

NOTICE: PUBLIC SALE OF TAX-FORFEITED LAND

NOTICE IS HEREBY GIVEN, that I shall sell to the highest bidder in the Commissioners' Room of the Courthouse in the City of Wabasha, in said county and state, commencing at 8:30 a.m., on the 26th day of October 2018. The following described parcel of land forfeited to the State of Minnesota for non-payment of taxes, which has been classified and appraised as provided by law. Said sale will be governed as to terms by the resolution of the County Board. The resolution reads as follows:

Tax Forfeited Land List 2018

| <u>Parcel Number</u> | <u>Parcel Description</u> | <u>Sale Price</u> |
|----------------------|--|-------------------|
| R 13.00006.00 | Sec 15 Twn 111 Ran 011 0.50 Acres, W 100' of Gov Lot 1 | \$ 500.00 |
| R 22.02398.00 | Oakhurst at the Jewel Sec 07 Twn 111 Ran 012 Lot 3 Blk 4 | \$ 3,000.00 |
| R 26.00507.00 | Foster's Addition Sec 17 Twn 108 Ran 011 60' x 72' in NE Cor of Out Lot 43 Adj & E of Lot 5 Blk 2 | \$ 1,000.00 |
| R 27.00645.00 * | South Wabasha Sec 32 Twn 111 Ran 010 Lot 10 Blk 8 | \$ 50,000.00 |

*Open House Thursday, October 25th, 2018, 11 am to 12 pm (noon) @ property address 129 Hiawatha Dr E, Wabasha for interested buyers to view the property. Parcel does not have city water, please contact the City of Wabasha regarding water hook up. Property will be sold "as is" on Friday, October 26th 8:30 am at Courthouse.

Please go to page 6 of this document or contact Wabasha County Auditor/Treasurer for Terms of Sale.

Given under my hand and seal this 2nd day of October 2018.

(Seal)



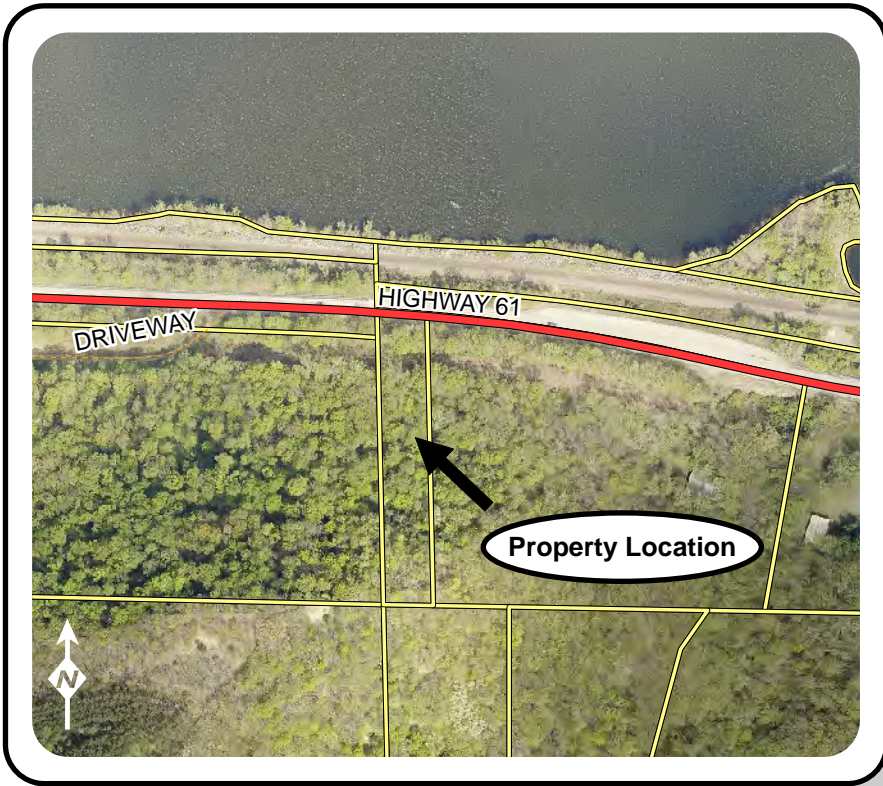
A handwritten signature in blue ink that reads "Denise M. Anderson".

