



Board of County Commissioners Agenda Request

6A

Agenda Item #

Requested Meeting Date: September 28, 2021

Title of Item: Set Land Auction - December 3, 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) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
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 December 3 2021 @ 1:00 PM at the Government Center Board Room. This auction consists of 16 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 March 4, 2022. At that time the properties will be withdrawn from available listing with the exception of the following parcels which would be continuously offered until sold or removed from sale by the County Land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 3 (16-0-017600), Parcel 4 (20-0-016300), Parcel 5 (21-0-009400), Parcel 7 (25-0-057901), and Parcel 13 (57-1-048600)</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 December 3, 2021 - 1:00 PM at the Government Center Board Room		
Financial Impact: <i>Is there a cost associated with this request?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>What is the total cost, with tax and shipping? \$</i> <i>Is this budgeted?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i>		

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

<u>Parcel #</u>	<u>PIN</u>	<u>Name</u>	<u>Township</u>	<u>Legal</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>Acres</u>	<u>Appraised / Starting Bid Dec 2021</u>	<u>Price Offered June 2021</u>	<u>Price Offered Dec 2020</u>	<u>Price Offered Dec 2019</u>	<u>Discount From Appraised</u>	<u>Co Board Classified</u>
1	02-0-019001	Thompson	Ball Bluff	(SE NW) Lot 5 lying S&E of Rds Less the S 420' of the W 1/2	10	52	23	8.83	\$ 20,300.00	n/a	n/a	n/a		4/13/2021
2	08-0-055101	Metzger	Fleming	S1/2 or E1/2 of SW SE	33	48	25	9.85	\$ 3,800.00	n/a	n/a	n/a		4/13/2021
3	16-0-017600	Christian	Lakeside	SW SW	12	44	25	40	\$ 21,500.00	\$ 32,500.00	\$ 43,300.00	n/a	50%	4/28/2020
4	20-0-016300		Macville	SW NE	11	51	26	40	\$ 6,700.00	\$ 6,700.00	\$ 13,350.00	\$ 17,800.00	50%	3/13/2018
5	21-0-009400	Christian	Malmo	S 1/2 NE	6	45	25	78	\$ 18,000.00	\$ 27,000.00	\$ 35,900.00	n/a	50%	4/28/2020
6	23-0-017601	Petrick	Morrison	N 165' of S 265' less E 2400' of Lot 2 in DOC 293587	11	48	26	1.01	\$ 2,400.00	n/a	n/a	n/a		4/13/2021
7	25-0-057901	Tagliapietra	Pliny	W 1/2 OF NW SE	35	44	23	19.8	\$ 2,100.00	\$ 3,200.00	\$ 4,200.00	n/a	50%	4/28/2020
	29-1-169900													
8	29-1-170000 29-1-181000 29-1-181100	Gibson	Shamrock	Sheshebe Pt. Plat 5, Lot 270, 271, 381, & 382	21	49	23	0.92	\$ 16,100.00	n/a	n/a	n/a		4/13/2021
9	29-1-365601	Bodway	Shamrock	Big Sandy Lk Highlands, Plat 15, Lot 158	3	49	23	0.25	\$ 5,000.00	n/a	n/a	n/a		4/13/2021
10	34-0-030901	Miller & Lockman	Wagner	S1/2 of SE NE	19	43	22	19.95	\$ 53,500.00	n/a	n/a	n/a		4/13/2021
11	35-0-059705 35-0-059706	Harroun	Waukenabo	N1/2 of N1/2 of N1/2 of SE of SW	35	49	26	9.92	\$ 15,000.00	n/a	n/a	n/a		4/13/2021
12	35-1-065500	Rhodes	Waukenabo	Waukenabo Beach, Plat 2, Lot 18	11	49	26	0.17	\$ 29,700.00	n/a	n/a	n/a		4/13/2021
13	57-1-048600	Boatman	City of Hill City	HILL CITY REALTY COS ADD 2, PLAT 4, LOT 7, BLK 4	14	52	26	0.163	\$ 3,700.00	\$ 5,600.00	\$ 7,500.00	n/a	49%	4/28/2020
14	57-1-060101	Stowe	City of Hill City	McLains Add to Hill City Plat 6; Lot 3; Blk 3	14	52	26	0.16	\$ 7,500.00	n/a	n/a	n/a		4/13/2021
15	57-1-061000 57-1-061100	Bischoff	City of Hill City	McLains Add to Hill City Plat 6; Lot 3 & 11; Blk 3	14	52	26	0.33	\$ 8,400.00	n/a	n/a	n/a		4/13/2021
16	61-1-019802	Laucamp	City of Tamarack	Tingdales Orig Townsite of Tamarack Plt 2; 50'x50' in Lot C in DOC #177856	15	48	22	0.57	\$ 8,200.00	n/a	n/a	n/a		4/13/2021

By Commissioner: xx

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 March 13, 2018, April 28, 2020, and on April 13, 2021 at 10:00am 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 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 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 3th day of December 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 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 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 March 4, 2022. At that time the properties will be withdrawn from available listing except for the following parcels which would be offered until sold or removed from sale by the County Land Commissioner later subject to the approval of the County Board: Parcel 3 (16-0-017600), Parcel 4 (20-0-016300), Parcel 5 (21-0-009400), Parcel 7 (25-0-057901), and Parcel 13 (57-1-048600).

