

## RESOLUTION AUTHORIZING PUBLIC AND PRIVATE SALE OF TAX-FORFEITED LANDS

**BE IT RESOLVED** that all parcels of tax forfeited land listed on the List of Tax-Forfeited Land # 681501 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 10:00 am, on December 16, 2015, 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.

### **TERMS FOR THE PUBLIC AND PRIVATE SALE OF TAX FORFEITED LAND IN ROSEAU COUNTY December 16, 2015 @ 10:00 a.m. at the Roseau County Courthouse**

**PUBLIC SALES:** All tax forfeited land is offered at an in-person 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 an in-person private auction and sold to the highest bidder of the adjoining land owner. 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.

### **FULL PURCHASE PRICE IS DUE AT TIME OF SALE.**

In addition to the purchase price, the following fees will be collected at the time of sale:

- State assurance surcharge: 3% of the purchase price;
- State Deed Fee: \$25.00;
- Deed Filing Fee: \$46.00;
- State Deed Tax: equal to the greater of \$1.65 or 0.33% of the purchase price.

All sales are final, and no refunds or exchanges are permitted. Roseau County is not responsible for determining property lines or boundaries. Access to the property is the responsibility of the buyer.

**CONDITIONS:** All property is sold “as is”. Roseau County makes no warranty that the land is “buildable” or of the “**condition**” of the buildings on the property. 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.

**RADON WARNING STATEMENT:** Minnesota Department of Health strongly recommends that ALL potential buyers have an indoor radon test performed prior to purchase or taking occupancy of any tax-forfeited residential property.

Roseau County has no knowledge of radon and is not required to conduct radon testing on tax-forfeited residential property.

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. 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.

**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. 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. These special assessments are shown on the list of tax forfeited land under the column entitled “Assessments Before Forfeiture.”

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 incurred have also been added to the appraised value. These costs are paid by the purchaser as part of the basic sale price.

**TITLE: PROOF OF OWNERSHIP:** The buyer will receive a receipt at the time of the sale. The Department of Revenue will issue a Conveyance of Forfeited Lands after full payment is received by the Roseau County Auditor's office. Said document has the characteristics of a patent from the State of Minnesota.

**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.)

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

**PARCELS NOT SOLD AT PUBLIC OR PRIVATE AUCTION:** Parcels not sold at the sale may be purchased after the sale by paying the basic sale price of the parcel. The basic sale price cannot be changed unless the parcel is re-appraised, republished, and again offered at a future public sale.

**IN ORDER TO PROTECT YOUR LEGAL INTERESTS, WE RECOMMEND THAT YOU CONSULT WITH YOUR ATTORNEY ON LEGAL ISSUES THAT MAY BE ASSOCIATED WITH THE SALE.**

