, 2017**

**(Koochiching County Courthouse - 3rd Floor Courtroom)**

SEAL:

ROBERT F. PETERSON, Auditor/Treasurer  
KOOCHICHING COUNTY, MINNESOTA

### Terms and Conditions of Sale

1. Koochiching County reserves the right to reject any or all bids. Any tracts are subject to withdrawal from the sale by the County when it appears to be in the public's best interest to do so. **All sales are FINAL.**
2. Properties will be sold at public auction to the highest qualified bidder for not less than the appraised price plus all fees. Any tracts remaining unsold after the auction will be available for purchase over the counter from the Koochiching County Land Department at not less than the appraised price plus fees beginning the next business day at 8:00 A.M. on a first come, first serve basis.
3. Bids will be based on a percentage basis, in minimum increments of five percent (5%) of the appraised value, including the land, timber, and improvements. Bid increments are not applied against any special assessment values that may be listed on a tract.
4. Payment Terms: All sales amounting to \$1,000.00 or less must be paid in full at the time of the sale. Sales amounting to more than \$1,000.00; the purchaser shall pay the purchase price, or twenty percent (20%) of the total sale price as the down payment with a minimum down payment being not less than \$1,000.00 in cash or check at the time of purchase. The remaining balance is due within thirty (30) days of the sale. No contract sales or other financing options are available by policy of Koochiching County. Failure to complete full payment will cause automatic forfeiture of down payment and all rights and interest to the property. Down payments are not refundable. Payment must be made by cash, personal check, cashier's check, certified check, or money order made payable to the "Koochiching County Treasurer." In the cases of payment default, Koochiching County will retain the down payment as penalty and damages, and will, at its sole discretion, decide whether the tract(s) will be re-offered to the next highest bidder.
5. A State Tax-Forfeited Land Real Estate Account, which is three percent (3%) of the total sale price, must be paid in cash at the time of purchase. Purchase is subject to a \$25.00 State Deed Fee, State Deed Tax (0.0033 times the purchase price), and Deed Recording Fee of \$46.00. If there is a well on the property, there is an additional \$50.00 fee for a well disclosure.
6. The property must be paid in full before any timber, improvements and/or assets can be removed from the premises.
7. All sales are subject to the Koochiching County Ordinance and Municipal Ordinances in which the land is located.

8. Koochiching County and other governmental subdivisions do not guarantee access or easements to properties, and do not guarantee that roads, sewer, water, power, etc. will be improved or extended to any property.
9. It is the responsibility of the purchaser to determine property corners and boundary lines on tracts sold by the County.
10. Purchasers of land within the city limits of the City of International Falls, Ranier, Littlefork, Big Falls, Mizpah, and Northome are encouraged to contact the City Clerk of the respective city regarding any unpaid special assessments and payment arrangements. Land purchased within the East Koochiching Sewer District should contact that office for the same. Any new assessments against the property for public improvements after the property forfeited shall be assessed against the property and paid at the time of purchase. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a parcel in an amount equal to the remaining unpaid original assessment at the time of forfeiture (Minn. Stat. 429.071, Subd. 4 and 435.23).
11. Properties sold at auction, or after are subject to local zoning ordinances. Some parcels offered for sale do not meet minimum lot size or current set-back requirements as zoned. Please contact the local zoning authority where the property is located to determine zoning requirements. No structure or part thereof shall be erected, constructed, moved, or structurally altered, and no land shall change in use until the local zoning authority has approved and issued a land use permit.
12. All sales are subject to existing or pending easements, rights-of-way, recorded restrictions, encumbrances, and some types of liens or leases.
13. Some non-platted lands for sale may contain non-forested marginal land or wetland as defined by Minnesota Statutes. The deed for these parcels will contain a restrictive covenant which will prohibit enrollment of the lands in a state funded program providing compensation for conservation of marginal land or wetlands.
14. Koochiching County has not performed any wetland delineation on parcels offered for sale, unless otherwise noted. No refunds will be made due to the presence of wetlands.
15. Tax-forfeited property in Minnesota is conveyed by the issuance and recording of a state deed, which is a quit claim deed issued by the Minnesota Commissioner of Revenue. Conveyance by state deed does not however warrant the condition of title. Therefore, certain properties may require quiet title actions. The services of an attorney may be necessary to gain marketable title through quiet title action. Koochiching County makes no warranties as to the condition of the title.
16. Some properties may present exposure to lead from lead-based paint that may place young children at risk of developing lead-based poisoning. If you are interested in purchasing a property built prior to 1978, you have the right to conduct a risk assessment or inspection for lead-based paint hazards at your expense at least ten (10) days before the sale date. Please contact the Koochiching County Land & Forestry Department, 715 4th Street, International Falls, MN 56649; Phone (218) 283-1127, to arrange to see the property for such an inspection or assessment.
17. If improved residential properties are offered for sale, potential buyers are advised to read the Radon Warning Statement shown below.

**RADON WARNING STATEMENT – RESIDENTIAL PROPERTIES**

The Minnesota Department of Health strongly recommends the 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. 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.

- Koochiching County is not aware of any radon testing conducted on any property with structures.
- No radon records are available for properties with structures.
- Any radon concentration levels are unknown for properties with structures.
- Koochiching County is not aware of any radon mitigation systems that may be in place on properties with structures.

The County will provide a copy of the Minnesota Department of Health's *Radon in Real Estate Transactions* publication to any purchaser of residential tax-forfeited property.

18. Koochiching County does not guarantee the structural soundness of any building located on a property, nor the operability and/or usability of utilities, plumbing, wiring, or appliances within the said building including the well and septic/sewer system.
19. Minerals and mineral rights relating to properties are reserved by the State of Minnesota.
20. The appraised value for parcels offered for sale does not represent a basis for future taxes.
21. ALL LANDS ARE SOLD AS IS, WITHOUT WARRANTIES, GUARANTEES, OR REPRESENTATION OF ANY KIND.

## **Registering for the Auction**

Pre-registration for the auction is encouraged. Bidder registration will start at 9:00 A.M. the day of the auction and continue until 10:00 A.M. Registration is not required to attend the auction, but is necessary to obtain a bidder number and bid on tracts. Bidders will receive a bidder number upon check-in prior to the auction by providing a photo identification card (driver's license or other government issued photo ID) and a current telephone number.

## **Prohibited Bidders**

No person or entity that is an owner or taxpayer of real property in Koochiching County that has delinquent property taxes in Koochiching County may bid on or purchase property at auction or over-the-counter. None of the following individuals, either personally or as an agent or attorney for another person, may bid on or purchase tax-forfeited land unless the parcel was owned by the individual before forfeiture: district court administrators, county auditors, treasurers, assessors or supervisors of assessments, land commissioners or assistant land commissioners, or any deputies or employees of these officers.

## **Prior Owners**

Under state law, if the prior owner of a parcel is the highest bidder on that parcel at auction sale, the prior owner may not purchase that parcel for a purchase price less than the sum of all taxes, special assessments, penalties, interest, and costs due at the time of forfeiture plus any new assessments for improvements certified after forfeiture.

Koochiching 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 and Forestry Department as soon as possible and more than three working days before the sale. You may write to the Koochiching County Land and Forestry Department at 715 4th Street International Falls, MN 56649 or call 218-283-1127. Pre-registration prior to the sale is encouraged. If the bidder has not pre-registered, registration will be required before the sale commences to receive a bidding number.