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 in order to receive a bidding number.

(See Attached Table of Properties for sale)

Commissioner xx moved the adoption of the resolution and it was declared adopted upon the following vote

FIVE MEMBERS PRESENT

All Members Voting Yes

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 28th day of September 2021, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 28th day of September 2021

Jessica Seibert
County Administrator



Map may not be valid at this scale. Data was mapped at an accuracy of 1:24000 so any representation of the data at a larger scale is not advised.

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

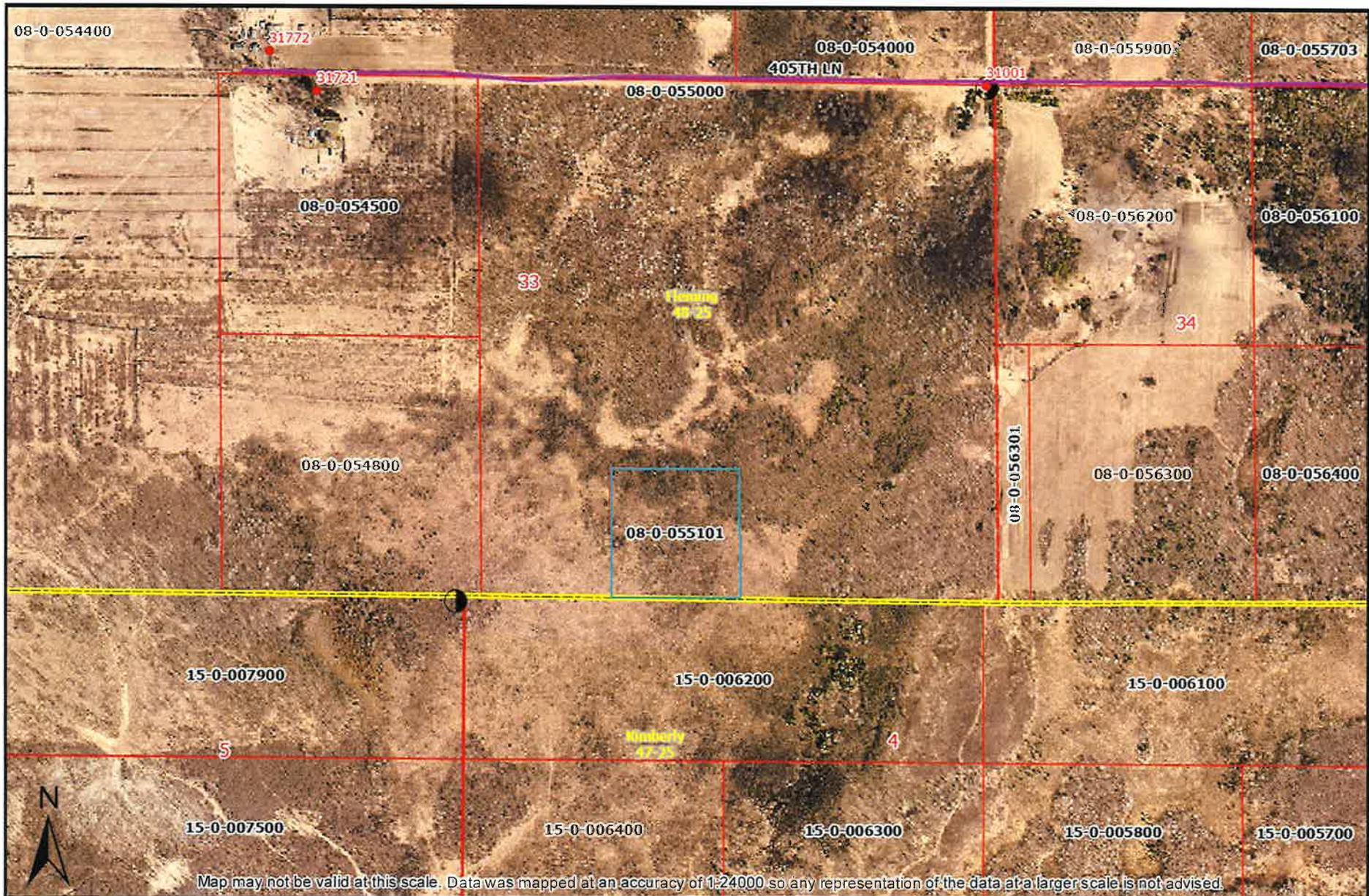
01 - Thompson



1:5,911



Date: 9/21/2021



Map may not be valid at this scale. Data was mapped at an accuracy of 1:24000 so any representation of the data at a larger scale is not advised.