**2015-TAX FORFEITED LAND SALE IN ROSEAU COUNTY--PUBLIC LAND SALE**

Township/City	PIN	Acres	Legal	Appraised Value	Assessments After Forfeiture	Basic Sale Price	Assessment Before Forfeiture
1 LAKE	15.3068030	5.28	That part of the southeast quarter of the southwest quarter (SE 1/4 SW 1/4) and of the southwest quarter of the southeast quarter (SW 1/4 SE 1/4), Beginning at a point 2,471.18 Feet Easterly of the Southwest Corner of Section 15, thence N 02°16'25" W 32.86 Feet, Thence Northwesterly on a Tangential Curve Concave to the Southwest with a radius of 167.51 Feet and a Delta Angle of 53°44'59" 157.14 Feet; Thence N 20°09'45" E 133.78 Feet, Thence N 03°43'10" W 522.88 Feet; Thence N 88°48'30" E 300.43 Feet; Thence S 00°17'15" E to the South line of Section 15, thence West to the Point of Beginning, all located in Section Fifteen (15), Township One Hundred Sixty-three (163) North, Range Thirty-seven (37) West.	\$ 100.00		\$ 100.00	
2 LAKE	15.3068031	3.75	That part of the southwest quarter of the southeast quarter (SW 1/4 SE 1/4), Beginning at a point 2,710.34 Feet East of the Southwest Corner of Section 15, Thence N 00°17'55" W 817.60 Feet; Thence N 88°48'30" E 200 Feet; Thence S 00°17'55" E 817.60 Feet to the South line of Section 15, Thence West to the Point of Beginning, all located in Section Fifteen (15), Township One Hundred Sixty-three (163) North, Range Thirty-seven (37) West.	\$ 100.00		\$ 100.00	
3 LAKE	15.3156000		Lot Eighteen (18) Block One (1) Warroad Estates subdivision, Unit One, according to the recorded Plat thereof.	\$ 100.00		\$ 100.00	
4 MCKINOCK	19.3002300	6.00	The East 24 Rods of the North 40 Rods of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) in Section One (1), Township One Hundred Sixty (160) North, Range Thirty-nine (39) West.	\$ 795.00		\$ 795.00	
5 MORANVILLE	21.3021700	1.00	The south 207 Feet of the North 437 Feet of the West 210 Feet of the East 722 Feet of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW1/4) in Section Eight (8), Township One Hundred Sixty-two (162), Range Thirty-six (36) West.	\$ 3,000.00		\$ 3,000.00	
6 ROSS	28.3083900	8.00	Part of the South Half of the Southeast Quarter (S1/2 SE 1/4), Beginning at a point on the South line 1074.95 Feet West of the Southeast Corner, Thence West on the South Line 536 FT, Thence N 10°00'00" E 584.5 Feet; Thence N 74°45'00" E 155.5 Feet; Thence N 00°01'00" W 237.25 Feet; Thence S 86°17'00" E 266.25 Feet; Thence S 01°13'00" E to the Point of Beginning all in Section Thirty-three (33) Township One Hundred Sixty-two (162) North, Range Forty-one (41) West.	\$ 5,000.00		\$ 5,000.00	
7 SKAGEN	29.3004000	39.00	The southeast quarter of the southwest quarter (SE 1/4 SW 1/4) LESS That part of the E 1/2 of SW 1/4 Desc: Beginning at a point 1799.2 Feet East and 295.2 Feet South of the NW corner of the SW 1/4, thence South 6° 00' 00" East 700 Feet; thence South 19° 25' 00" East 700 Feet; thence North 6° 00' West 700 Feet; thence due West 155.6 Feet to the Point of Beginning, all located in Section Thirteen (13), Township One Hundred Sixty-one (161) North, Range Forty-two (42) West.	\$ 100.00		\$ 100.00	
8 CITY OF BADGER	51.3010700	32.42	The Northeast Quarter of the southwest quarter (NE 1/4 SW 1/4) LESS N 395.2 FT of E. 395.2 FT of W. 2194.40 FT. and LESS That part of the E 1/2 of SW 1/4 Desc: Beginning at a point 1799.2 Ft East and 295.2 Feet South of the NW corner of the SW 1/4, thence South 6° 00' 00" East 700 Feet; thence South 19° 25' 00" East 700 Feet; thence North 6° 00' West 700 Feet; thence due West 155.6 Feet; thence North 6° 00' West 700 Feet; thence due West 155.6 Feet to the Point of Beginning, all located in Section Thirteen (13), Township One Hundred Sixty-one (161) North, Range Forty-two (42) West.	\$ 100.00		\$ 100.00	\$ 10,468.14
9 CITY OF ROSEAU	54.3250708		Lot Two (2), Block Two (2) Larsen's Second Addition to the City of Roseau according to the plat thereof.	\$ 100.00		\$ 100.00	\$ 10,468.14
10 CITY OF ROSEAU	54.3250832		Lot Two (2), Block Three (3) Larsen's Third Addition to the City of Roseau, according to the plat thereof.	\$ 100.00		\$ 100.00	\$ 11,404.99
11 CITY OF WARROAD	56.3031000		Lots Thirty-one (31) and Thirty-two (32), Block Eleven (11), in Moody's Addition to the City of Warroad, according to the plat thereof.	\$ 675.00		\$ 675.00	
12 CITY OF WARROAD	56.3099600		Lots Thirty-six (36) and Thirty-seven (37), Block Eleven (11), LESS the North Ten (10) Feet, in Fairview Addition to the City of Warroad, according to the plat thereof, and the North Ten (10) Feet of Vacated Washington Avenue.	\$ 3,710.00		\$ 3,710.00	
13 CITY OF WARROAD	56.3184941		Lot Three (3), Block Three (3) in Countryside Addition to the City of Warroad, according to the plat thereof. <b>House has visible mold.</b>	\$ 5,000.00		\$ 5,000.00	

**2015-TAX FORFEITED LAND SALE IN ROSEAU COUNTY--PRIVATE LAND SALE**

Township/City	PIN	Acres	Legal	Appraised Value	Assessments After Forfeiture	Basic Sale Price	Assessment Before Forfeiture
14 CITY OF ROOSEVELT	53.3018701		The South One Hundred (100) Feet of the East Fourteen (14) Feet of Lot Twenty-four (24); The South One Hundred (100) feet of Lots Twenty-five (25) and Twenty-six (26) in Block Nine (9) of Roosevelt Townsite, according to the recorded plat thereof.	\$ 100.00		\$ 100.00	
15 CITY OF ROOSEVELT	53.3020500		Lots Eight (8), Nine (9) and Ten (10), Block One (1) Harwood's First Addition to the Village of Roseau, according to the plat thereof.	\$ 100.00		\$ 100.00	
16 CITY OF ROOSEVELT	53.3100600		The Southwesterly Thirty (30) Feet of Lot 19 of Auditor's Plat No. 24 of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) in Section Thirty-six (36), Township One Hundred Sixty-two (162) North, Range Thirty-five (35) West.	\$ 100.00		\$ 100.00	
17 CITY OF ROSEAU	54.3020900		Lot Eighteen (18), of Block One (1) in the Original Townsite of Roseau, according to the plat thereof on file and of record in the Office of the County Recorder of Roseau County, Minnesota.	\$ 1,127.00		\$ 1,127.00	\$ 25.50
18 CITY OF ROSEAU	54.3126101		Lot Three (3), Block Eleven (11), Sanders and Brandt's Railway Addition to the City of Roseau, according to the plat thereof on file and of record in the office of the County Recorder, Roseau County, Minnesota.	\$ 100.00		\$ 100.00	
19 CITY OF ROSEAU	54.3274300		The South Half (S1/2) of Lot Thirteen (13) of Auditor's Plat No. 9 of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), of Section Twenty-four (24), in Township One Hundred Sixty-two (162) North, Range Forty (40) West, according to the plat thereof.	\$ 11,245.00		\$ 11,245.00	\$ 1,072.53