

NOTICE OF TAX FORFEIT SALE

*State of Minnesota
County of Chisago*

NOTICE IS HEREBY GIVEN that the parcels of land described in the List of Tax Forfeited Land #2021-1 attached to this notice shall be sold to the highest bidder at public sale. The sale will be governed by the provisions of M.S. 282.01 and by the resolution of the Chisago County Board of Commissioners authorizing the sale.

The parcels of lands forfeited to the State for non-payment of taxes, appearing on the List of Tax Forfeited Land #2021-1 filed with the County Auditor-Treasurer, which have been classified and appraised as provided by M.S. 282.01 shall be offered for sale by the County Auditor-Treasurer, said sale to commence at **9:30 a.m. on the 15th day of September 2021**, in Room 150B of the Chisago County Government Center and the County Auditor-Treasurer is hereby directed to publish a notice of the sale as provided by law.

TERMS FOR SALE OF TAX FORFEITED LAND IN CHISAGO COUNTY

Public Sale: 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. No bid can be accepted for less than the basic sale price. All property will be sold as is with no guarantee as to title or marketability. 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

A 3% surcharge for state assurance account will be collected at the time of sale. The following extra fees will be collected when the basic sale price is paid in full:

State Deed Fee.....	\$25.00
Recording Fee.....	\$46.00
State Deed Tax.....	Equal to the greater of \$1.65 or 0.33% of the sale price
State Assurance Fee.....	3% of the sale price

Payment Terms

Sale of \$40,000 or less.....	Full payment due the day of the sale
Sale of \$40,001 or more.....	30% down. Balance due within 90 day plus interest of 5% on the unpaid balance.

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and may be reassessed by the municipality. These special assessments are shown on the list of tax forfeited land under the column entitled "Assessments Before Forfeiture".

Any special assessments levied after forfeiture are included in the basic sale price.

Conditions: Restrictions on the Use of the Properties

Sales are subject to the following restrictions on 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.

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.

Information about the sale of tax forfeited land in Chisago County can be obtained at the office of the County Auditor-Treasurer, Chisago County Government Center, 313 North Main Street, Center City, MN 55012. Telephone: (651-213-8500).

Given under my hand and official seal at Center City, Minnesota, this 4th day of August 2021.



Bridgitte Konrad, Chisago County Auditor-Treasurer

LIST OF TAX FORFEITED LAND #2021-1 FOR SALE TO PUBLIC

Residential Properties RADON WARNING STATEMENT

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. Chisago County is not aware of any radon testing conducted on these properties, the presence of a radon mitigation system on these properties, radon concentration levels or radon records on these properties

Parcel #	Description	Basic Sale Price	Assessments Before Forfeiture
<i>Fish Lake Township</i>			
03.00394.00	That part of the southwest ¼ of the northwest ¼, Section 26, Township 36, Range 22, described as follows: beginning 8 chains, 54 links east, 25 degrees north of the southwest corner of said southwest ¼ of northwest ¼, at north side of Cambridge Road; then east 25 degrees north on said road 158 links; then north 2 chains, then west 25 degrees south, parallel with said road 158 links; then south 2 chains to the place of beginning.	Appraised Value: 5,000.00 Assessment after Forfeiture: - <hr style="width: 50%; margin-left: auto; margin-right: 0;"/> 5,000.00	
<i>Rush City</i>			
17.00569.00	West 100 Feet of Lots 2, 3 & 6, Block 2, John E Smith's Second Addition to Rush City	Appraised Value: 40,000.00 Assessment after Forfeiture: - <hr style="width: 50%; margin-left: auto; margin-right: 0;"/> 40,000.00	
<i>Wyoming</i>			
21.00011.00	That part of the West 1/2 of the Northeast 1/4 of the Northeast ¼, Section 19, Township 33, Range 21, lying north of south 358.97 feet thereof and lying southeasterly of the center line of the west branch of the Sunrise River.	Appraised Value: 70,000.00 Assessment after Forfeiture: - <hr style="width: 50%; margin-left: auto; margin-right: 0;"/> 70,000.00	93.31
Non-Residential Properties			
<i>Fish Lake Township</i>			
03.00694.00	Lot 5, Block 4, Cambridge Lake Estates Unit 1	Appraised Value: 500.00 Assessment after Forfeiture: - <hr style="width: 50%; margin-left: auto; margin-right: 0;"/> 500.00	
<i>Lent Township</i>			
05.00071.30	The south 300 feet of the east 726 feet of the Southeast ¼, Section 6, Township 34, Range 221, excepting therefrom Parcel 3, Chisago County Highway Right-of-Way Plat No. 31	Appraised Value: 10,000.00 Assessment after Forfeiture: - <hr style="width: 50%; margin-left: auto; margin-right: 0;"/> 10,000.00	

