

NOTICE OF PUBLIC SALE OF TAX-FORFEITED LANDS

NOTICE IS HEREBY GIVEN that the parcels of land described in the list of Tax-Forfeited Land in Roseau County – Public Sale #681201 that is contained herein shall be sold to the highest bidder at a public sale. The sale will be governed by the provisions of M.S. 282.01 and by the resolution of the Roseau County Board of Commissioners authorizing such sale. The resolution reads as follows: **BE IT RESOLVED** that all parcels of tax forfeited land listed on the List of Tax-Forfeited Land # 681201 is classified as non-conservation land; that that basic sale price of each parcel on the List of Tax-Forfeited Land that is on file with the County Auditor be approved and authorization for a public and private sale of this land be granted, pursuant to M.S. 282.01; that the sale will be held by the Roseau County Auditor at 2:00 pm, on November 9, 2012, at the Roseau County Courthouse Boardroom, for not less than the basic sale price; and that all sales shall be for full payment on the day of the sale. **BE IT FURTHER RESOLVED** that the conditions and terms of the sale shall be described in the list contained herein and approved by the Roseau County Board of Commissioners.

Information about the sale of tax-forfeited land in Roseau County can be obtained at the office of the County Auditor, Roseau County Courthouse, 606 5th Avenue S.W. Room 160, Roseau, Minnesota, 56751. Telephone: (218) 463-1282.

TAX FORFEITED LAND IN ROSEAU COUNTY

PUBLIC SALE #680801

November 9, 2012 at 2:00 pm.

City/Town	Parcel No.	Legal Description	Acres	Assessments After Forf.	Timber Value	Appraised Value	Basic Sale Price	Assessments Before Forf.
Lake	15.3008800	NW1/4 NE1/4 in Sec. 20, Twp. 163, Range 36	40.00			\$100.00	\$100.00	
Lake	15.3102801	PART OF S 1/2 SE LYING S OF HWY 11 in Sec. 31, Twp. 163, Rge. 37	1.62			\$5,000.00	\$5,000.00	
Lake	15.3156000	Lot 18, Block 1 War-Road Estates Sub. Unit 1				\$500.00	\$500.00	
Badger	51.3060341	Lot 1, Block 4 Tawney's Park 2nd Addn.				\$1.00	\$1.00	\$3,117.30
Badger	51.3060342	Lot 2, Block 4 Tawney's Park 2nd Addn.				\$1.00	\$1.00	\$3,117.30
Badger	51.3008900	Easterly 200 Ft of Subd 13 of Plat 14 of SW NE 12-162-42 City of Badger				\$1.00	\$1.00	
Badger	51.3070600	Lot 20 of Auditor's Plat 14 S 1/2 NE 12-151-42				\$1.00	\$1.00	
Greenbush	52.3006200	Lots 16 & 17, Block 2 Solom's Addition to the City of Greenbush		\$580.32		\$1.00	\$581.32	
Greenbush	52.3006201	Lots 1 to 4 Block 1 Townsite of West Greenbush				\$1.00	\$1.00	
Greenbush	52.3017200	West 70 feet of Lots 1 & 2, Block 8 Townsite of West Greenbush				\$1.00	\$1.00	
Roosevelt	53.3016900	Lots 10-12 Block 9 Roosevelt Townsite				\$1.00	\$1.00	
Roseau	54.3127000	Lots 7 & 8 Block 11 Sanders & Brandt's Railway Addn.				\$1.00	\$1.00	

TERMS AND CONDITIONS

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FEES: The following fees will be collected at the time of sale: 3% State assurance account surcharge; \$25 State Deed Fee; \$46 Deed Filing Fee; and State Deed Tax, equal to the greater of \$1.65 or 0.33% of the basic sale price.

PAYMENT TERMS: CASH—FULL PAYMENT AT TIME OF SALE. Payment includes timber value and special assessments levied after forfeiture.

SPECIAL ASSESSMENTS: The balance of any special assessments that were levied before forfeiture and cancelled at forfeiture are not included in the basic sale price and may be reassessed by the municipality. It is the responsibility of the prospective buyer to contact the city/township to determine special assessments that may have been canceled and may be subject to reassessment.

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CONDITIONS: All property is sold **“AS IS”** and may not conform to local building and zoning ordinances. Roseau County makes no warranty that the land is “buildable” or to the physical condition of the property. Roseau County is not responsible for the location of property lines or boundaries. Access to the property is the responsibility of the buyer. All sales are final, and no refunds or exchanges are permitted.

Sales are subject to the following restrictions on the use of the properties: existing leases, building codes, zoning laws, and easements obtained by any government subdivision or agency thereof for a public purpose. Contact the city or township where the land is located for details of building codes or zoning laws. The appraised value does not represent a basis for future taxes.

For all land not in a platted subdivision there are restrictive covenants required for marginal lands and wetlands including lands in Auditor’s Subdivisions (see Minnesota Statutes, Section 103F.535, Subd. 2, and Minnesota Statutes Section 282.018, Subd. 2.)

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.

FORMER OWNERS: Must pay the purchase price or the amount of delinquency, whichever is more, pursuant to Minnesota Statutes Section 282.01, Subd. 7.

IN ORDER TO PROTECT YOUR LEGAL INTERESTS, WE RECOMMEND THAT YOU CONSULT WITH YOUR ATTORNEY ON LEGAL MATTERS.

/s/
Martha Monsrud
Roseau County Auditor

Roseau County

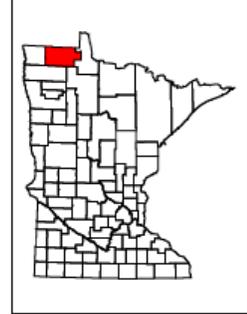
Tax Forfeited Land Sale

Property Data
Sheet

1201-1

Property #1201-1: Lake Township

NW1/4 NE1/4,
Section 20, Township 163, Range 36
Containing 40.00 acres.



Minimum Bid: \$100.00

Auction Location: Roseau County Courthouse
Board Room
606 5th Ave SW
Roseau, MN 56751

Date: Friday, November 9, 2012
Time: Registration at 1:30 p.m.
Auction at 2:00 p.m.

NOTE: If you are interested in bidding on this property, you must be knowledgeable about the bidding process and the terms and conditions of sale of this property.



Special note:
Partial
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Site Description

PIN 15.3008800 – That part consisting of NW NE of Section 20 Township 163 Range 36.

