

## **TERMS FOR THE SALE OF TAX-FORFEITED LAND IN STEELE COUNTY**

### **Public Sales: Basic Sale Price**

All parcels are 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 and for hazardous waste control.

### **Extra Fees and Costs In Addition to the Basic Sale Price**

The following extra fees will be collected in addition to the basic sale price: a 3% surcharge for the state assurance account, a state deed fee of \$25, a deed-filing fee of \$46.00, and a state deed tax of .33% of the sale price/\$1.65 minimum.

### **Payment Terms: CASH OR APPROVED CHECK**

### **Special Assessments: Levied Before and After Forfeiture**

The municipality may reassess the balance of any special assessments that were levied before forfeiture and canceled at forfeiture and that exceed the amount of the basic sale price. 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 and must be paid by the purchaser as part of the basic sale price. These special assessments are shown on the list of tax-forfeited land with a special line entitled "Specials after Forfeiture"

### **Conditions: Restrictions on the Use of the Properties**

Sales are subject to the following restrictions on the use of the properties:

- (1) Existing leases,
- (2) Easements obtained by a governmental subdivision or state agency for a public purpose,
- (3) Building codes and zoning laws,
- (4) All sales are final with no refunds or exchanges allowed, and
- (5) The appraised value does not represent a basis for future taxes.

### **Private Sales: Parcels Not Sold at Public Auction**

Any parcel not sold at a public sale may be purchased after the public sale by paying the basic sale price. The basic sale price cannot be changed until the parcel is reappraised, republished, and again offered at a later public sale.

**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.

**Boundaries**

Steele County is not responsible for locating boundaries on tax-forfeited lands.

**Radon Warning Statement – Residential Properties**

The Minnesota Department 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. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.

**Information**

Information regarding forfeited lands may be obtained in the office of the Steele County Auditor, 630 Florence Ave., Owatonna, MN 55060. Phone 507-444-7410 or by going to the website at [www.co.steele.mn.us](http://www.co.steele.mn.us).