Parcel #	Description	Basic Sale Price	Assessments Before Forfeiture
North Branch			
11.01068.58	Outlot D, Wood Duck Ponds	Appraised Value: 25,000.00 Assessment after Forfeiture: <u>-</u> 25,000.00	149,364.40
Rush City			
17.00052.50	<p>All of the Southwest ¼ of the Northeast ¼ Section 20, Township 37, Range 21, lying East of the Easterly Right-of-Way of U.S. Interstate 35.</p> <p>Excepting therefrom the following described parcel: That part of the Southwest ¼ of the Northeast ¼ Section 20, Township 37, Range 21, Chisago County, Minnesota lying northerly of the South 611 feet thereof and lying east of the easterly right-of-way of Interstate Highway No. 35. Said South 611 feet being measured at right angles to the south line of said Southwest ¼ of Northeast ¼.</p> <p>Excepting therefrom the following described parcel: That portion of State Highway No. 361, lying within the Southeast ¼ of the Northeast ¼ of Section 20, Township 37, Range 21, Chisago County, Minnesota, described in Document No. 122838.</p> <p>Subject to any easements, restrictions and reservation of record, if any.</p>	Appraised Value: 75,000.00 Assessment after Forfeiture: <u>-</u> 75,000.00	
17.00386.00	West 22 Feet of East 100 Feet of Lots 2 & 3, Block 22, Rush City	Appraised Value: 20,000.00 Assessment after Forfeiture: <u>-</u> 20,000.00	

Parcel #	Description	Basic Sale Price	Assessments Before Forfeiture
Wyoming			
21.10605.00 & 21.10542.10	<p>That part of the Southwest Quarter of the Southwest described as follows: That part of the Southwest Quarter of the Southwest described as follows: Commencing at the Southwest corner of said Section 29; thence Easterly along the South line of said Southwest Quarter of the Southwest Quarter a distance of 354 feet, thence Northerly at a right angle 1092 feet to the point of beginning, thence continue Northerly on a projection of the last described line to the North line of said Southwest Quarter of the Southwest Quarter; thence Westerly along said North line to the West line of said Southwest Quarter of the Southwest Quarter, thence Southerly along said West line to the intersection with a line drawn westerly parallel With the South of said Southwest Quarter of the Southwest Quarter from the point of beginning thence easterly along said parallel line to the point of beginning. Section 30, Township 33, Range 21</p> <p>And</p> <p>That part of the Southeast Quarter of the Southeast Quarter, Section 29, Township 33, Range 21, lying Northerly of the South 720 feet lying Easterly of the Easterly right of' way line of interstate Highway No. 35 and lying Northerly, Westerly and Northwesterly of the following described line; Commencing at the Southeast corner of said Section 30; thence West assumed bearing along the South line of said Section 30 a distance of 221 feet to the point of beginning of said line to be described; thence North 1092 feet; thence East to the East line of said Southeast Quarter of the Southeast Quarter and said line there terminating. Except public waters.</p>	<p>Appraised Value: 5,000.00</p> <p>Assessment after Forfeiture: 47.20</p> <hr/> <p>5,047.20</p>	<p>183,456.46</p>

Parcel #	Description	Basic Sale Price	Assessments Before Forfeiture						
21.10687.00	That part of the southeast ¼ of the southwest ¼, Section 33, Township 33, Range 21, described as follows: beginning at a point on the south line of section 33, a distance of 2064.8 feet east from the southwest corner thereof, then north 86 feet, then west 206.5 feet, more or less, to the center line of Greenway Ave north, then southerly along said center line 86.4 feet, more or less, to the south line of Section 33; then east along said south line 198.5 feet to the point of beginning.	<table border="0"> <tr> <td>Appraised Value:</td> <td style="text-align: right;">1,000.00</td> </tr> <tr> <td>Assessment after Forfeiture:</td> <td style="text-align: right;">-</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">1,000.00</td> </tr> </table>	Appraised Value:	1,000.00	Assessment after Forfeiture:	-		1,000.00	
Appraised Value:	1,000.00								
Assessment after Forfeiture:	-								
	1,000.00								
21.11120.00	All that part of Section 29 Township Range 21 described as follows: Commencing at the Center of the Southwest ¼ of Section 29, thence North 575 feet to the point of beginning of the tract of land to be conveyed; thence North 15 degrees west to the South line of the road as per plat on file; thence North and East along said road to a point North 10 degrees East of point of beginning; thence South 10 degrees West to the point of beginning.	<table border="0"> <tr> <td>Appraised Value:</td> <td style="text-align: right;">31,000.00</td> </tr> <tr> <td>Assessment after Forfeiture:</td> <td style="text-align: right;">-</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">31,000.00</td> </tr> </table>	Appraised Value:	31,000.00	Assessment after Forfeiture:	-		31,000.00	311,527.60
Appraised Value:	31,000.00								
Assessment after Forfeiture:	-								
	31,000.00								
21.11121.00	All that part of Section 29 Township 33 Range 21 described as follows: Commencing at the Center of the Southwest ¼ of Section 29, thence North 575 feet to the point of beginning of the tract of land to be conveyed; thence North 39 degrees west 1,221 more or less to the South line of the road as per plat on file; thence North 57 degrees 43 minutes East along said road 542.4 feet more less to a point North 15 degrees West of point of beginning; thence South 15 degrees West 1,276 feet more or less to the point of beginning.	<table border="0"> <tr> <td>Appraised Value:</td> <td style="text-align: right;">25,000.00</td> </tr> <tr> <td>Assessment after Forfeiture:</td> <td style="text-align: right;">-</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">25,000.00</td> </tr> </table>	Appraised Value:	25,000.00	Assessment after Forfeiture:	-		25,000.00	217,806.50
Appraised Value:	25,000.00								
Assessment after Forfeiture:	-								
	25,000.00								