This 40 acre parcel is located approximately 1 mile north on Hwy 313 and East 1/2 mile of Warroad, MN in Lake Township. This parcel is comprised of lowland/low-wooded cover type.

There is no legal access to this parcel.

Condition of Property

- **Properties sold As Is.** These properties and improvements are sold AS IS. The XXX makes no representations or warranties regarding the condition or use of the property or the improvements including, but not limited to, the condition or habitability of any buildings, or the condition of any wells, septic systems, soils, access, or any other thing on site. Prospective bidders are advised to inspect the property, improvements, plat maps, easements, conditions of title, and encroachments in order to ensure knowledge of existing conditions. All properties are sold subject to local zoning ordinance now or hereafter adopted by units of local government.

**TERMS FOR THE PUBLIC AND PRIVATE SALE OF TAX FORFEITED LAND
IN ROSEAU COUNTY**

November 9, 2012

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PRIVATE SALES: Note: Eligible purchasers are landowners whose property adjoins the parcel of tax-forfeited land. All tax forfeited land is offered at private auction are sold to the highest bidder of the adjoining land owners. 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 or for timber value as appraised by the Minnesota Department of Natural Resources.

FEES: The following fees will be collected at the time of sale: State assurance account surcharge, 3%; State Deed Fee, \$25; Deed Filing Fee, \$46.00; and State Deed Tax, equal to the greater of \$1.65 or 0.33% of the basic sale price.

PAYMENT TERMS: CASH—FULL PAYMENT AT TIME OF SALE. Payment includes timber value and special assessments levied after forfeiture.

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CONDITIONS: Sales are subject to the following restrictions on the use of the properties: existing leases, building codes and zoning laws, and easements obtained by any government subdivision or agency thereof for a public purpose. The appraised value does not represent a basis for future taxes. Contact the city or township where the land is located for details of building codes or zoning laws.

All property is sold –as is” and may not conform to local building and zoning ordinances. Roseau County makes no warranty that the land is –buildable”. All sales are final, and no refunds or exchanges are permitted. Roseau County is not responsible for location or determining property lines or boundaries. Access to the property is the responsibility of the buyer.

SETTLEMENT IS FINAL: No warranties as to physical condition of the property have been made by Seller, its Employees or Agents; any warranties of physical condition of the property are void. The Seller, its Employees or Agents, have no further responsibility or liability with respect to the condition or management of the property.

FORMER OWNERS: Must pay the purchase price or the amount of delinquency, whichever is more, pursuant to Minnesota Statutes Section 282.01, Subd. 7.

IN ORDER TO PROTECT YOUR LEGAL INTERESTS, WE RECOMMEND THAT YOU CONSULT WITH YOUR ATTORNEY ON LEGAL MATTERS.

For any questions on the auction process, terms and conditions of sale, or about the specific property, please contact the Roseau County Auditor’s Office.

Phone: 218-463-1282

Email: martie@co.roseau.mn.us

Roseau County

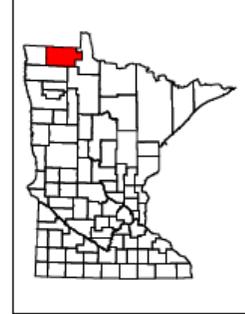
Tax Forfeited Land Sale

Property Data
Sheet

1201-2

Property #1201-2: Lake Township

Part of S1/2 SE1/4 lying south of Hwy 11,
Section 31, Township 163, Range 37
Containing 1.62 acres, more or less.



Minimum Bid: \$5,000.00

Auction Location: Roseau County Courthouse
Board Room
606 5th Ave SW
Roseau, MN 56751

Date: Friday, November 9, 2012
Time: Registration at 1:30 p.m.
Auction at 2:00 p.m.

NOTE: If you are interested in bidding on this property, you must be knowledgeable about the bidding process and the terms and conditions of sale of this property.



Special note:
Partial maps/drawings included in this property data sheet are illustrations intended for locational purposes and should not be construed as certified survey drawings or official maps.

Site Description

PIN 15.3102801 – That part of S1/2 SE described as beginning at point on West line of SE SE 748.96 ft North of SW corner of SE SE, thence South 87:04:13 West 226.93 ft, thence North 12:33:25 West to the South Right-of-Way of Hwy 11, thence SW on South Right-of-Way 152 ft, thence SE to point of beginning; Section 31 Township 163 Range 37.

This 1.62 acre parcel, more or less, is located approximately 6.25 miles West of Warroad, MN in Lake Township along Hwy 11.

Condition of Property

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November 9, 2012**

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Roseau County

Tax Forfeited Land Sale

Property Data
Sheet

1201-3

Property #1201-3: Lake Township

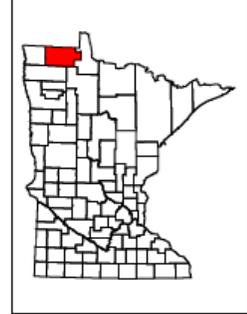
Lot 18, Block 1
of Warroad Estates Subdivision

Minimum Bid: \$500.00

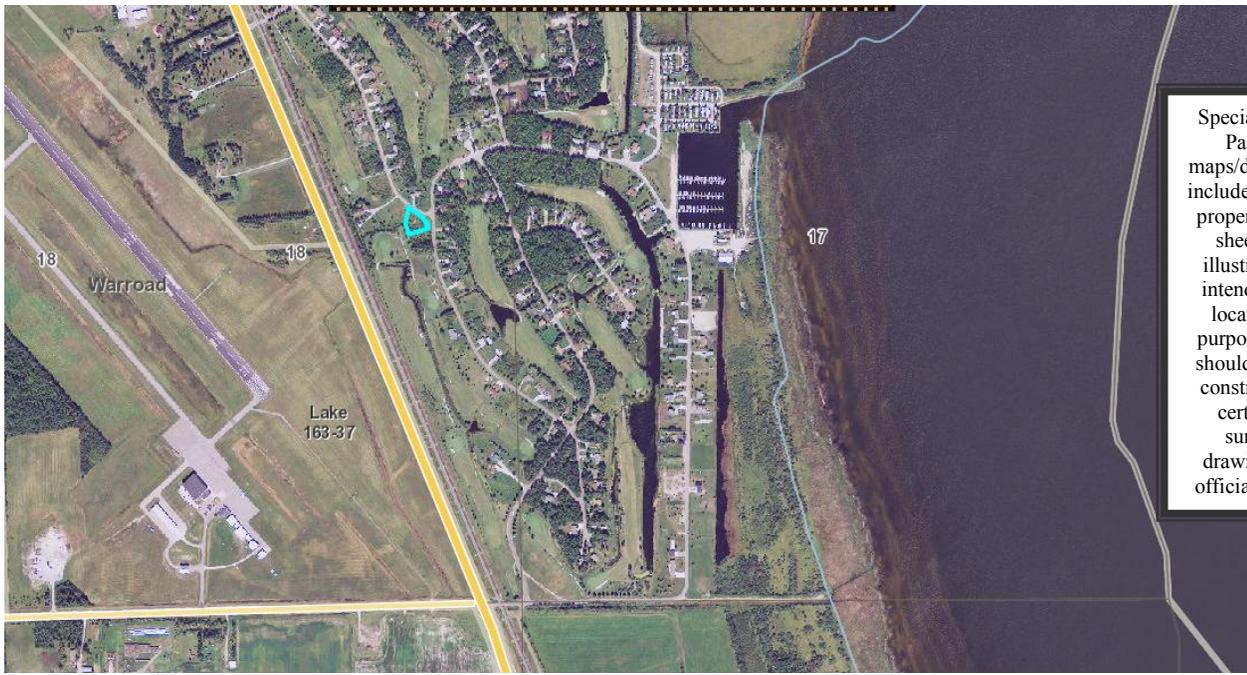
Auction Location: Roseau County Courthouse
Board Room
606 5th Ave SW
Roseau, MN 56751