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2 - Metzger



1:11,821



Date: 9/21/2021



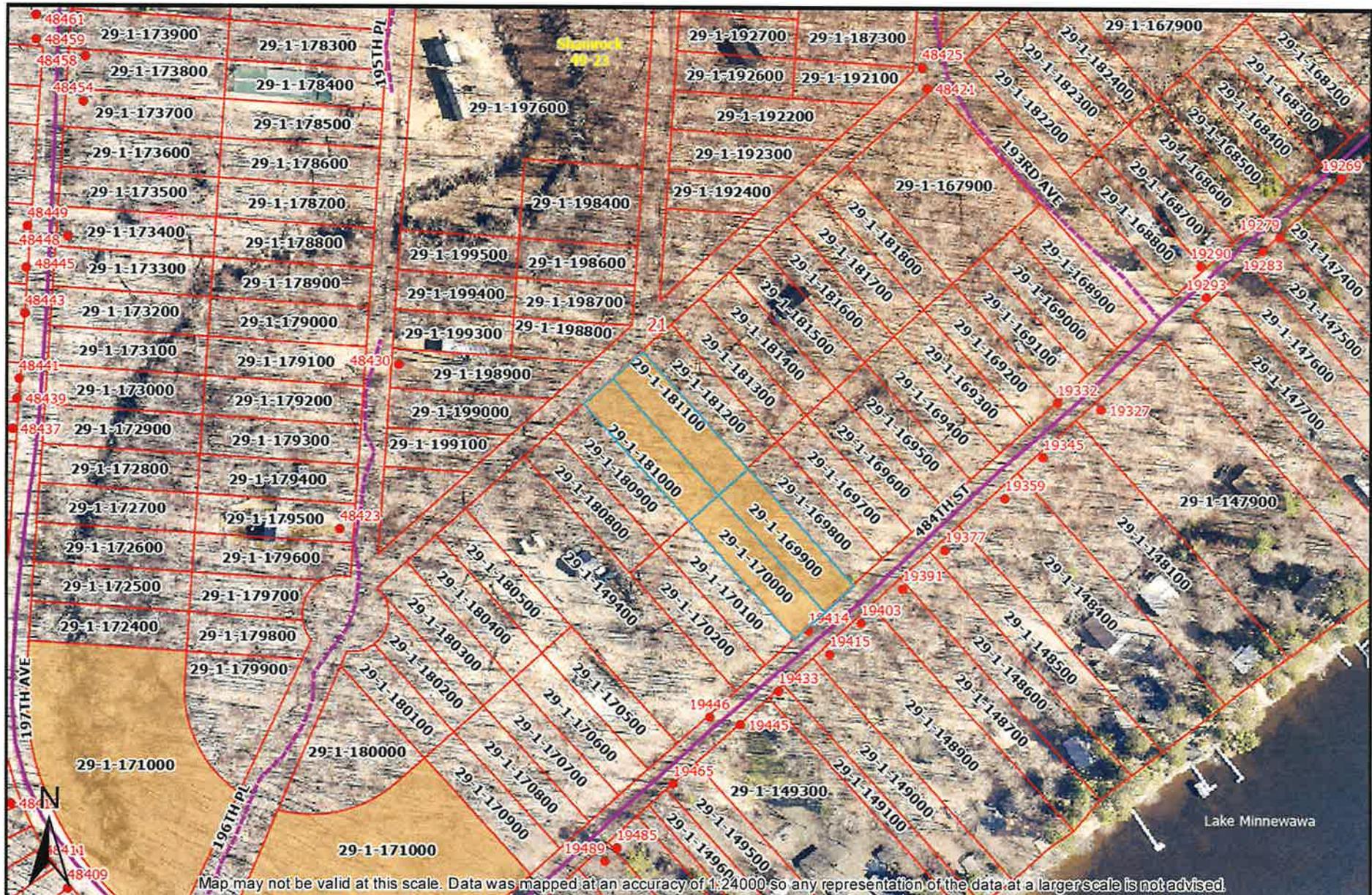
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4 - Petrick

1:2,955		1 inch = 246 feet
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Aitkin County

