

**Aitkin County
Tax-Forfeited
Land Sale**

**October 2, 2020
at 1:00pm**

**Aitkin County
Fairgrounds
632 Minnesota Ave N
Aitkin, MN**

*Open Air Auction!
Come prepared for the weather.
Bring your own chair.*

Slow the Spread -
safe distancing, masks, hand washing

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 in 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 2nd day of October 2020** 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 **Aitkin County Fairgrounds in Aitkin, Minnesota, 632 Minnesota Ave N, Aitkin, MN**

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.

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. If the bidder has not preregistered, registration will be

required before the sale commences to receive a bidding number.

Commissioner Neimi 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 25th day of August 2020, and that the same is a true and correct copy of the whole thereof.

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.

Parcel information is on reverse of this notice.

Additional parcel information is available here:

www.co.aitkin.mn.us

Click "Tax-Forfeited Land for Sale"

Or contact:

Aitkin County Land Department
502 Minnesota Ave N, Aitkin MN 56431

acld@co.aitkin.mn.us

218-927-7364

**COPY OF RESOLUTION OF COUNTY BOARD OF
AITKIN COUNTY, MINNESOTA**

ADOPTED August 25, 2020

By Commissioner: Wedel

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, a public hearing was held on March 6, 2012 at 10:00am, November 24, 2015 at 11:00am, September 12, 2017 at 10:00am, on March 13, 2018 and May 14, 2019 at 10:00am, in the Aitkin County Courthouse regarding the classification of the attached lands and classified them to dispose of, 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

Aitkin County Tax-Forfeited Land Sale

Friday, October 2, 2020 at 1:00pm

Aitkin County Fair Grounds - 632 Minnesota Ave N, Aitkin, MN

Parcel #	PIN	Sec	Twp	Rge	Legal	Address	Access	Acres	Starting Bid
1	05-0-021702	17	48	22	E 1/2 of E 1/2 of E 1/2 of NE SE less .38 ac and less BN RR ROW	CLARK TOWNSHIP	*	4.22	\$ 4,650.00
SOLD 2	12-1-077200	2	52	26	QUADNA MOUNTAIN VIEW 1ST ADDITION, LOT 12, BLOCK 2	25002 E Co Line Rd, Hill City	*	1	\$ 15,675.00
3	15-1-064600 15-1-065500 15-1-065600	14	47	25	Oppegads Original Townsite Kimberly S 75 ft Lots 1, 2, 3 blk 1. Lot 11 blk 1, Lot 12 blk 1	30015 380th Ave, Aitkin	*	0.59	\$ 6,225.00
4	16-0-017600	12	44	25	SW SW	LAKESIDE TOWNSHIP	no	40	\$ 43,300.00
SOLD 5	16-1-095000	20	44	25	WILDHORST PLAT 22, LOT 12, BLK 1	LAKESIDE TOWNSHIP	*	0.16	\$ 7,500.00
6	20-0-016300	11	51	26	SW NE	MACVILLE TWP	no	40	\$ 13,350.00
7	21-0-009400	6	45	25	S 1/2 NE	MALMO TOWNSHIP	no	78	\$ 35,900.00
8	25-0-057901	35	44	23	W 1/2 OF NW SE	PLINY TOWNSHIP	no	19.8	\$ 4,200.00
SOLD 9	27-1-072101	19	47	22	Lewist Lots 11 & 12	SALO TOWNSHIP	*	0.92	\$ 2,900.00
10	29-1-095600	20	49	23	INDIAN PORTAGE PLAT 1, LOT 1 BLK 15	SHAMROCK TWP	***	0.17	\$ 3,000.00
SOLD 11	29-1-174900 29-1-175000 29-1-175100	21	49	23	SHESHEBE POINT PLAT 5, LOT 320, 321, 322	SHAMROCK TWP	*	0.69	\$ 13,200.00
SOLD 12	29-1-271000 29-1-271100	27	49	23	Lot 1 & 2 Blk 33	SHAMROCK TWP	***	0.23	\$ 4,500.00
SOLD 13	29-1-380000	27	49	23	Sheshebe Point third Addition, Lots 3 & 4 Blk 44	SHAMROCK TWP	*	0.41	\$ 22,250.00
14	29-1-208800 29-1-208900	22	49	23	Sheshebe Point 2nd Addition Lot 61 and 62	SHAMROCK TWP	***	1.36	\$ 46,350.00
15	30-0-016405	10	47	23	SE SW LYING S OF RD & NE OF SOO R/W	SPALDING TWP	*	2.12	\$ 14,700.00
SOLD 16	38-1-062500	20	47	23	East Lake Lot 9 Block 10	SPALDING TWP	*	0.07	\$ 500.00
17	38-0-031905	20	43	23	N 1/2 NE OF NW SW DOC 369425	WILLIAMS TWP	*	4.95	\$ 15,800.00
18	19-0-026701	17	52	25	SW NW LESS PART EMTS 30 OF TTY 200	UNORG	*	46	\$ 20,000.00
19	51-1-036200	26	51	27	MCKINNEY LAKE SOUTH SHORE PLAT 1, LOT 4 BLK 1	59156 112th Place, Swatara	*	1.16	\$ 33,300.00
20	57-0-002304	14	52	26	30 FT STRIP IN SW NE DOC 175875 LESS PART IN DOC 403753	City of Hill City	*	0.35	\$ 2,600.00
SOLD 21	57-1-044700 57-1-044800	14	52	26	HILL CITY REALTY COS ADD 3, PLAT 3, LOT 4 & 5, BLK 1	City of Hill City	*	0.54	\$ 11,050.00
22	57-1-048600	14	52	26	HILL CITY REALTY COS ADD 2, PLAT 4, LOT 7, BLK 4	City of Hill City	*	0.163	\$ 7,500.00
23	58-1-005200	5	43	23	McGrath Plat 1, Lots 1-2 Block 5	202 N 4th St, McGrath	*	0.32	\$ 4,725.00
SOLD 24	58-1-016800	5	43	23	OCONNORS SUBDIV OF NW 1/4: PLAT 2, LOT 6 LESS 1.5 AC IN NW CORNER	102 Spruce St, McGrath	*	3.53	\$ 17,175.00
SOLD 25	Multiple	23	52	26	QUADNA MOUNTAIN LODGE	Hill City	*	15.9	\$ 72,700.00

"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@co.aitkin.mn.us

502 Minnesota Ave 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.