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Site Description

PIN 15.31156000 - Lot 18 of Block 1 of Warroad Estates Subdivision Unit 1; Section 18 Township 163 Range 36.

This parcel is located approximately 1.5 miles North of Warroad, MN in Lake Township via Hwy 313.

Condition of Property

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Phone: 218-463-1282

Email: martie@co.roseau.mn.us

Roseau County

Tax Forfeited Land Sale

Property Data
Sheet

1201-4

Property #1201-4: City of Badger

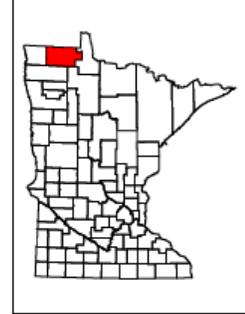
Lot 1, Block 4
of Tawney's Park 2nd Addition

Minimum Bid: \$1.00

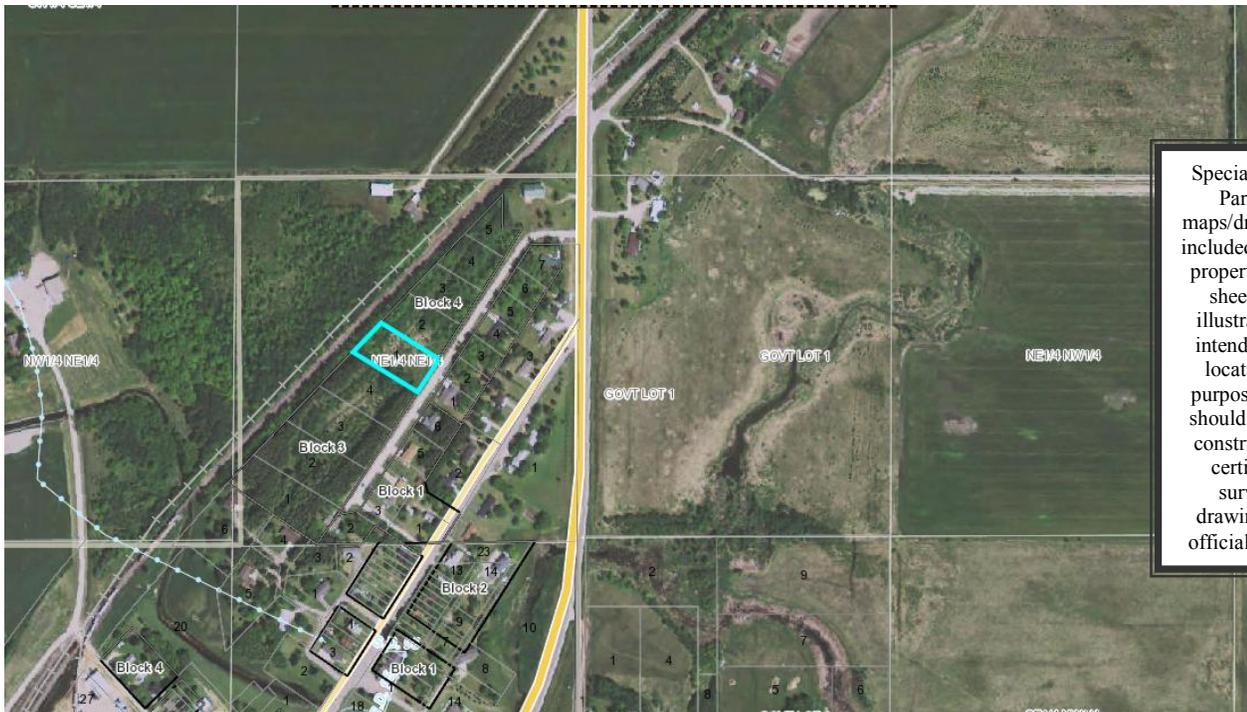
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Board Room
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Site Description

PIN 51.3060341 - Lot 1 of Block 4 of Tawney's Park 2nd Addition to the City of Badger; Section 12 Township 161 Range 42.

This parcel is located along Lenmark Lane on the North side of Badger, MN.

Condition of Property

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Roseau County

Tax Forfeited Land Sale

Property Data
Sheet

1201-5

Property #1201-5: City of Badger

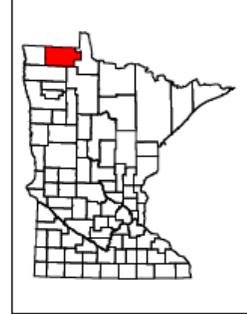
Lot 2, Block 4
of Tawney's Park 2nd Addition