Date: 9/21/2021

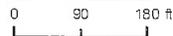


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5 - Gibson

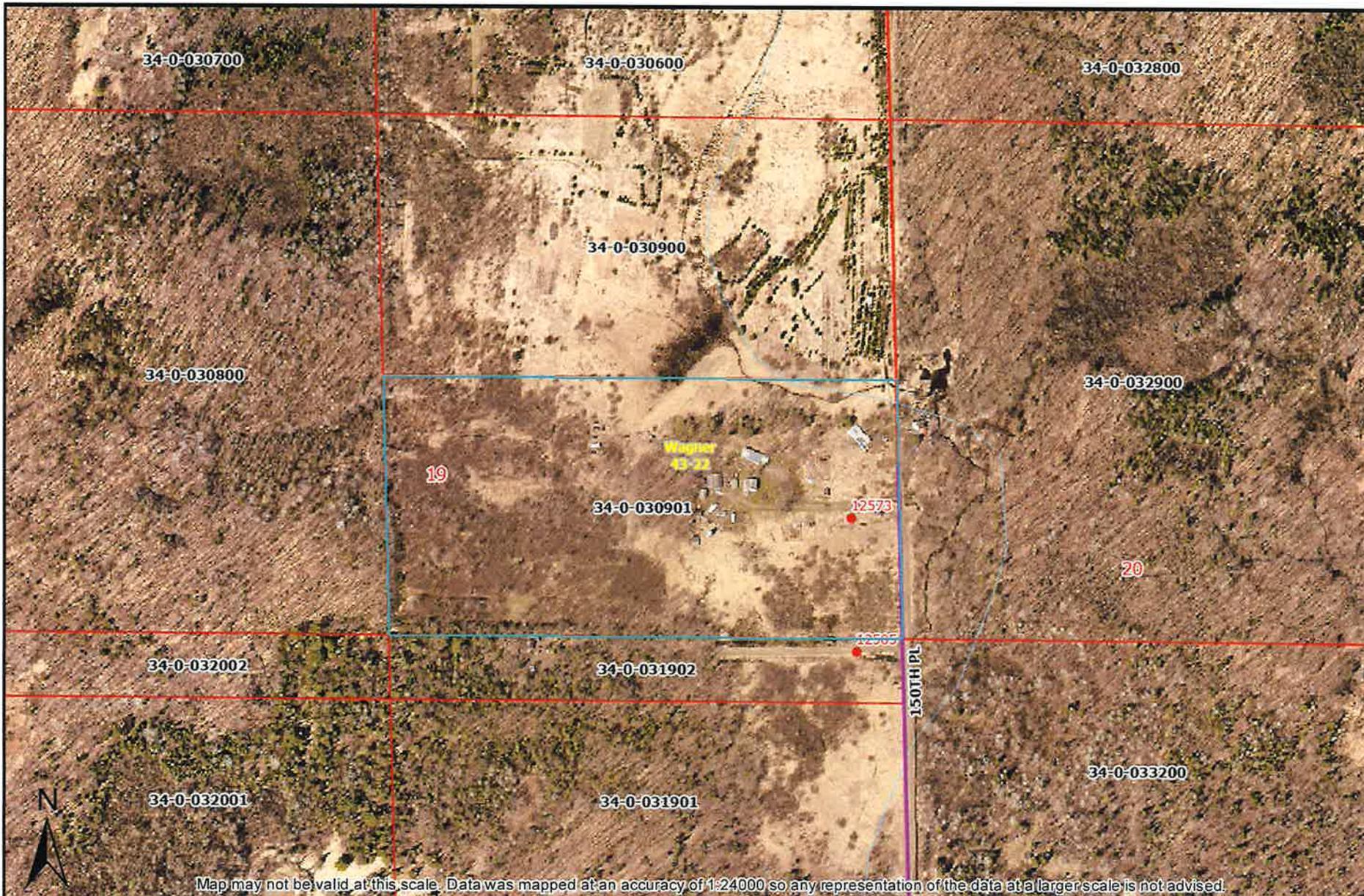
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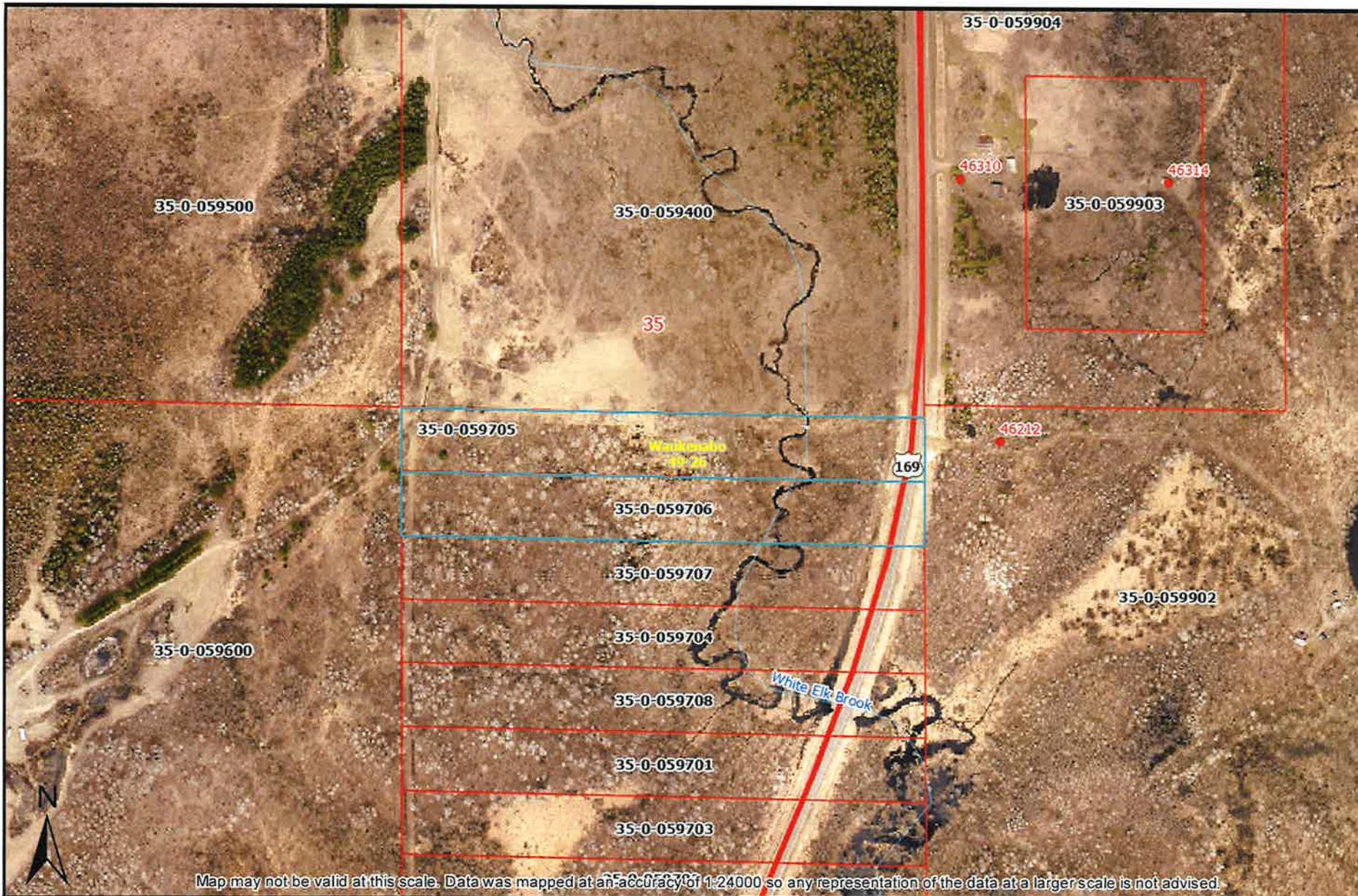
8 - Miller & Lockman



