

AITKIN COUNTY TAX FORFEITED LAND SALE

Friday, September 5, 2025

1:00 p.m.

Government Center Board Room - Third Floor

307 2nd Street NW

Aitkin, MN. 56431

Aitkin County Tax-Forfeited Land Sale								
Friday, September 5, 2025 at 1:00 p.m.								
Government Center Board Room, Third Floor, 307 2nd Street NW, Aitkin MN 56431								
Parcel #	PIN	Legal	Sec	Twp	Rge	Access	Acres	Starting Bid
1	08-0-058502	S 568 ft of W 460 ft of SW SE in Doc 174949 less Co Rd ROW **County Road to be re-routed in 2026**	35	48	25	*	4.13	\$ 26,925
2	15-1-064600 15-1-065500 15-1-065600	S 75 ft Lot 1, 2 & 3 Blk 1 & Lots 11 & 12 Blk 1, Less Co Rd ROW, Oppegards Original Townsite Kimberly	14	47	25	*	0.55	\$ 8,625
3	15-1-065200	Lots 7 thru 10 Blk 1, Oppegards Original Townsite Kimberly less Co Rd ROW	14	47	25	*	0.63	\$ 7,725
4	22-0-043803	262 ft x 419 ft in SE Corner of SE NW	28	48	23	**	2.5	\$ 21,225
5	29-0-045905	Pt Lot 1 (NE NE) as in Doc 366965	21	49	23	**	1.2	\$ 112,200
6	29-1-487900	Lot 6, Traders Post Second Addition	3	49	23	*	0.72	\$ 49,950
7	31-0-017800	10 x 32 Rods in NW Corner of NE NW as in Doc 337312	8	47	26	*	2.0	\$ 8,175
8	49-0-026301	SW NE Less W 330 ft S of Hwy & Less Part N of Hwy	17	52	25	*	25.3	\$ 70,000
9	57-1-060101	Lot 3 Blk 3 McLains Addn to Hill City	14	52	26	*	0.16	\$ 6,525
10	61-1-021600	Lots 1, 2 & 3 Blk 5 Tingdale Bros 2nd Addn to Tamarack	15	48	22	*	0.52	\$ 46,600
"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								
acld@aitkincountymn.gov 502 Minnesota Avenue 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.								

Properties not sold at auction will be available over the counter for 30 days on a first come-first serve basis for the starting bid price starting at 8:00 a.m. on Monday, September 8, 2025, at the Aitkin County Land Department office at 502 Minnesota Ave N. Aitkin, Minnesota.

Tax Forfeited Land Sale - Terms

- 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 103I.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. 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. Aitkin County is not responsible for location of or determining property lines or boundaries.
- As required by Minnesota Statutes, 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.

- Minnesota Statutes imposes a \$25.00 fee upon purchasers of tax forfeited land for issuance of a State Deed.
- 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 by Minnesota Statutes, all State Tax Deeds are subject to State Deed Tax which must be paid by the purchaser.
- 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.
- 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.
- **Properties must be paid for in full at the conclusion of the auction**, cash or check - we do not accept credit cards.

Radon Warning Statement

The MN Dept. 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. **Aitkin County has not had any radon tests done on any of the properties for sale.**

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. Registration is required to receive a bidding number.