Minimum Bid: \$1.00

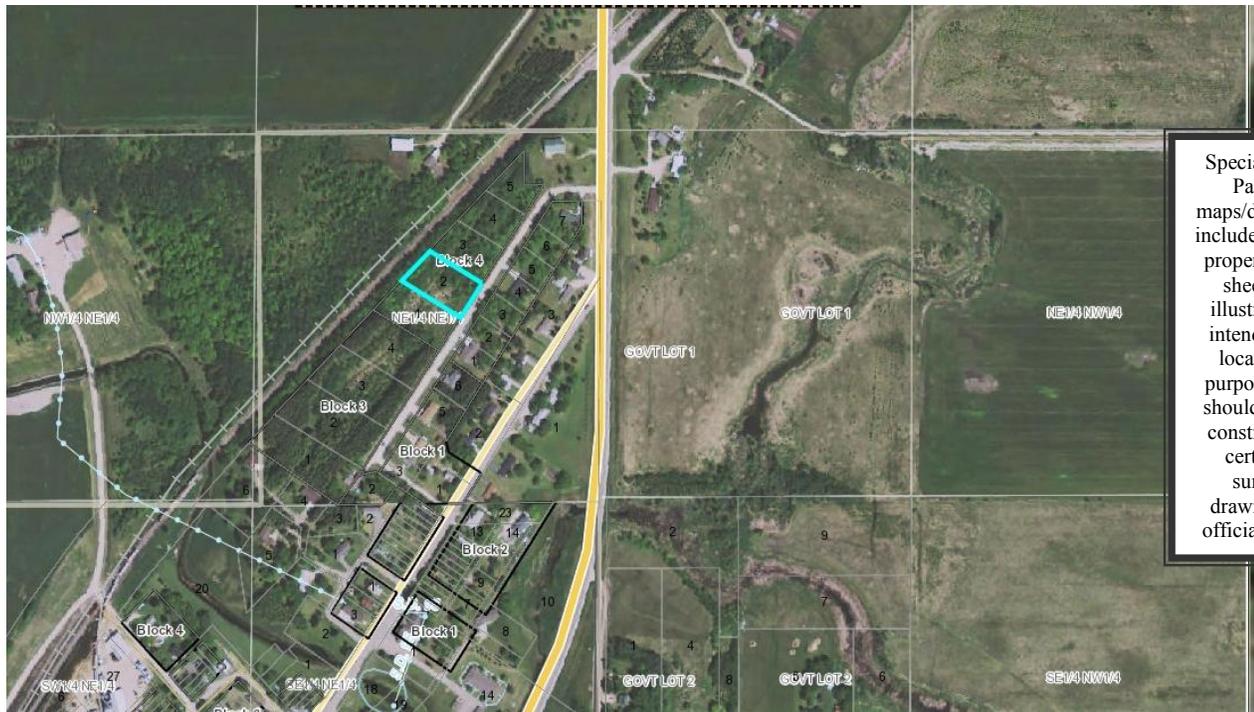
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Site Description

PIN 51.3060342 - Lot 2 of Block 4 of Tawney's Park 2nd Addition to the City of Badger; Section 12 Township 161 Range 42.

This parcel is located along Lenmark Lane on the North side of Badger, MN.

Condition of Property

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IN ROSEAU COUNTY**

November 9, 2012

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PAYMENT TERMS: CASH—FULL PAYMENT AT TIME OF SALE. Payment includes timber value and special assessments levied after forfeiture.

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FORMER OWNERS: Must pay the purchase price or the amount of delinquency, whichever is more, pursuant to Minnesota Statutes Section 282.01, Subd. 7.

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Phone: 218-463-1282

Email: martie@co.roseau.mn.us

Roseau County

Tax Forfeited Land Sale

Property Data
Sheet

1201-6

Property #1201-6: City of Badger

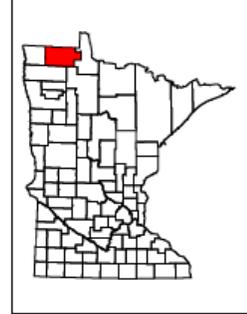
Easterly 200 ft of Subd 3 of Plat 14 of SW NE
Section 12 Township 162 Range 42

Minimum Bid: \$1.00

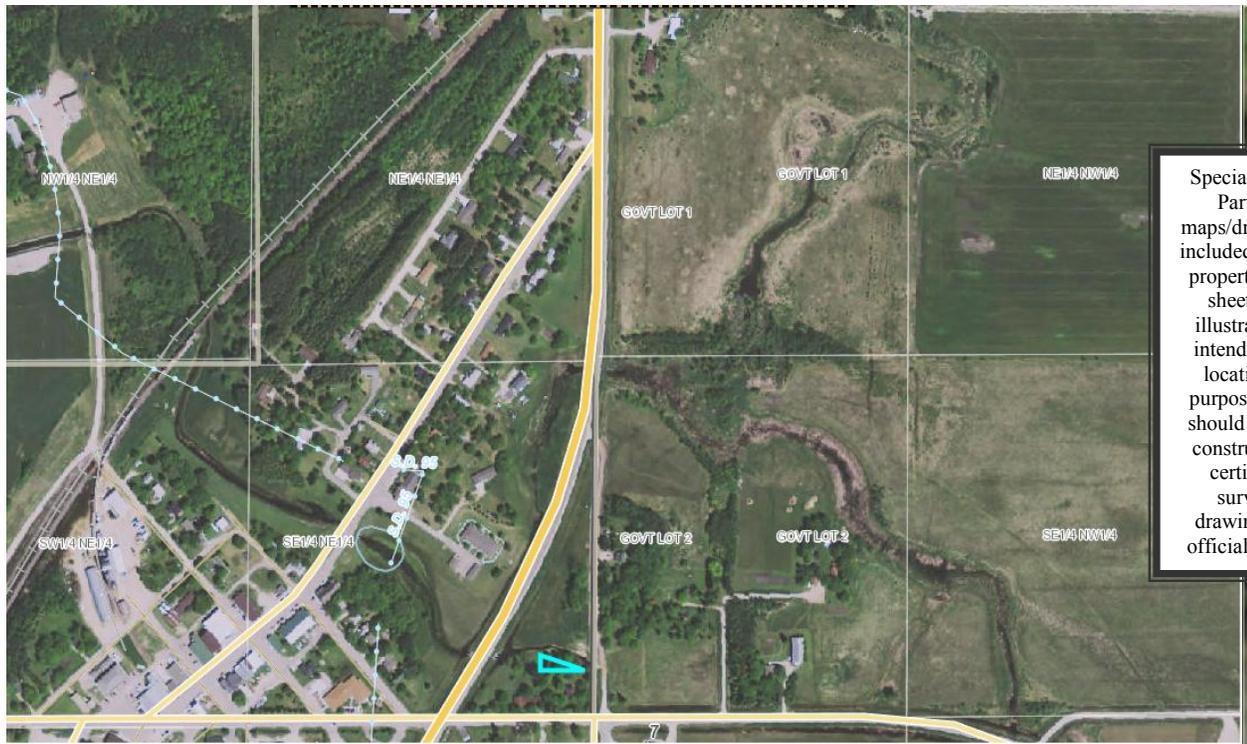
Auction Location: Roseau County Courthouse
Board Room
606 5th Ave SW
Roseau, MN 56751

Date: Friday, November 9, 2012

Time: Registration at 1:30 p.m.
Auction at 2:00 p.m.