Denise M. Anderson
Auditor/Treasurer
Wabasha County
(p)651-565-2648
www.co.wabasha.mn.us



2018 Wabasha County Tax Delinquent Property

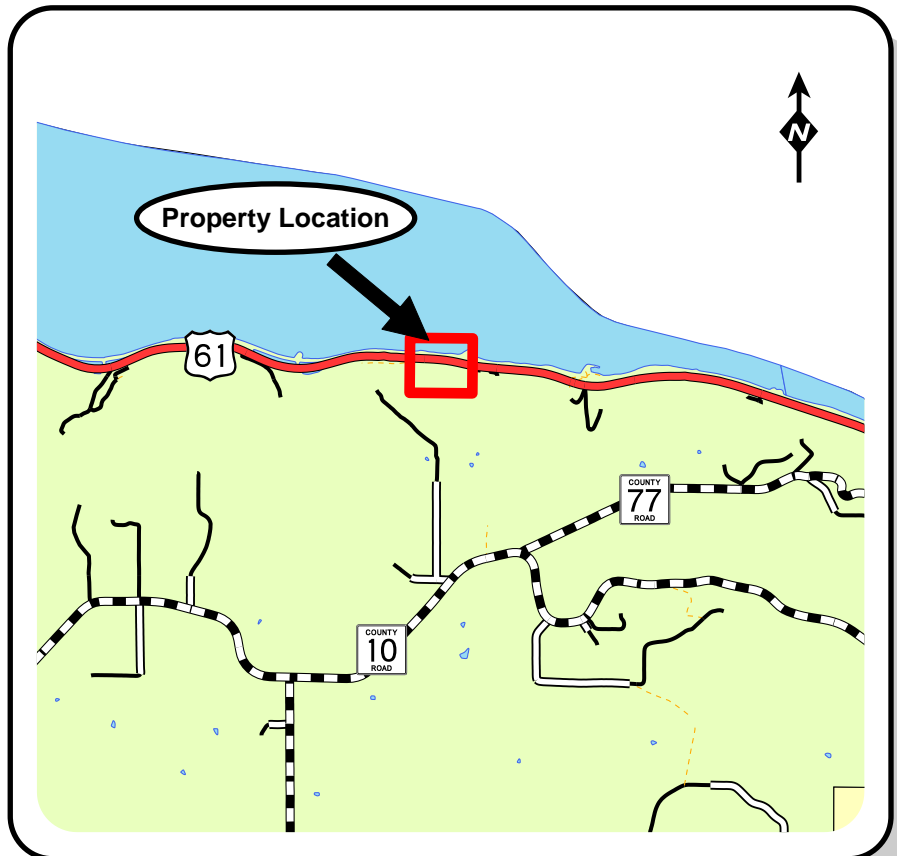
Wabasha County Auditor/Treasurer



71xxx Highway 61
Lake City, MN 55041

Parcel number:
13.00006.00

Abbreviated Legal Description:
W 100' OF GOV LOT 1
Section 15 Twp 111 Range 11



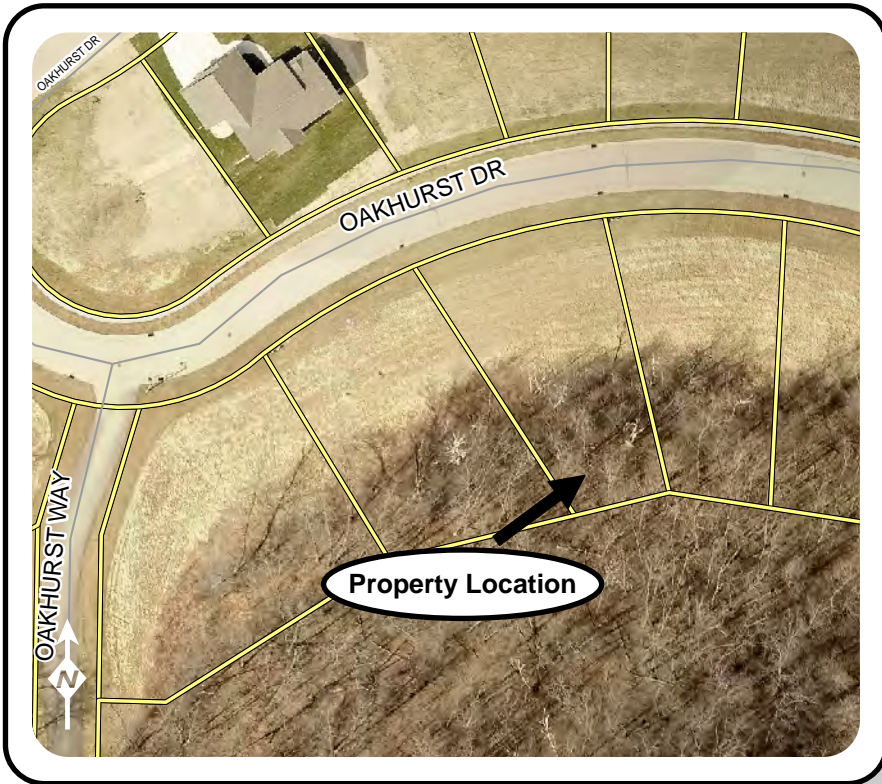
Directions from Lake City:

