



Board of County Commissioners Agenda Request

5B
Agenda Item #

Requested Meeting Date: September 24, 2024

Title of Item: Set Date, Time, and Prices for Tax Forfeited Land Sale

<input checked="" type="checkbox"/> REGULAR AGENDA <input 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><i>*provide copy of hearing notice that was published</i></small>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
Submitted by: Dennis (DJ) Thompson		Department: Land
Presenter (Name and Title): Dennis (DJ) Thompson, Land Commissioner		Estimated Time Needed: 5 Minutes
Summary of Issue: <p>The attached resolution sets the next tax forfeited land auction for December 6, 2024 at 1:00 p.m. at the Government Center Board Room. This auction consists of 4 tracts (attached list).</p> <p>Properties not sold at the auction will be available over the counter on a first come first serve basis for the appraised price set by the county board at the Aitkin County Land Department office at 502 Minnesota Ave N. Aitkin, MN during regular business hours starting at 8:00 a.m. on Monday, December 9, 2024. Properties will be available until sold.</p>		
Alternatives, Options, Effects on Others/Comments: 		
Recommended Action/Motion: Adopt resolution to set the date, time, and prices for the land sale December 6, 2024 - 1:00 p.m. in the Government Center Board Room		
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:		

By Commissioner: xxx

20240924-xxx

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, public hearings were held on November 24, 2015, March 13, 2018, and April 25, 2023 in Aitkin County regarding the classification of the attached lands and classified them as Non-Conservation, 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, 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 on 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 6th day of December 2024 and continue until all parcels are offered to the highest bidder for sale. This sale will be held at the Government Center Board Room, Third (3rd) Floor, – 307 2nd Street NW, 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 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.

BE IT FURTHER RESOLVED, that properties not sold at the auction will be available over the counter on a first come first serve basis for the appraised price set by the county board at the Aitkin County Land Department office at 502 Minnesota Ave N. Aitkin, MN during regular business hours starting at 8:00 a.m. on Monday, December 9, 2024. Properties will be available until sold.

Parcel #	PIN	LEGAL	Sec	Twp	Rg	Access	Acres	Starting Bid
1	01-0-041201	PT of NW NW Lying N of CSAH 15	20	47	27	*	5.49	\$ 13,100.00
2	13-1-061400 13-1-061500 13-1-061600 13-1-061700 13-1-061800 13-1-061900 13-1-062000 13-1-062100 13-1-062200	Redtop Lots 4 to 12, Block 2	29	43	24	***	1.47	\$ 9,000.00
3	53-1-036000	Norma Addition to Hidden Lake Lot 23	4	50	27	***	0.38	\$ 7,000.00
4	60-1-007900 60-1-008000 60-1-008200	Palisade Lots 4, 5, and 6, Block 5	22	49	25	*	0.21	\$ 8,400.00

Commissioner xxx seconded the adoption of the resolution and it was declared adopted upon the following vote

xxx MEMBERS PRESENT

All Members Voting xxx

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 24th day of September 2024, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 24th day of September 2024

Jessica Seibert
County Administrator