NOTE: If you are interested in bidding on this property, you must be knowledgeable about the bidding process and the terms and conditions of sale of this property.



Special note:
Partial
maps/drawings
included in this
property data
sheet are
illustrations
intended for
locational
purposes and
should not be
construed as
certified
survey
drawings or
official maps.

Site Description

PIN 51.3008900 – That part of Subdivision/Lot 13 of Auditor’s Plat 14 of the City of Badger beginning at the NW corner of Lot 4 of Reilly’s Park Addition, thence due North to the County Ditch, thence following said Ditch Southeasterly to the Northeast corner of Lot 1 of said Reilly’s Park Addition, thence West to the point of beginning; Section 12 Township 161 Range 42.

This parcel is located on the East side of Badger, MN.

Condition of Property

- **Properties sold As Is.** These properties and improvements are sold AS IS. The XXX makes no representations or warranties regarding the condition or use of the property or the improvements including, but not limited to, the condition or habitability of any buildings, or the condition of any wells, septic systems, soils, access, or any other thing on site. Prospective bidders are advised to inspect the property, improvements, plat maps, easements, conditions of title, and encroachments in order to ensure knowledge of existing conditions. All properties are sold subject to local zoning ordinance now or hereafter adopted by units of local government.

**TERMS FOR THE PUBLIC AND PRIVATE SALE OF TAX FORFEITED LAND
IN ROSEAU COUNTY**

November 9, 2012

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Roseau County

Tax Forfeited Land Sale

Property Data Sheet

1201-7

Property #1201-7: City of Badger

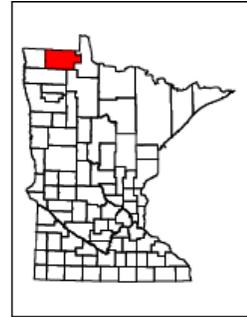
Lot 20 of Plat 14 of S1/2 NE
Section 12 Township 161 Range 42

Minimum Bid: \$1.00

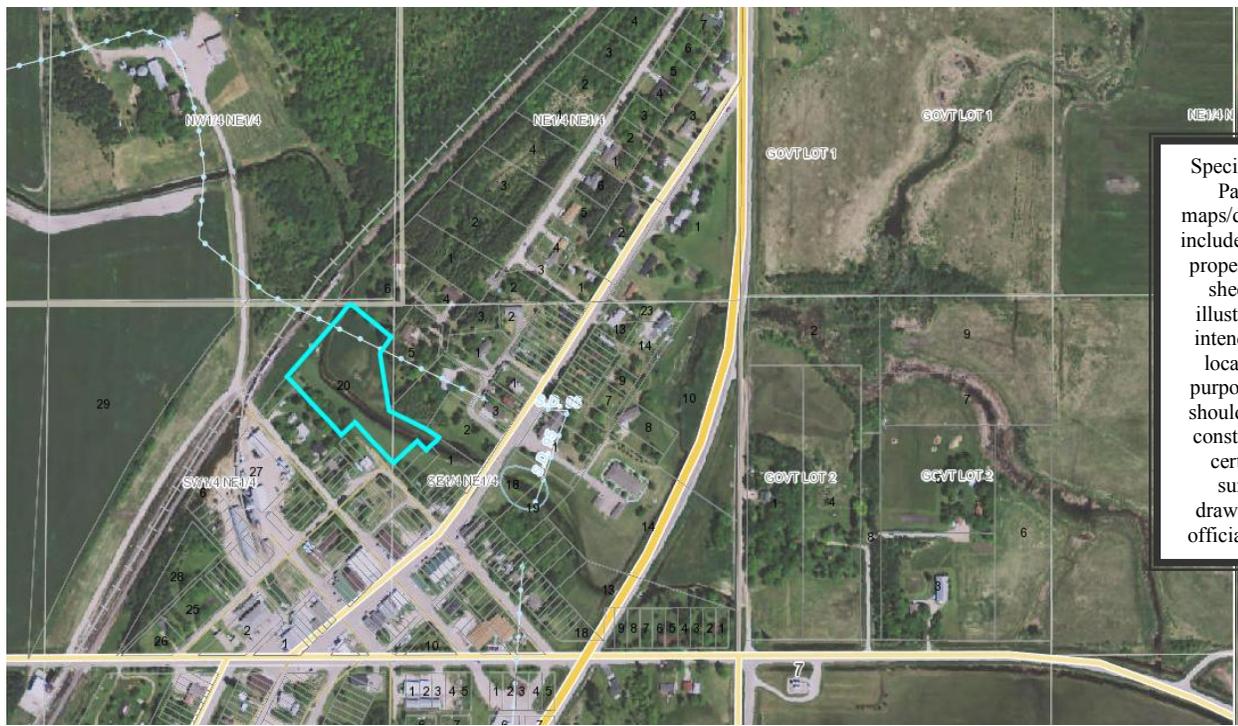
Auction Location: Roseau County Courthouse
Board Room
606 5th Ave SW
Roseau, MN 56751

Date: Friday, November 9, 2012

Time: Registration at 1:30 p.m.
Auction at 2:00 p.m.



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Special note:
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Site Description

PIN 51.3070600 –Lot 20 of Auditor’s Plat 14 of S1/2 of NE1/4 LESS that part lying between Block 4 of Reilly’s Second Addition and Railroad, and LESS that part beginning at the West corner of Lot 2 of Auditor’s Plat 14, thence Northeast to North corner of Lot 2, thence at right angles Southeast 94.5 feet, thence at right angle Northeast 121 feet, thence at right angle Northwest 209 feet, thence deflect 77 degrees 15 feet 292.7 feet, thence Southeast to point of beginning, and LESS platted areas; Section 12 Township 161 Range 42.

This parcel is located on the Northwest side of Badger, MN.

