

Douglas County, Minnesota
TERMS FOR THE SALE OF TAX-FORFEITED LAND

Public Sales All parcels are offered at a public auction and are sold to the highest bidder. Parcels will not be sold for less than the minimum bid.

Sales Over the Counter - Parcels not sold at a public auction may be purchased after the sale by paying the appraised value of the parcel. The appraised value cannot be changed until the parcel is reappraised, republished, and again offered at a subsequent public auction.

Payment terms - Cash (full payment at the time of sale)

Fees and Costs - (in addition to the Sale Price)

The following fees will be collected at the time of the sale:

- 3% surcharge for the state real estate assurance account
- \$25.00 state deed fee
- \$46.00 deed filing fee
- state deed tax of \$1.65 per \$500 of the sale price or a fraction thereof
- \$45 well certificate fee (if required)
- \$250 administrative fee

In addition, the buyer will be responsible for any and all costs for the determination of property boundaries.

Special Assessments - The balance of any special assessments which were levied before forfeiture and canceled at forfeiture and which exceed the amount of the sale price **MAY BE REASSESSED BY THE MUNICIPALITY**. Local improvements not yet assessed, and special assessments levied after forfeiture, must be assumed by the purchaser. **IT IS THE RESPONSIBILITY OF THE PROSPECTIVE BUYER** to contact the proper agency to determine special assessments that may have been canceled and may be subject to reassessment and the agency's terms thereof.

Conditions - Sales are subject to the following:

- 1) Liens and Encumbrances which follow the property,
- 2) Existing Leases,
- 3) Easements obtained by a governmental subdivision or state agency for a public purpose,
- 4) Building Codes and Zoning Laws,
- 5) all sales are final with no refunds or exchanges allowed,
- 6) the appraised value does not represent a basis for future taxes.

All property is sold "AS IS" and may not conform to local building and zoning ordinances. **THE COUNTY MAKES NO WARRANTY** that the land is "buildable". **ALL SALES ARE FINAL** and no refunds or exchanges are permitted. **THE COUNTY IS NOT RESPONSIBLE** for the location of or for determining property lines or boundaries. **NO WARRANTIES** as to physical condition of the property or soil conditions have been made by the county, its employees or agents.

Title - Proof of Ownership

The buyer will receive a receipt at the time of sale and the Commissioner of Revenue will subsequently issue a deed from the State of Minnesota. Tax forfeiture will create a break in the chain of title. **SELLER CONVEYS TAX TITLE**. Services of an attorney may be necessary to make the title marketable.

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).

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