



Board of County Commissioners Agenda Request

6A

Agenda Item #

Requested Meeting Date: April 13, 2021

Title of Item: Set Land Auction - June 4, 2021

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing* <small>*provide copy of hearing notice that was published</small>
Submitted by: Rich Courtemanche		Department: Land
Presenter (Name and Title): Rich Courtemanche - Land Commissioner		Estimated Time Needed: 10 min
Summary of Issue: <p>The attached resolution sets the next tax forfeited land auction sale for June 4, 2021 @ 1:00 PM at the Aitkin County Fairgrounds. This auction consists of 18 properties (attached list).</p> <p>MN Chapter 282.01 Sub 3. non-conservation lands; appraisal and sale states that, "any parcels of land proposed to be sold shall be first appraised by the county board of the county in which the parcels lie. The parcels may be reappraised whenever the county board deems it necessary to carry out the intent of sections 282.01 to 282.13"</p> <p>ACLD proposes to offer several of these properties at a discount as an incentive to cleanup existing structures and debris.</p> <p>Properties not sold at the auction will be available for the appraised price set by the county board on a first come first serve basis at the Aitkin County Land Department office at 502 Minnesota Ave N. Aitkin, MN during regular business hours until 4:30pm on September 7, 2021. At that time the properties will be withdrawn from available listing with the exception of the following parcels which would be continuously offered until sold or removed from sale by the County Land Commissioner later subject to the approval of the County Board: Parcel 1 (05-0-021702), Parcel 3 (15-1-064600, 15-1-065500, 15-1-065500), Parcel 5 (20-0-016300), Parcel 11 (29-1-208800, 29-1-208900), and Parcel 18 (58-1-005200).</p>		
Alternatives, Options, Effects on Others/Comments: 		
Recommended Action/Motion: To approve the attached motion to set the date and land prices for the land sale June 4, 2021 - 1:00 PM at the Aitkin County Fairgrounds		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" 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:		

Legally binding agreements must have County Attorney approval prior to submission.

Aitkin County Tax-Forfeited Land Sale

Friday, June 4, 2021 at 1:00pm

Aitkin County Fair Grounds - 632 Minnesota Ave N, Aitkin, MN

Parcel #	PIN	Sec	Twp	Rge	Legal	Address	Access	Acres	Starting Bid
1	05-0-021702	17	48	22	E 1/2 of E 1/2 of E 1/2 of NE SE less .38 ac and less BN RR ROW	CLARK TOWNSHIP	*	4.22	\$ 2,300.00
2	08-0-058502	35	48	25	S 568 FT OF W 460 FT OF SW OF SE IN DOC 174949	40088 Nature Ave, Aitkin	*	6	\$17,000.00
3	15-1-064600 15-1-065500 15-1-065600	14	47	25	Oppegads Original Townsite Kimberly S 75 ft Lots 1, 2, 3 blk 1. Lot 11 blk 1, Lot 12 blk 1	30015 380th Ave, Aitkin	*	0.59	\$ 3,100.00
4	16-0-017600	12	44	25	SW SW	LAKESIDE TOWNSHIP	no	40	\$32,500.00
5	20-0-016300	11	51	26	SW NE	MACVILLE TWP	no	40	\$ 6,700.00
6	21-0-009400	6	45	25	S 1/2 NE	MALMO TOWNSHIP	no	78	\$27,000.00
7	20-1-063100 20-1-063200 20-1-063300 20-1-063400 20-1-063500	20	51	26	County Auditors Plat of Swatara Lot 3 Blk 4	38881 510th St, Swatara	*	0.7	\$10,000.00
8	20-1-065800 20-1-065900	20	51	26	County Auditors Plat of Swatara Lots 11 & 12 Blk 5	Swatara	*	0.28	\$ 1,500.00
9	25-0-057901	35	44	23	W 1/2 OF NW SE	PLINY TOWNSHIP	no	19.8	\$ 3,200.00
10	29-1-095600	20	49	23	INDIAN PORTAGE PLAT 1, LOT 1 BLK 15	SHAMROCK TWP	***	0.17	\$ 2,300.00
11	29-1-208800 29-1-208900	22	49	23	Sheshebe Point 2nd Addition, Lot 61 and 62	SHAMROCK TWP	***	1.36	\$23,200.00
12	29-1-283700	27	49	23	Sheshebe Point Third Addition, Lot 5 Block 40	SHAMROCK TWP	*	0.22	\$ 1,500.00
13	29-1-308900 29-1-308800	27	49	23	Sheshebe Point Third Addition	SHAMROCK TWP	*	0.45	\$ 4,000.00
14	30-0-016405	10	47	23	SE SW LYING S OF RD & NE OF SOO R/W	SPALDING TWP	*	2.12	\$11,000.00
15	38-0-031905	20	43	23	N 1/2 NE OF NW SW DOC 369425	WILLIAMS TWP	*	4.95	\$11,900.00
16	57-1-016301	14	52	26	Buck's Add to Hill City Plat 1; Lots 10, 11, 12; Blk 12	301 Main St N, Hill City	*	0.489	\$28,500.00
17	57-1-048600	14	52	26	HILL CITY REALTY COS ADD 2, PLAT 4, LOT 7, BLK 4	City of Hill City	*	0.163	\$ 5,600.00
18	58-1-005200	5	43	23	McGrath Plat 1, Lots 1-2 Block 5	202 N 4th St, McGrath	*	0.32	\$ 2,400.00