1:5,911



Date: 9/21/2021

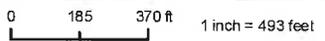


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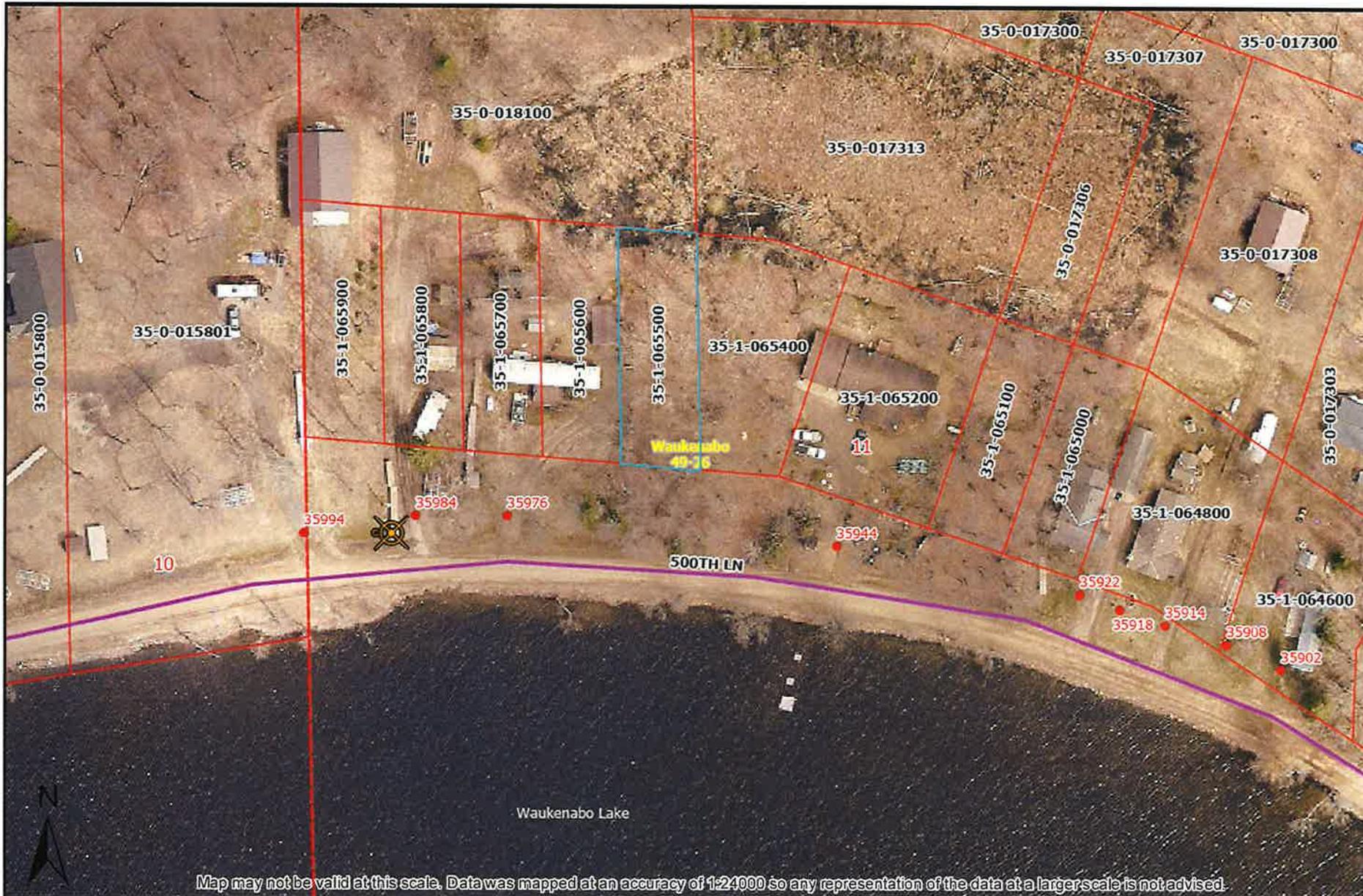
