

## 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 5<sup>th</sup> St  
 Red Wing, MN 55066  
 P: 651-385-3040 | F:651-267-4878

**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.

**THEREFORE, BE IT FURTHER RESOLVED** that a sale will be held online. The online auction site is [www.publicsurplus.com](http://www.publicsurplus.com). The auction will start on February 12<sup>th</sup> at 11:00 AM for not less than the basic sale price. The auction will end on February 26<sup>th</sup> 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.

**LIST OF TAX-FORFEITED LAND FOR PUBLIC SALE**

<b>PROPERTIES</b>			
<b>ABBREVIATED LEGAL DESCRIPTION</b>	<b>PID</b>	<b>VALUE</b>	<b>ASSESSMENTS BEFORE FORFEITURE</b>
Lot 39, Block 1, Emerald Valley	70.147.0390	Assessor's value \$11,400 After assessments 0 Basic sale price: \$11,400	\$1,579.52
Lot 40, Block 1, Emerald Valley	70.147.0400	Assessor's value \$11,400 After assessments 0 Basic sale price: \$11,400	\$1,579.52

## 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 5<sup>th</sup> St W, Red Wing MN 55066  
651-385-3040

February 3, 2025  
Date