Follow Hwy 61 towards Wabasha
5.6 miles (from intersection with
Co Rd 4). Subject property is on
the right and is land only. Property
is located between 71109 & 71083
Hwy 60.



2018 Wabasha County Tax Delinquent Property

Wabasha County Auditor/Treasurer



2804 Oakhurst Dr
Lake City, MN 55041

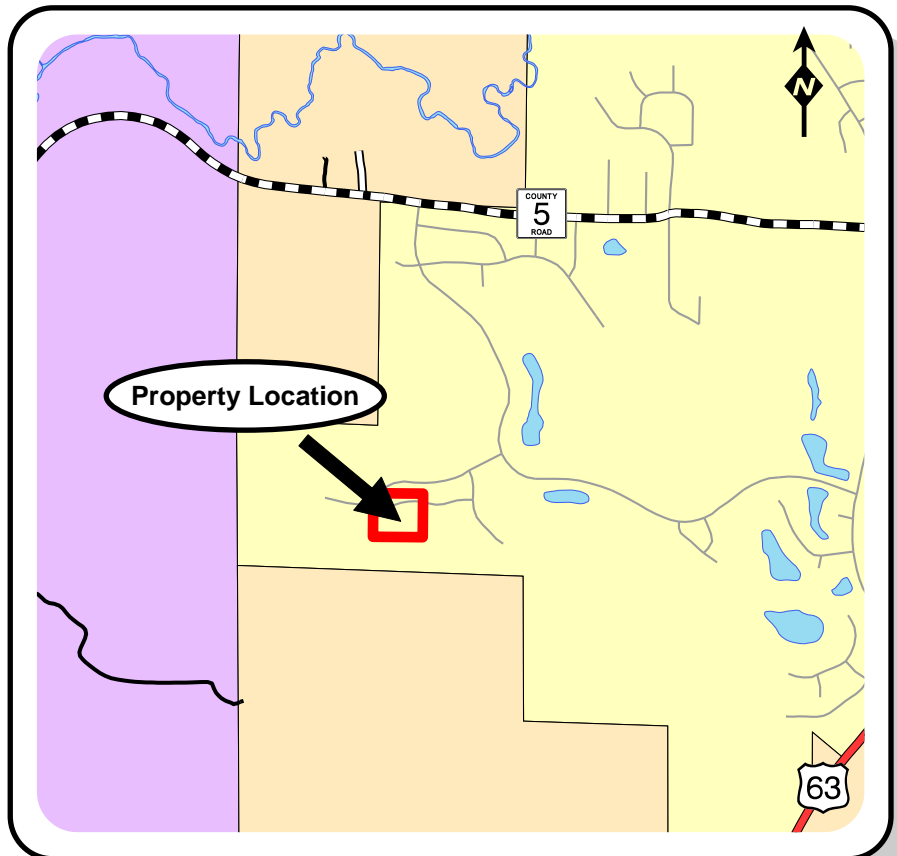
Parcel number:
22.02398.00

Abbreviated Legal Description:
Lot 3 Block 4
Oakhurst at the Jewel



Directions from Downtown Lake City:

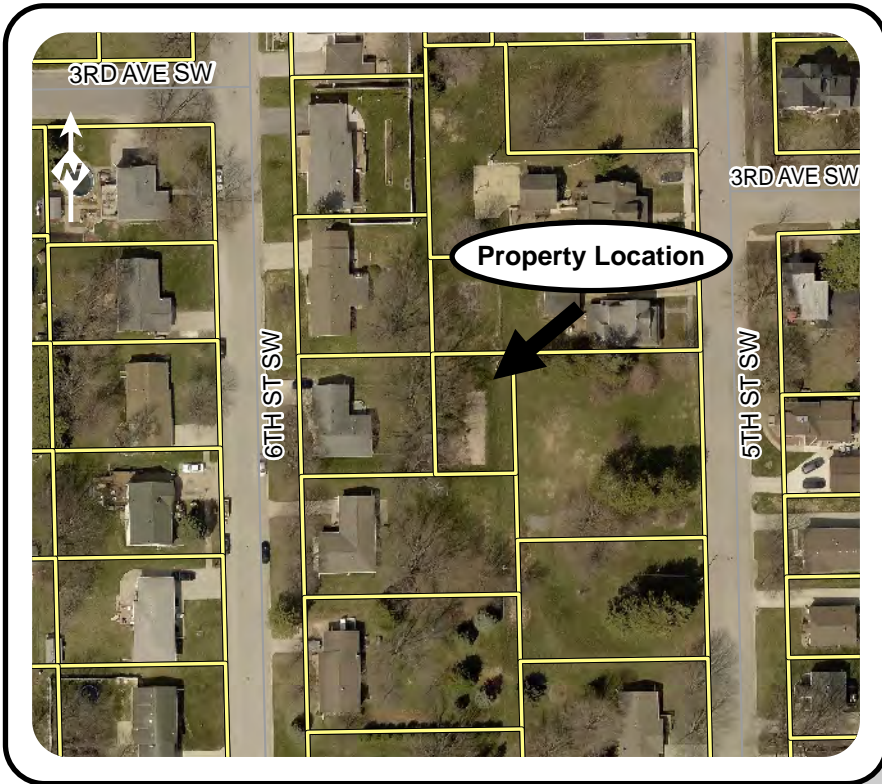
Follow Hwy 63 (Lyon Ave) towards Zumbro Falls and take right onto Co Rd 5. Follow Co Rd 5 to stop sign and take left and follow Co Rd 5 1 mile to Clubhouse Dr and take left. Follow Clubhouse Dr 1/2 mile and take right onto Oakhurst Dr. Follow Oakhurst Dr around loop about 0.3 miles to just past Oakhurst Way. Property is 3rd lot on the right after Oakhurst Way and is a bare lot.