9 - Harroun



1:5,911



Date: 9/21/2021



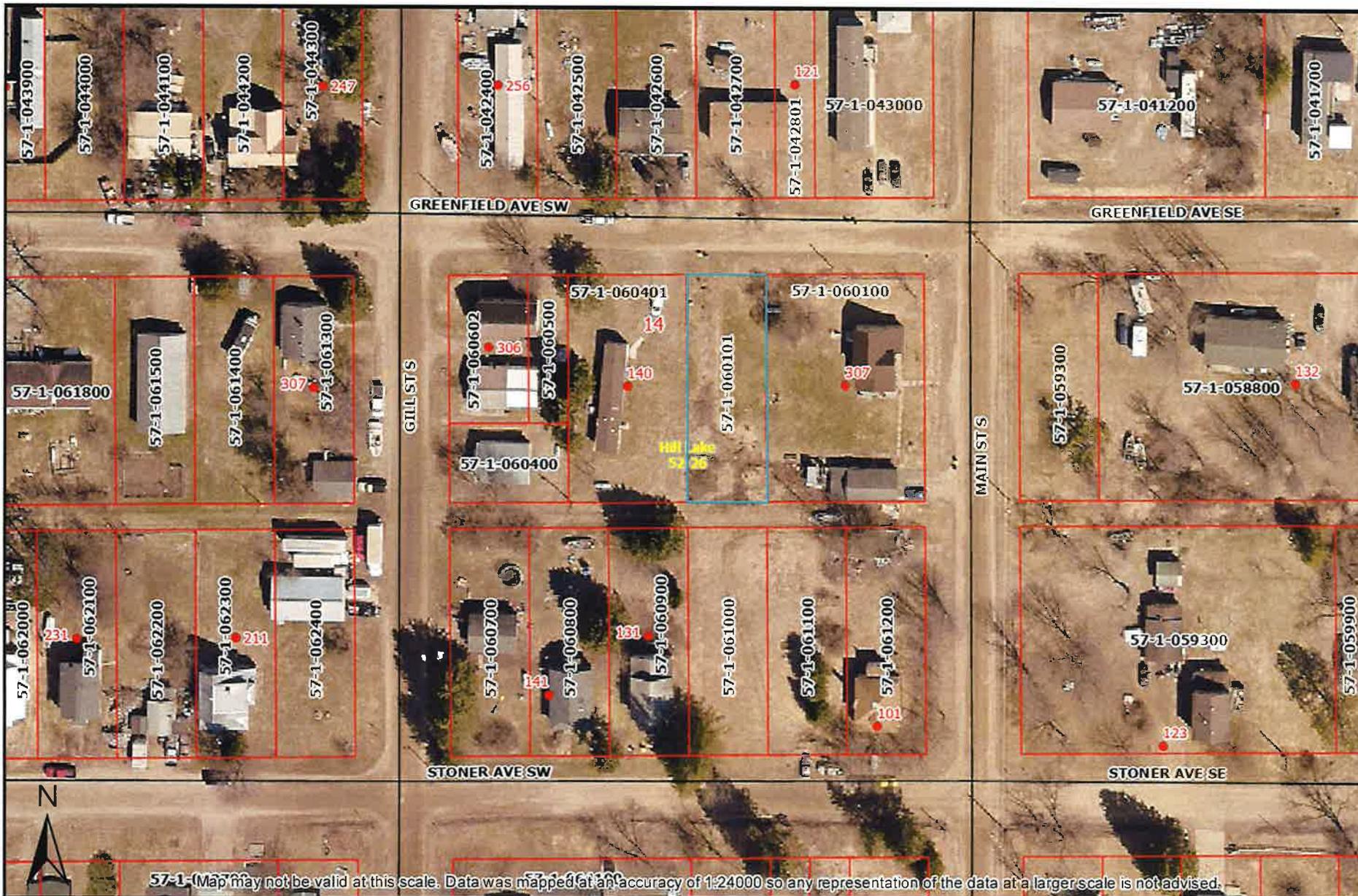
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10 - Rhodes