Condition of Property

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IN ROSEAU COUNTY
November 9, 2012**

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Email: martie@co.roseau.mn.us

Roseau County

Tax Forfeited Land Sale

Property Data
Sheet

1201-8

Property #1201-8: City of Greenbush

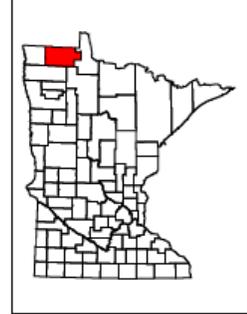
Lots 16 & 17, Block 2
of Solom's Addition

Minimum Bid: \$581.32

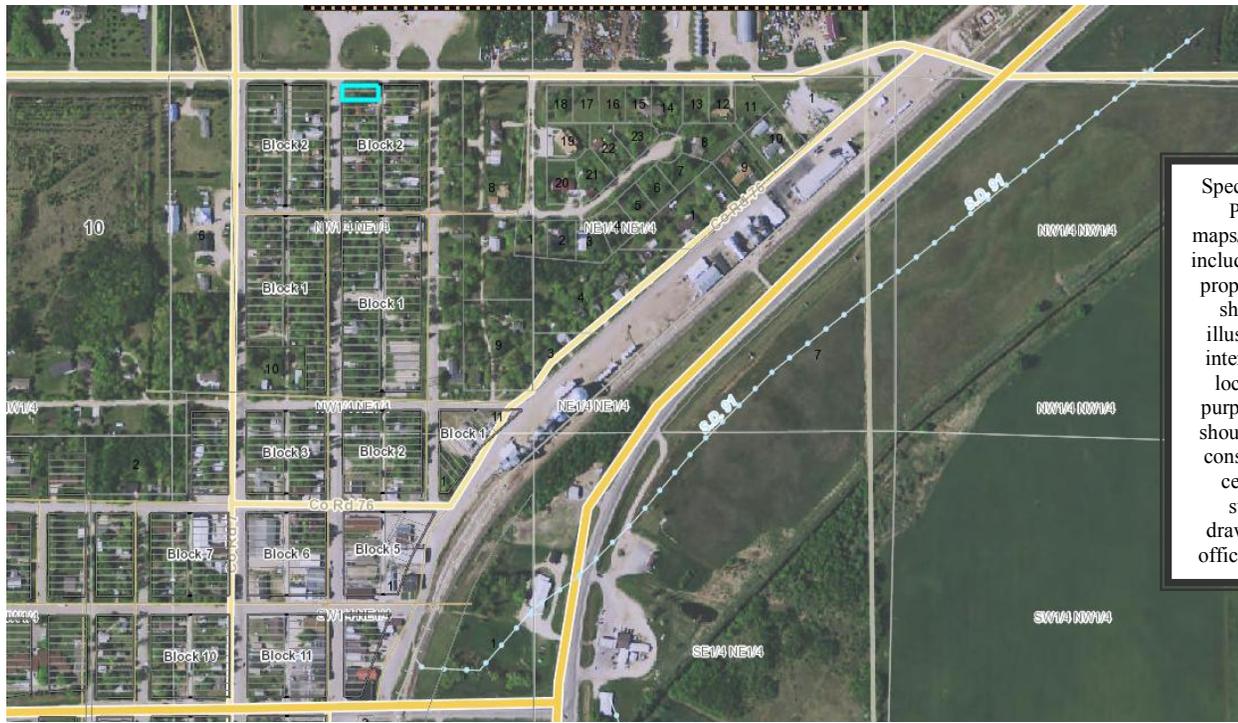
Auction Location: Roseau County Courthouse
Board Room
606 5th Ave SW
Roseau, MN 56751

Date: Friday, November 9, 2012

Time: Registration at 1:30 p.m.
Auction at 2:00 p.m.



NOTE: If you are interested in bidding on this property, you must be knowledgeable about the bidding process and the terms and conditions of sale of this property.



Special note:
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Site Description

PIN 52.3006200 – Lots 16 & 17 of Block 2 of Solom's Addition to the City of Greenbush; Section 10 Township 160 Range 43.

This parcel is located at the corner of Main St North and Hwy 4 of Greenbush, MN.

Condition of Property

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IN ROSEAU COUNTY**

November 9, 2012

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Roseau County

Tax Forfeited Land Sale

Property Data
Sheet

1201-9

Property #1201-9: City of Greenbush

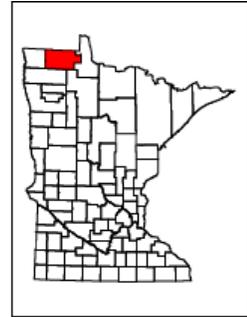
Lots 1-4, Block 1
Townsite of West Greenbush

Minimum Bid: \$1.00

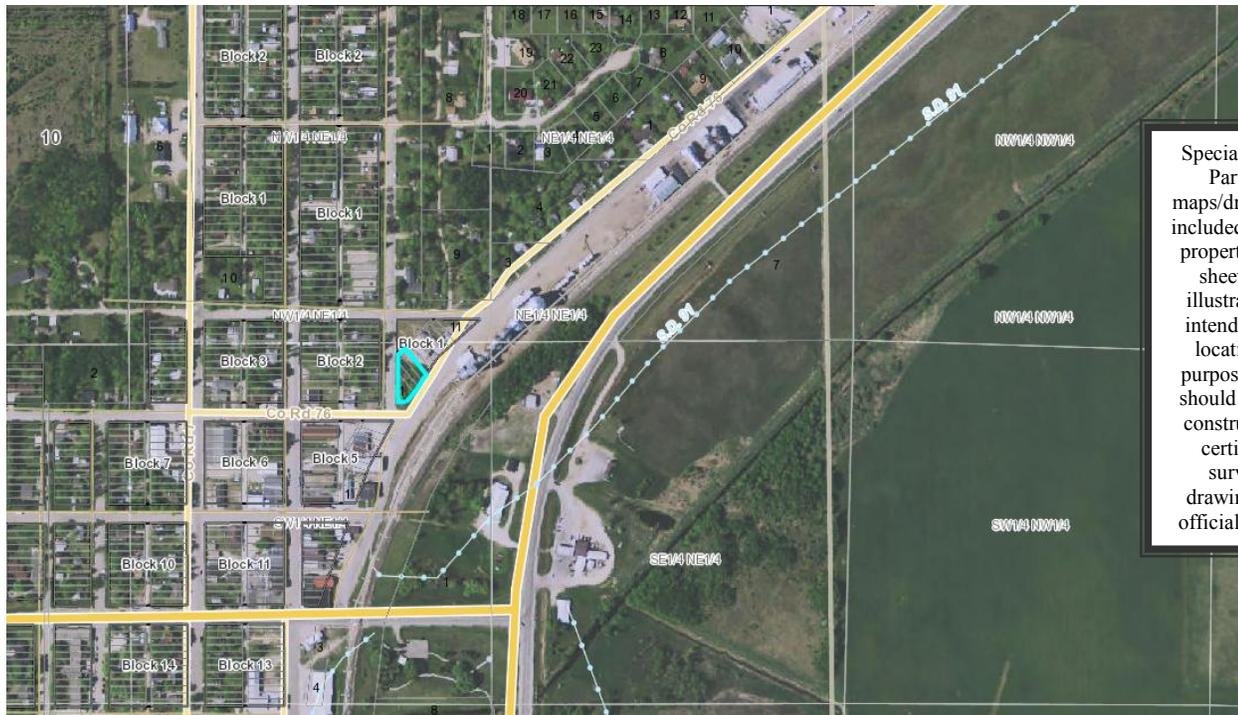
Auction Location: Roseau County Courthouse
Board Room
606 5th Ave SW
Roseau, MN 56751