2018 Wabasha County Tax Delinquent Property

Wabasha County Auditor/Treasurer



3xx 6th St SW
Plainview, MN 55964

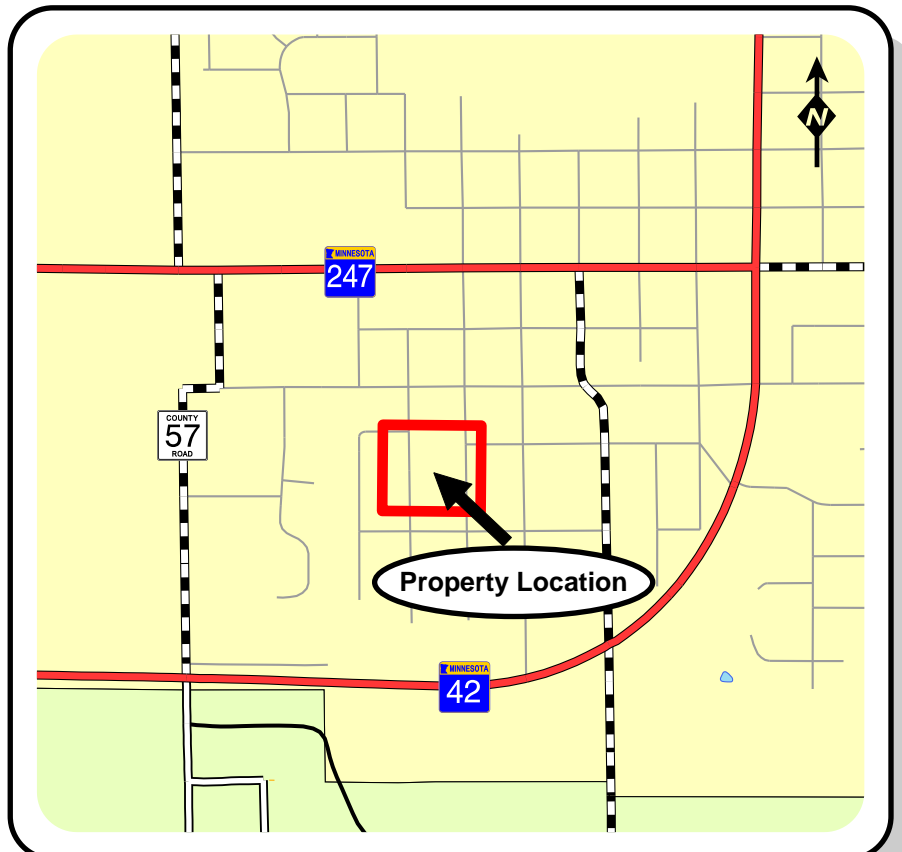
Parcel number:
26.00507.00

Abbreviated Legal Description:
60' X 72' IN NE COR OF OUT LOT
43 ADJ & E OF LOT 5 BLK 2
Foster's Addition to Plainview



Directions from Downtown Plainview:

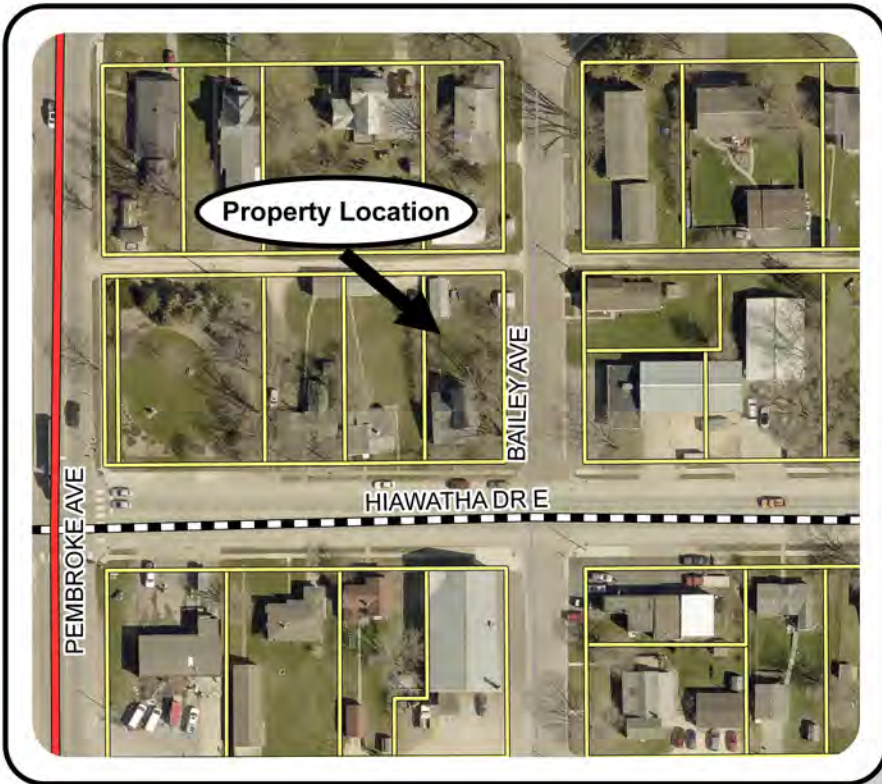
Follow TH 247 (Broadway) west towards Potsdam/Hwy 63. Continue to 5th St and take left. Follow 5th St SW 2 blocks and take right onto 2nd Ave SW. Follow 2nd Ave SW 1 block and take left onto 6th St SW. Follow 6th St SW 1.5 blocks to 305 6th St SW (on left). Property is behind 305 6th St SW and is a bare lot.





