

TAX FORFEITED LAND SALE

Hubbard County Courthouse

October 14, 2016

10:00 o'clock A.M.

HUBBARD COUNTY COURT HOUSE ROOM 324

Notice is hereby given that I shall sell to the highest bidder in the County Law Enforcement Center in the City of Park Rapids, in the County of Hubbard, the following described parcels of land forfeited to the State for non-payment of taxes, which have been classified and appraised as provided by law. Said sale will be governed, as to terms, by the resolution of the County Board authorizing the same copy of which is as follows:

Of the County Board authorizing and fixing terms of sale of tax forfeited land to be held October 14, 2016.

Whereas, the following list of lands forfeited to the State of Minnesota for non-payment of taxes, is hereby approved for sale by the Hubbard County Board of Commissioners, and;

Whereas, Minnesota Statutes 282.01 to 282.12 provide for the classification and sale of lands forfeited to the State for delinquent taxes, and;

Whereas, such classification has been made by the County Board and the classification and sale has been approved by the Town Board of the Town or the City Council of the City in which they lie, and;

Whereas, the County Board has made appraisal of such lands as provided by law and a list of such lands has been filed with the County Auditor for the purpose of offering such lands for sale at not less than their appraised value, and;

Whereas, the County Board is, by law, designated with authority to provide for the sale of such lands on terms, and;

Whereas, the County Board has considered the advisability of selling on terms and has considered the accessibility of such lands, their proximity to existing improvements, and the effects of their sale and occupancy on the public burden.

Now, Therefore, Be It Resolved: That the terms of sale of said parcels of land are hereby fixed as follows:

On all parcels of land, sold for \$1,000.00 or less, the purchase price shall be paid in cash at the time of the purchase. On all sales for an amount in excess of \$1,000.00, one-third of the purchase price, but not less than \$1,000.00

shall be paid in cash at the time of the purchase. The balance of the purchase price shall be payable in two equal annual installments. The deferred payments shall bear interest at 10% per annum and both principal and interest shall be payable annually on or before December 1st of the year(s) following sale. On all parcels of land sold on terms, on which buildings are standing, the buildings shall be insured by the purchaser for the protection of the seller and a Certificate of Insurance shall be provided to the seller within thirty (30) days. On all parcels of land upon which there is standing timber or timber products, the timber shall be sold for cash.

Be It Further Resolved; that all parcels of the said land shall be offered for sale subject to existing roads, easements, leases, if any, and subject to mineral rights as provided by law. All lands are sold "as is". There is no warranty of clear title and no abstract of title will be furnished. The state deed, given after full payment is received, is a quit claim deed. There is no guarantee of access, suitability, habitability, freedom from liens, or freedom from defects in title. The buyer is responsible for determining whether these lands comply with the provisions of any applicable ordinances, and if a well and sewage disposal system is located on the property there is no guarantee that they meet the requirements of applicable ordinances. The buyer is also responsible for the proper removal and disposal of any garbage or demolition debris on the property purchased, and;

Be It Further Resolved; that any lands herein offered for sale that do not adjoin or are not located on a suitable legally established and maintained public highway or road, the township wherein said lands may be located, or any other municipality, shall not for a period of five years be obligated to the establishment, construction, or additional maintenance of any public roads or the expenditure of any public funds for the benefit of the owner or occupant of any lands purchased, by reason of the ownership or occupancy of any of this land; provided further that nothing herein shall be construed to create any obligation directly or indirectly on the part of any municipality of the expenditure of any money for the benefit of said parcels after the expiration of said five year period, and;

Be It Further Resolved; that the right is reserved in the interest of the public to withdraw from sale any parcel at any time prior to its sale, and;

Be It Further Resolved; that a notice of sale of such lands be given publication in the official newspaper of the County as provided by law and that the County Auditor of Hubbard County offer such parcels of land for sale in the order in which they appear in the said notice of sale and that such sales be to the highest bidder, but not less than the appraised value, and that such sale commence at 10:00 A.M. on the day of October 14, 2016 and continue until such parcels are sold or withdrawn from sale, and;

Be It Further Resolved; that each bidder on any parcel of land shall make a down payment in cash, money order, or certified check to the County Treasurer for one-third of the purchase price at the time of the sale. If such bidder shall fail to make such payment to the County Treasurer, such parcel shall immediately be re-submitted for sale.

PLEASE TAKE NOTICE

That pursuant to Minnesota Statutes 284.28, Subd. 8, a tax of three percent (3%) of the sale price shall be collected at the time of the sale, to be credited to the Tax Forfeited Land Assurance Fund, and pursuant to Minnesota Statutes 284.014, a fee of twenty-five dollars (\$25) shall be collected for instrument of conveyance upon full payment. Laws of Minnesota 1987, Chapter 268, Art. 14, Sec. 16 repealed the exemption from State Deed Tax on state deeds. Purchasers are now required to prepay the deed tax at the rate of \$.0033 for the net consideration, minimum \$1.65 and the deed recording fee of forty-six dollars (\$46). The deeds for these parcels will contain a restrictive covenant which will prohibit enrollment of the land in a state funded program providing compensation for conservation of marginal lands or wetlands. Parcels which had special assessments on them at the time of forfeiture may be reassessed by the Township or City. You must check with the Township or City in which the parcel is located to see if those assessments will be reassessed.

