



Board of County Commissioners Agenda Request

2E
Agenda Item #

Requested Meeting Date: 9/27/16

Title of Item: Tax-forfeited land sale

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <small>*provide copy of hearing notice that was published</small>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
Submitted by: Land Commissioner		Department: Land Department
Presenter (Name and Title): Mark Jacobs		Estimated Time Needed: n/a
Summary of Issue: The proposed date/time for the 2016 County Tax-forfeited Land Sale is December 2nd @ 2:00 PM - County Court House. The 11 tracts have been classified as non-conservation per MS 282.01, and have an appraised value of \$292,700. The attached resolution sets the date/time/location, approves the appraised values, and the terms of the 2016 land sale.		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: Staff recommends approval of the attached resolution for the December 2, 2016 County tax-forfeited land sale.		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No Please Explain:		

By Commissioner: xx

20160926-066

Tax-Forfeited Land Sale

WHEREAS, the classification of the following county owned and tax-forfeited lands to be offered for sale has been made by the County Board in accordance with Minnesota Statutes 282, and

WHEREAS, all of the following parcels of lands have been classified to dispose of, and

WHEREAS, the County Board has made appraisals of the lands classified as non-conservation and of the timber and timber products thereon, and has made appraisal of timber and buildings on such lands as have not been classified, and a list of such lands and timber, timber only and of buildings so appraised has been filed with the County Auditor for the purpose of offering lands, 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: That on sales amounting to \$5,000.00 or less per parcel, the purchase price shall be paid in full at the time of purchase. On sales amounting to more than \$5,000.00 per parcel, the purchaser shall pay a minimum of \$5,000.00 down or 25% of the purchase price (whichever is greater) with the privilege of paying the balance over 5 years with the balance amortized over the 5 years plus interest at the rate according to Minnesota Statutes 282.01, Subdivision 4, on the deferred balance. Any remaining balance may be paid at any time. If the property is purchased on a contract for deed, a \$46.00 fee will be required at the time of purchase for the recording of the contract. Any contract for deed purchase on properties on this sale, are required to be recorded. Any property with a known well, will be charged a \$50.00 fee for recording the well certificate.

Provided that in case any parcel of land bearing standing timber, buildings or timber products is sold at public auction for more than the appraised value, the amount bid in excess of the appraised value shall be allocated between the land, buildings, and timber in proportion to the respective appraised value. The purchaser of tax-forfeited land at such sale shall be entitled to immediate possession, subject to the provision of any existing lease made in behalf of the State, and

BE IT FURTHER RESOLVED, that notice of such sale of lands, timber and buildings be given by publication in the official newspaper of the County as provided by law; that the County Auditor of Aitkin County offer such parcels of land for sale in the order in which they appear in said NOTICE OF SALE, and that such sale shall commence at 2:00 P.M. on Friday, the 2nd day of December, 2016 and continue until all parcels classified as non-conservation and timber only, buildings on parcels not classified, are offered to the highest bidder for sale. This sale will be held at the Aitkin County Courthouse 3rd floor courtroom in Aitkin, Minnesota – 209 2nd St. NW.

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 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.

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 209 2nd St. NW Room 206 Aitkin, MN.56431 or call 218-927-7364. 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.

Commissioner xx moved the adoption of the resolution and it was declared adopted upon the following vote

FIVE MEMBERS PRESENT All Members Voting Yes

- _____ J. Mark Wedel, Chair, Aitkin County Board
- _____ Commissioner Laurie Westerlund
- _____ Commissioner Donald Niemi
- _____ Commissioner Brian Napstad
- _____ Commissioner Anne Marcotte

Land Sale Parcels 2016

Parcel #	Access	Pin ID	Legal	Sec	Twp	Rge	Ac	Starting Price at Auction
1	*	08-0-045102 & 08-0-045101	SE-SE	27	48	25	40	\$9,000.00
2		08-0-040000	S 1/2-SE	24	48	25	80	\$60,600.00
3	partial ***	08-0-39400 & 08-0-839600	E 1/2-SW	24	48	25	80	\$78,900.00

4	partial ***	08-0-839600 & 08-0-038500	SW-SW (24) SE-SE (23)	48	25	80		\$70,000.00
5	*	20-0-006901	N ½-NW	5	51	26	42	\$31,200.00
6	**	29-1-111900	Indian Portage Lot 11 Blk 24	20	49	23	0.16	\$1,900.00
7	**	29-1-243500	Sheshebe Point 3rd Addn Lot 5 Blk 18	27	49	23		\$1,400.00
8	*	32-1-071502 & 32-1-071602 & 32-1-071400	Big Sandy Lake Highlands 5th Addn Swly 200 ft of Lots 131 and 132 and Lot 130	34	50	23	1.34	\$6,800.00
9	*	50-1-057500, 50-1-058900, 50-1-060700 to 50-1-062500	Plat of Bain Lots 1-14 Blk 1, Lots 1-18 Blk 2, Lots 1-18 Blk 3, and Lots 1-21 Blk 4	26	50	26		\$8,800.00
10	*	56-1-033800 & 56-1-033600	First Addn to Aitkin - Lots 8, 9 and 10 Blk 119	25	47	27		\$21,400.00
11	**	56-1-122800	W 8 rods of Lot 16 - Tibbetts Irregular Lots in Aitkin	24	47	27	0.61	\$2,700.00

STATE OF MINNESOTA}
COUNTY OF AITKIN}

I, Patrick Wussow, Interim County Administrator, Aitkin County, Minnesota do hereby certify that the foregoing is a true and correct copy of the list of lands classified as non-conservation lands by the County Board of Aitkin County, Minnesota, at the regular meeting held on the 27th day of September 2016.

I, Patrick Wussow, Interim County Administrator, 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 27th day of September 2016, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 27th day of September 2016

Patrick Wussow
Interim County Administrator