

NOTICE OF PUBLIC SALE OF TAX-FORFEITED LAND

NOTICE IS HEREBY GIVEN that the parcels of land described in the List of Tax-Forfeited Land that is 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 certification of the Goodhue County Finance Director authorizing such sale. The certification reads as follows:



Finance & Taxpayer Services
509 W 5th St
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Auditor Certification of Tax-Forfeited Land Sale

STATE OF MINNESOTA
COUNTY OF GOODHUE

Lucas Dahling
Finance Director

BE IT RESOLVED, that

- the County Board of Commissioners of Goodhue County, State of Minnesota, has delegated the authority of setting the basic sale price and sale date of tax forfeited land to the Goodhue County Finance Director under Minnesota Statutes 282.135, and
- the Goodhue County Finance Director desires to offer for sale certain parcels of land that have forfeited to the State of Minnesota for non-payment of taxes, and
- all parcels of tax-forfeited land listed on the List of Tax Forfeited Land be classified as non-conservation land, and
- the basic sale price of each parcel on the list that is on file with the county auditor be approved, and
- authorization for a public sale of this land be granted, pursuant to M.S. 282.01, and
- that all sales shall be paid in full at time of the sale as the terms set forth on the List of Tax Forfeited Land.
- the suggested forfeiture value does not mean that you will be taxed at that value. The suggested forfeiture value is given to encourage a sale and return the parcel to the tax rolls.

THEREFORE, BE IT FURTHER RESOLVED that a sale will be held online. The online auction site is www.publicsurplus.com. The auction will start on September 25th at 11:00 AM for not less than the basic sale price. The auction will end on October 25th at 11:00 AM. Winning bidders will receive an email from the county at the close of the auction with the total amount due and instructions on where to send the payment.

Properties identified as either residential property with four or fewer units or is not improved with a structure.

The sale of the property will first be offered for a period of 30 days to a purchaser who certifies that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.

If the property does not sell on October 25th, bidding will open to all potential bidders. That auction will close on November 8th at 11:00 AM.

LIST OF TAX-FORFEITED LAND FOR PUBLIC SALE

PROPERTIES – INITIAL SALE				
ABBREVIATED LEGAL DESCRIPTION	PID	VALUE		ASSESSMENTS BEFORE FORFEITURE
MINNEOLA TOWNSHIP				
Pt of the NE1/4 Sec 7-110-16	38.007.0600	Assessor's value	\$ 1,400	None
		After assessments	<u>0</u>	
		Basic sale price:	\$ 1,400	
CANNON FALLS CITY				
Pt of Lot 1 Sec 19-112-17	52.719.1000	Assessor's value	\$ 5,500	\$2,059.36
		After assessments	<u>0</u>	
		Basic sale price:	\$ 5,500	
RED WING CITY				
N 30 FT OF Lot 8 Sly 25 FT of Lot 9, Block 66 South Side Addition	55.490.0700	Assessor's value	\$ 83,200	\$8,697.36
		After assessments	<u>0</u>	
		Basic sale price:	\$83,200	
WANAMINGO CITY				
Lot 19, Block 1, Emerald Valley	70.147.0190	Assessor's value	\$11,400	\$1,509.52
		After assessments	<u>0</u>	
		Basic sale price:	\$11,400	
Lot 20, Block 1, Emerald Valley	70.147.0200	Assessor's value	\$11,400	\$1,509.52
		After assessments	0	
		Basic sale price:	\$11,400	
Lot 39, Block 1, Emerald Valley	70.147.0390	Assessor's value	\$11,400	\$1,579.52
		After assessments	0	
		Basic sale price:	\$11,400	
Lot 40, Block 1, Emerald Valley	70.147.0400	Assessor's value	\$11,400	\$1,579.52
		After assessments	0	
		Basic sale price:	\$11,400	
PROPERTIES – NOT SOLD AT INITIAL SALE				
ABBREVIATED LEGAL DESCRIPTION	PID	VALUE		ASSESSMENTS BEFORE FORFEITURE
WANAMINGO CITY				
Lot 11, Block 2 Emerald Valley 4 th Add	70.152.0380	Assessor's value	\$ 2,000	\$170,314.68
		After assessments	<u>0</u>	
		Basic sale price:	\$ 2,000	
STANTON TOWNSHIP				
Lot 1, Block 4 and Lot 12 and Sly 15 Ft of Lot 11, in Block 3, Town of Stanton	41.140.0020	Assessor's value	\$20,100	\$35,105.02*
		After assessments	<u>0</u>	
		Basic sale price:	\$20,100	

*These special assessments do not meet the definition of "improvement" per M.S. 429.011 and therefore cannot be reassessed per M.S. 429.071, 435.23 or 444.076.

RESIDENTIAL PROPERTIES

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 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.

(<https://www.health.state.mn.us/communities/environment/air/radon/radonre.html>)

Parcel Number: 55.490.0700

N 30 FT OF Lot 8 Sly 25 FT of Lot 9, Block 66
South Side Addition

Has radon testing occurred on the properties listed above? Goodhue County is not aware of any radon testing conducted on this property.

Radon records available? No.

Radon concentration levels: Unknown

Is a radon mitigation system in place on the properties listed above? No.

TERMS FOR THE SALE OF TAX-FORFEITED LAND IN GOODHUE COUNTY

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 or the appraised value plus any extra charges for special assessments levied after forfeiture and for hazardous waste control.

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

A 3% surcharge for the state assurance account will be collected at the time of the sale. The following extra fees will be collected when the basic sale price is paid in full: a state deed fee of \$25, a deed filing fee of \$46, and a state deed tax equal to the greater of \$1.65 or .33% of the basic sale price. A 5% buyers premium.

Payment Terms: Cash/Check/Money Order

Full payment is due at the time of sale.

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sales price and may be reassessed by the municipality. These special assessments are shown on the list of tax-forfeited land under the column entitled "Assessments Before Forfeiture."

Conditions: Restrictions on the Use of the Properties

Sales are subject to the following restrictions on the use of the properties:

1. Existing leases;
2. Easements obtained by a governmental subdivision or state agency for a public purpose;
3. Building codes and zoning laws;
4. All sales are final with no refunds or exchanges allowed; and
5. The appraised value does not represent a basis for future taxes.

Private Sales: Parcels Not Sold at Public Auction

Any parcel not sold at a 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 the 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.

Witness my hand and official seal

Lucas Dahling, Goodhue County Finance Office
Goodhue County Government Center
509 5th St W, Red Wing MN 55066
651-385-3040

September 18, 2024
Date