| PIN | | | | | | | Land & Building | Timber | Appraised | Special |
|---|-----|-------|-----|-----|-----|-------|-----------------|-----------|--------------|------------|
| Legal Desc. | Lot | Block | Sec | Twp | Rng | Acres | Value | Value | Value | Assess. |
| 02.06.00920 | | | | | | | | | | |
| S 264' of Lot 6 | 6 | | 6 | 141 | 35 | 5.04 | \$55,000.00 | \$ 500.00 | \$ 55,500.00 | |
| 02.06.04041 | | | | | | | | | | |
| Lot 7 ex S. 1056' | 7 | | 6 | 141 | 35 | 4.72 | \$19,385.00 | \$ 915.00 | \$ 20,300.00 | |
| 07.46.60500 | | | | | | | | | | |
| Far Midge Lake Est. 3rd Add. | 5 | 1 | | 145 | 32 | 0.68 | \$ 4,400.00 | | \$ 4,400.00 | |
| 07.46.60600 | | | | | | | | | | |
| Far Midge Lake Est. 3rd Add. | 6 | 1 | | 145 | 32 | 0.68 | \$11,400.00 | | \$ 11,400.00 | |
| 07.46.60700 | | | | | | | | | | |
| Far Midge Lake Est. 3rd Add. | 7 | 1 | | 145 | 32 | 0.68 | \$11,400.00 | | \$ 11,400.00 | |
| 07.53.00700 | | | | | | | | | | |
| Midge Lake View | 7 | 1 | | 145 | 32 | 2.06 | \$17,600.00 | | \$ 17,600.00 | |
| 17.16.01900 | | | | | | | | | | |
| S264 OF N396 OF W330 OF NE¼ OF NE¼ OF SW¼ | | | 16 | 143 | 34 | 2 | 18,600.00 | | \$ 18,600.00 | |
| 17.19.00100 | | | | | | | | | | |
| S½ OF W800 OF S½ OF NW¼ OF NE¼ | | | 19 | 143 | 34 | 6.06 | \$24,400.00 | | \$ 24,400.00 | |
| 22.30.04021 | | | | | | | | | | |
| Pt of Lot 4 | 4 | | 30 | 145 | 34 | 2.34 | \$76,100.00 | | \$ 76,100.00 | |
| 29.37.10091 | | | | | | | | | | |
| E 1/2 of lot 9 and 10 Akeley Townsite | | 10 | | | | 0.26 | \$ 8,700.00 | | \$ 8,700.00 | |
| 29.37.12800 | | | | | | | | | | |
| Akeley Townsite | 5 | 12 | | | | 0.25 | \$13,900.00 | | \$ 13,900.00 | \$4,975.16 |
| 32.19.04400 | | | | | | | | | | |
| P/O SE1/4 OF SE1/4 FR SE COR N33 W115 N228.12 N18.26 W118 N200 E26.78 PB E206.22 TO E SEC LN N330.67 SW241.79 S204.99 TO PB | | | 19 | 140 | 35 | 1.27 | \$24,900.00 | | \$ 24,900.00 | \$360.00 |
| 32.19.04500 | | | | | | | | | | |
| SE½ of SE¼ FR SE COR W726.6 PB W104.39, N424 E TO W LN OF E389 S TO PT 296.6 N OF S SEC LN W 338.68, W296.6 TO PB | | | 19 | 140 | 35 | 1.93 | \$23,400.00 | | \$23,400.00 | |
| 32.50.01610 | | | | | | | | | | |

| | | | | | | | | |
|---|---|---|--|--|------|--------------|--------------|-------------|
| Steinmetz & Nary's Add. | 2 | 3 | | | 0.94 | \$16,700.00 | \$16,700.00 | \$15,303.65 |
| 32.50.01800 Steinmetz & Nary's Add. | 4 | 3 | | | 0.76 | \$22,200.00 | \$22,200.00 | \$27,146.49 |
| 32.50.01810 Steinmetz & Nary's Add. | 5 | 3 | | | 0.76 | \$16,600.00 | \$16,600.00 | \$26,849.86 |
| 32.52.42911 N 69' of E 44' | 7 | 5 | | | 0.07 | \$101,500.00 | \$101,500.00 | \$2,955.53 |

Alternate Sale Procedures – Adjoining Landowners Only

| | | | | | | | | |
|---|-------------|--|----|-----|----|------|-------------|-------------|
| 02.26.00221 P/O GL2 fr NW Cor S84.37, SE382.58 PB NE78.31, SE128.47, E208.66, SE141.76, SW134.98, SW205.34, NE35.91, NW299.39 to PB Ex Rd Par. | 2 | | 26 | 141 | 35 | 1.58 | \$27,300.00 | \$27,300.00 |
| 02.38.01200 N60' of Lots 2 & 3, Block 2, Kola Tepee Park | 2 & 3 | | 2 | 141 | 35 | 0.13 | \$ 5,200.00 | \$ 5,200.00 |

Note: Appraisal figures are assumed to be correct. If typographical errors exist or appraisals as shown do not correspond with official figure of the State Department of Natural Resources, listings as shown on State Approval Certificate rule in the sale.