Date: Friday, November 9, 2012

Time: Registration at 1:30 p.m.
Auction at 2:00 p.m.



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Site Description

PIN 52.3006201 – Lots 1, 2, 3 & 4 of Block 1, Townsite of West Greenbush; Section 10 Township 160 Range 43.

This parcel is located at the corner of 2nd St North and Hwy 76 of Greenbush, MN.

Condition of Property

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**TERMS FOR THE PUBLIC AND PRIVATE SALE OF TAX FORFEITED LAND
IN ROSEAU COUNTY**

November 9, 2012

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Roseau County

Tax Forfeited Land Sale

Property Data
Sheet

1201-10

Property #1201-10: City of Greenbush

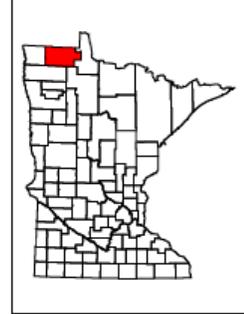
West 70 ft of Lots 1 & 2, Block 8
Townsite of West Greenbush

Minimum Bid: \$1.00

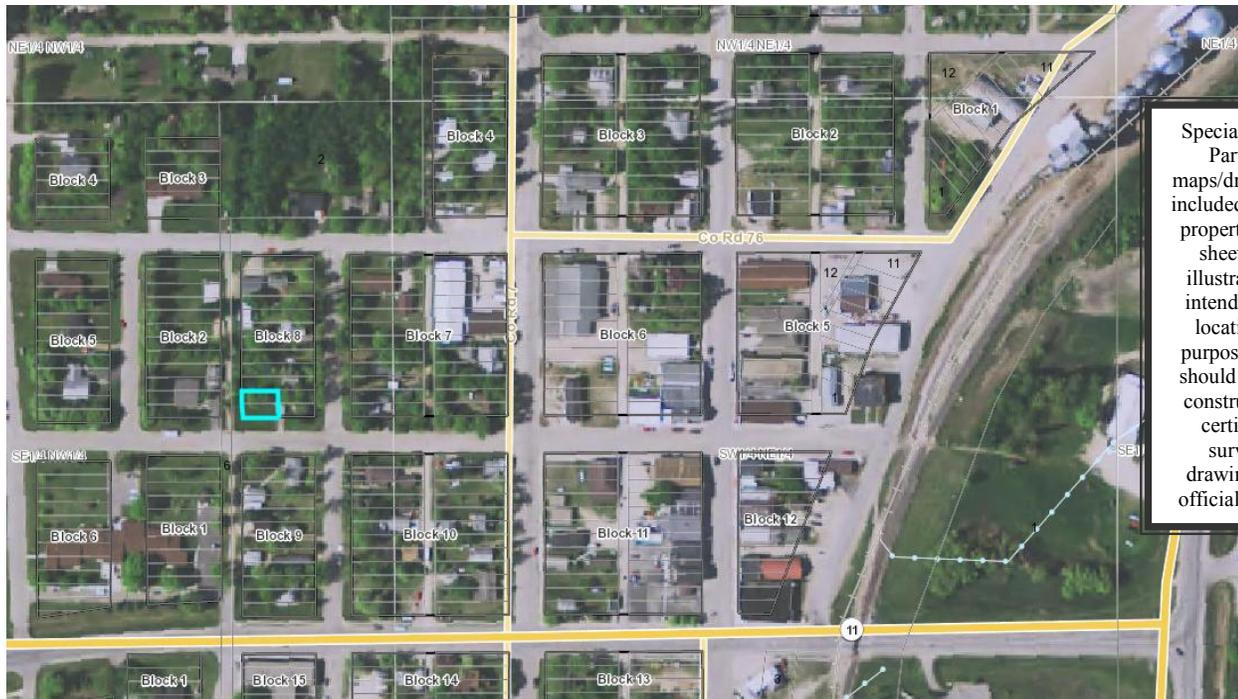
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Site Description

PIN 52.3017200 – West 70 feet of Lots 1 & 2 of Block 8, in the Townsite of West Greenbush; Section 10 Township 160 Range 43.

This parcel is located at the corner of 6th St North and Hill Ave of Greenbush, MN.

Condition of Property

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IN ROSEAU COUNTY**

November 9, 2012

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Phone: 218-463-1282

Email: martie@co.roseau.mn.us

Roseau County

Tax Forfeited Land Sale

Property Data
Sheet

1201-11

Property #1201-11: City of Roosevelt

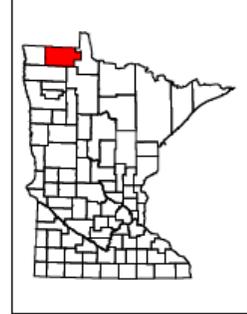
Lots 10-12, Block 9
Townsite of Roosevelt

Minimum Bid: \$1.00

Auction Location: Roseau County Courthouse
Board Room
606 5th Ave SW
Roseau, MN 56751

Date: Friday, November 9, 2012

Time: Registration at 1:30 p.m.
Auction at 2:00 p.m.



NOTE: If you are interested in bidding on this property, you must be knowledgeable about the bidding process and the terms and conditions of sale of this property.



Special note:
Partial
maps/drawings
included in this
property data
sheet are
illustrations
intended for
locational
purposes and
should not be
construed as
certified
survey
drawings or
official maps.

Site Description

PIN 53.3016900 – Lots 10, 11 & 12 of Block 9 in Townsite of Roosevelt; Section 36 Township 162 Range 35.

This parcel is located along 3rd Ave of Roosevelt, MN.