1:1,478 0 45 90 ft 1 inch = 123 feet


 Aitkin County

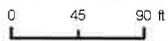
Date: 9/21/2021



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12 - Stowe

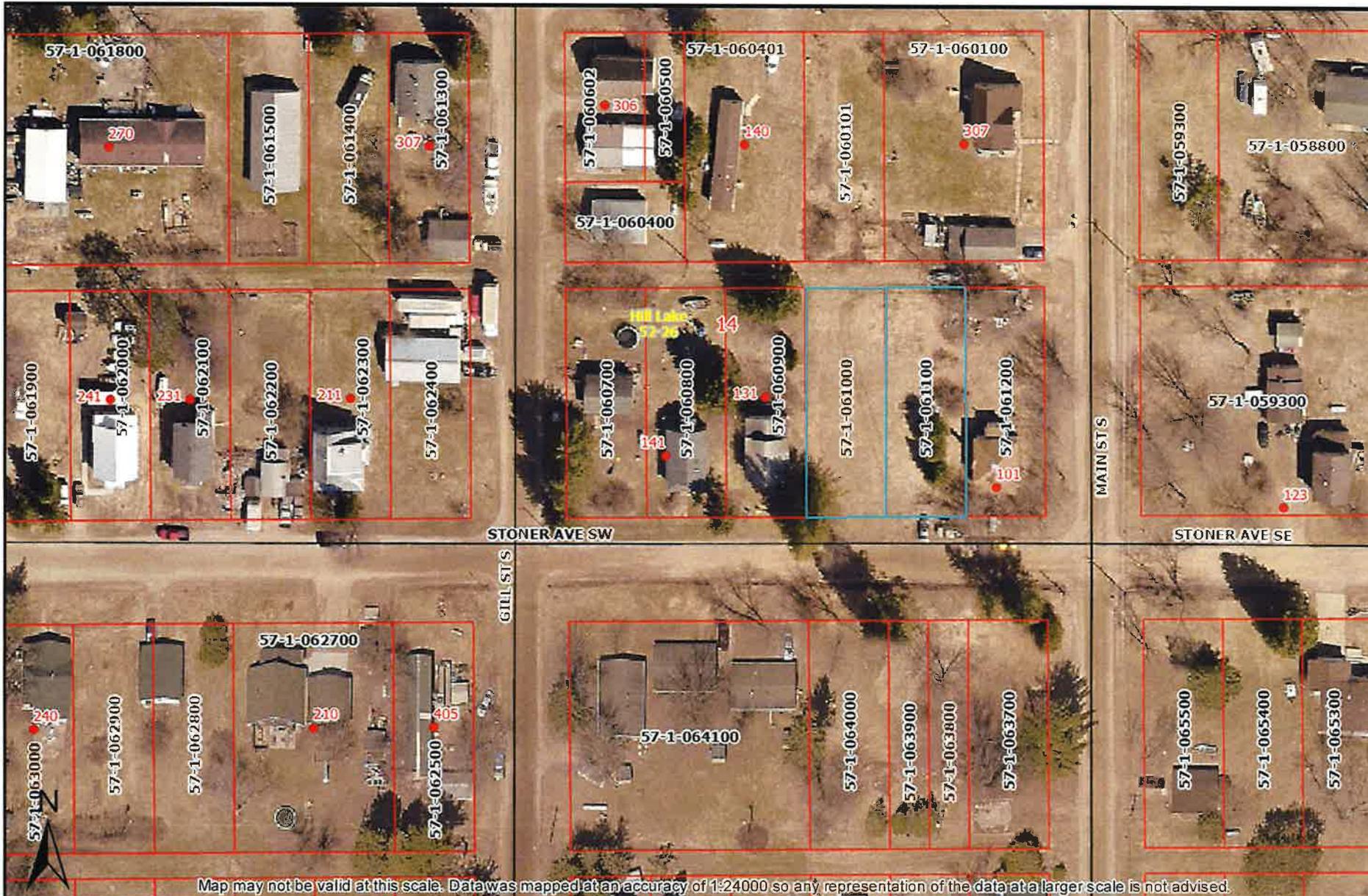
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1 inch = 123 feet