"no" = Access - none * = Access - maintained public road ** = Access - unmaintained public road *** = Access - road easement

Further details on the parcels of land on this sale are available here: www.co.aitkin.mn.us "Tax-Forfeited Land for Sale" or contact:

Aitkin County Land Department

aofd@co.aitkin.mn.us 502 Minnesota Ave N, Aitkin MN 56431 218-927-7364

Sale parcels are subject to change, please check the web page for the most up-to-date information.

CERTIFIED COPY OF RESOLUTION OF COUNTY BOARD OF AITKIN COUNTY, MINNESOTA

ADOPTED April 13, 2021

By Commissioner: xxx

20210413-xxx

Set Land Auction – June 4, 2021

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, public hearings were held on March 6, 2012, November 24, 2015, September 12, 2017, March 13, 2018, May 14, 2019, April 28, 2020, and on April 13, 2021 at 10:00am in Aitkin County regarding the classification of the attached lands and classified them 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). Any remaining balance must be paid within 60 days. No timber shall be cut, removed, or damaged until the entire purchase price for the parcel is paid in full.

The land and improvements are being sold AS IS and the County makes no warranties as to the condition of any buildings, wells, septic systems, soils, roads, or any other thing on the tract. The tract is being sold with the understanding that the buyer and seller agree to waive disclosures required under Minnesota Statutes Chapters 513.52 to 513.60, and 1031.235 and any associated liabilities. No representation is made as to access, the condition of any structure, its fixtures or contents, or the suitability for any particular use.

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. Upon payment in full, 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 1:00 P.M. on Friday, the 4th day of June 2021 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 Fairgrounds in Aitkin, Minnesota – 632 Minnesota Ave N, Aitkin, MN 56431.

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 (3%) 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-forfeitedland 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.

BE IT FURTHER RESOLVED, that properties not sold at the auction will be available for the appraised price set by the county board on a first come first serve basis at the Aitkin County Land Department office at 502 Minnesota Ave N. Aitkin, MN during regular business hours until 4:30pm on September 7, 2021. At that time the properties will be withdrawn from available listing with the exception of the following parcels which would be continuously offered until sold or removed from sale by the County Land Commissioner later subject to the approval of the County Board: Parcel 1 (05-0-021702), Parcel 3 (15-1-064600, 15-1-065500, 15-1-065500), Parcel 5 (20-0-016300), Parcel 11 (29-1-208800, 29-1-208900), and Parcel 18 (58-1-005200).

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 502 Minnesota Ave N. Aitkin, MN 56431 or call 218-927-7364. Pre-registration prior to the sale is encouraged. If the bidder has not preregistered, registration will be required before the sale commences to receive a bidding number.

Aitkin County Tax-Forfeited Land Sale									
Friday, June 4, 2021 at 1:00pm									
Aitkin County Fair Grounds - 632 Minnesota Ave N, Aitkin, MN									
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Commissioner xxxx moved for adoption of the resolution and it was declared adopted upon the following vote

FIVE MEMBERS PRESENT

All Members Voting

**STATE OF MINNESOTA}
COUNTY OF AITKIN}**

I, Jessica Seibert, 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 13th day of April, 2021 and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 13th day of April, 2021

Jessica Seibert
County Administrator