Condition of Property

- **Properties sold As Is.** These properties and improvements are sold AS IS. The XXX makes no representations or warranties regarding the condition or use of the property or the improvements including, but not limited to, the condition or habitability of any buildings, or the condition of any wells, septic systems, soils, access, or any other thing on site. Prospective bidders are advised to inspect the property, improvements, plat maps, easements, conditions of title, and encroachments in order to ensure knowledge of existing conditions. All properties are sold subject to local zoning ordinance now or hereafter adopted by units of local government.

**TERMS FOR THE PUBLIC AND PRIVATE SALE OF TAX FORFEITED LAND
IN ROSEAU COUNTY**

November 9, 2012

PUBLIC SALES: All tax forfeited land is 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 or for timber value as appraised by the Minnesota Department of Natural Resources.

PRIVATE SALES: Note: Eligible purchasers are landowners whose property adjoins the parcel of tax-forfeited land. All tax forfeited land is offered at private auction are sold to the highest bidder of the adjoining land owners. 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 or for timber value as appraised by the Minnesota Department of Natural Resources.

FEES: The following fees will be collected at the time of sale: State assurance account surcharge, 3%; State Deed Fee, \$25; Deed Filing Fee, \$46.00; and State Deed Tax, equal to the greater of \$1.65 or 0.33% of the basic sale price.

PAYMENT TERMS: CASH—FULL PAYMENT AT TIME OF SALE. Payment includes timber value and special assessments levied after forfeiture.

SPECIAL ASSESSMENTS: The balance of any special assessments that were levied before forfeiture and cancelled at forfeiture are not included in the basic sale price 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.”

It is the responsibility of the prospective buyer to contact the city/township to determine special assessments that may have been canceled and may be subject to reassessment.

Any special assessments that were levied after forfeiture and certified to the county auditor have been added to the appraised value. Any clean-up costs have also been added to the appraised value. These costs are paid by the purchaser as part of the basic sale price.

CONDITIONS: Sales are subject to the following restrictions on the use of the properties: existing leases, building codes and zoning laws, and easements obtained by any government subdivision or agency thereof for a public purpose. The appraised value does not represent a basis for future taxes. Contact the city or township where the land is located for details of building codes or zoning laws.

All property is sold –as is” and may not conform to local building and zoning ordinances. Roseau County makes no warranty that the land is –buildable”. All sales are final, and no refunds or exchanges are permitted. Roseau County is not responsible for location or determining property lines or boundaries. Access to the property is the responsibility of the buyer.

SETTLEMENT IS FINAL: No warranties as to physical condition of the property have been made by Seller, its Employees or Agents; any warranties of physical condition of the property are void. The Seller, its Employees or Agents, have no further responsibility or liability with respect to the condition or management of the property.

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Roseau County

Tax Forfeited Land Sale

Property Data Sheet

1201-12

Property #1201-12: City of Roseau

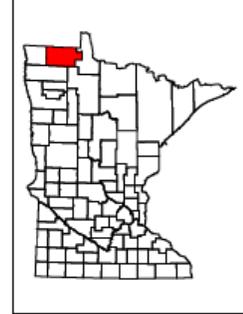
Lots 7 & 8, Block 11
Sanders & Brandt's Railway Addition

Minimum Bid: \$1.00

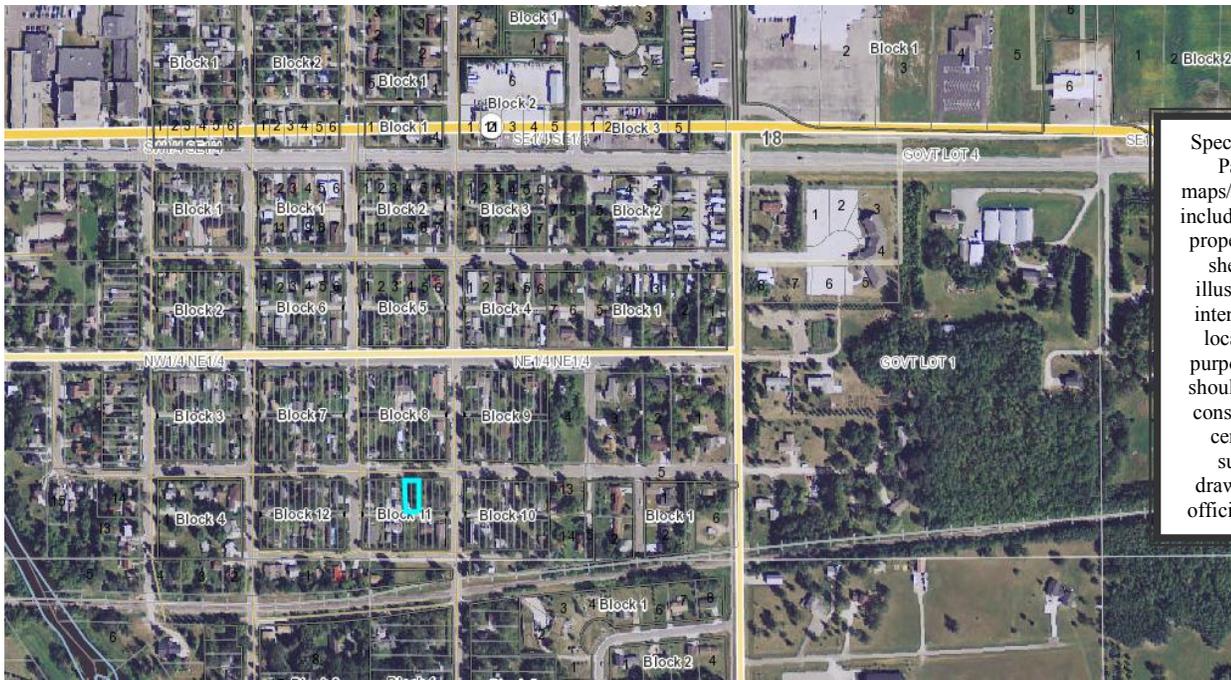
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Roseau, MN 56751

Date: Friday, November 9, 2012

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Special note:
Partial maps/drawings included in this property data sheet are illustrations intended for locational purposes and should not be construed as certified survey drawings or official maps.

Site Description

PIN 54.3127000 – Lots 7 & 8 of Block 11 in Sanders and Brandt's Railway Addition to the City of Roseau; Section 24 Township 162 Range 40.

This parcel is located along 2nd St SE of Roseau, MN.

Condition of Property

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