2018 Wabasha County Tax Delinquent Property

Wabasha County Auditor/Treasurer



129 Hiawatha Dr E
Wabasha, MN 55981

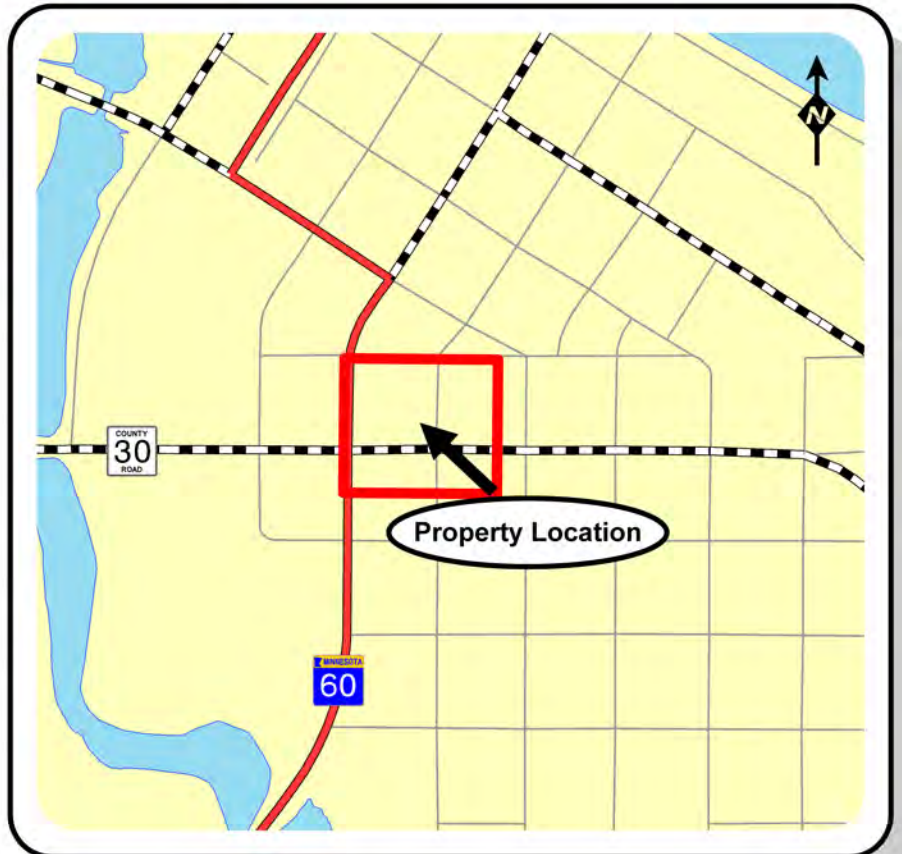
Parcel number:
27.00645.00

Abbreviated Legal Description:
Lot 10 Block 8
South Wabasha



Directions from Downtown Wabasha:

Follow Pembroke Ave south to Hiawatha Dr and take left. Continue on Hiawatha Dr for 1 block. Property is on left with a house number of 129.



WABASHA COUNTY
TERMS FOR THE SALE OF TAX-FORFEITED LAND

- All parcels are offered at public auction and sold to the highest bidder. The minimum bid acceptable is the basic sale price, which is shown on the list of tax-forfeited land. The basic sale price is equal to the appraised value set by the Wabasha County Board of Commissioners.
- Fees and costs (in addition to the basic sale price):
 - Surcharge 3% of the sale price for the state assurance account
 - State deed fee of \$25.00
 - Recording fee of \$46.00
 - State deed tax equal to the greater of \$1.65 or .33% of the basic sale price
- All properties are sold in “as is” condition.
- Payment Terms: Cash, Check or Money Order – payment in full due at the time of sale
- The balance of any special assessments which were levied before forfeiture was removed at the time of forfeiture. Any special assessments which were levied after forfeiture and certified to the Wabasha County Auditor/Treasurer will be added to future tax statements as requested by the City or Township.
- Sales are subject to the following restrictions on the use of the properties:
 - Existing leases
 - Easements obtained by a governmental subdivision or state agency for a public purpose
 - Building codes and zoning laws
 - All sales are final with no refunds or exchanges allowed
 - The appraised value does not represent a basis for future taxes
- 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.
- 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.
- Any party who was eligible to repurchase tax-forfeited, non-conservation land before the public sale must pay the sum of: (1) all cancelled real estate taxes and interest, (2) an amount equal to the current year tax which would be due if forfeiture had not occurred, and (3) any costs associated with the forfeiture of that particular parcel (sheriff, mail, & publishing fees).
- Property taxes will begin the year following the sale.
- If property is torrens property, please contact Wabasha County Recorder with questions.