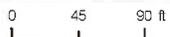
Date: 9/21/2021



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13-Bischoff

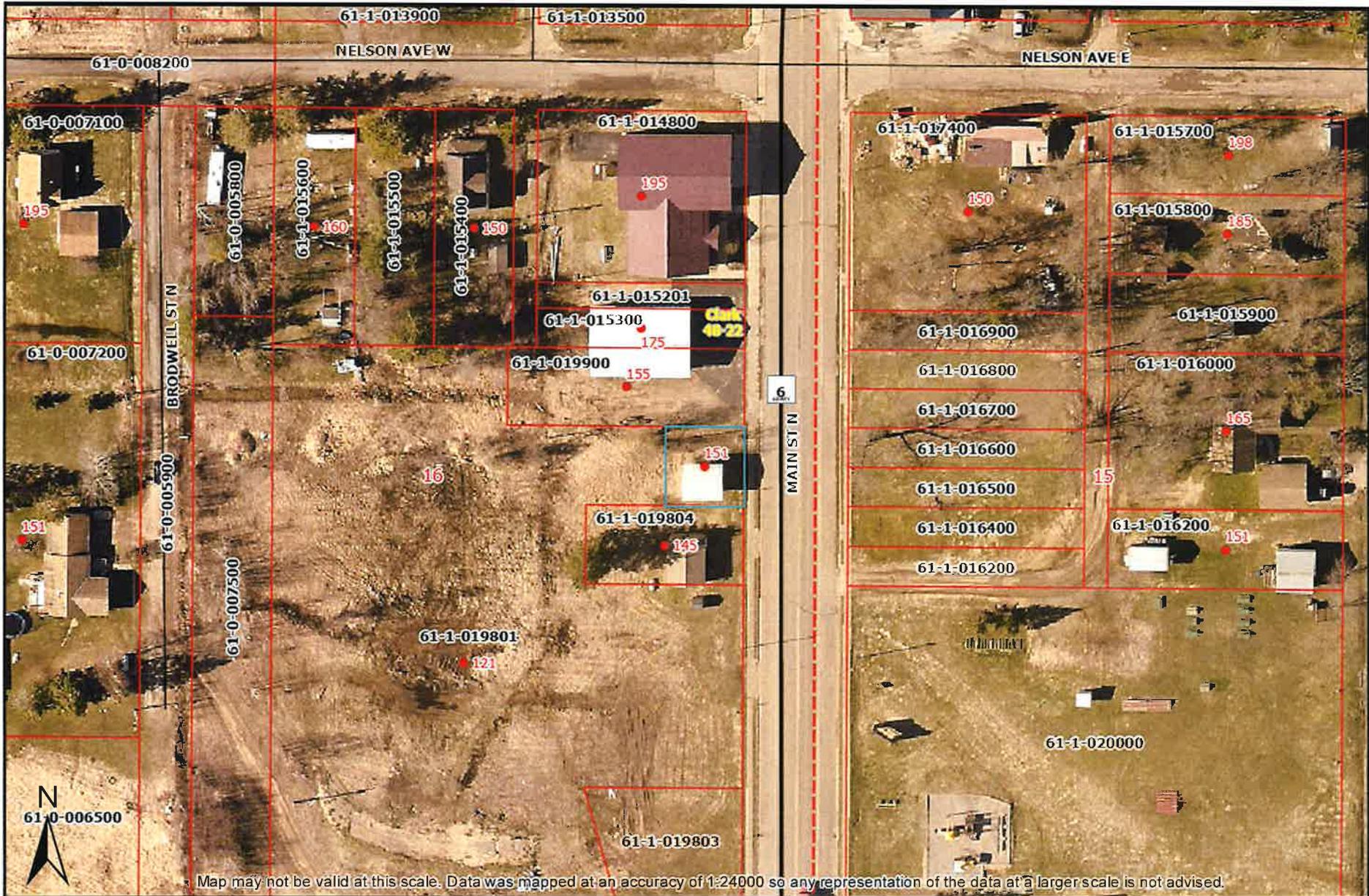
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1 inch = 123 feet



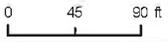
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14 - Laucamp

1:1,478



1 inch = 123 feet



Date: 9/21/2021

