

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 9:00 a.m., on the 16th day of January 2019. 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 2018A

<u>Parcel Number</u>	<u>Parcel Description</u>	<u>Sale Price</u>
R 27.00645.00 *	South Wabasha Sec 32 Twn 111 Ran 010 Lot 10 Blk 8	\$ 30,000.00

*Parcel does not have city water, please contact the City of Wabasha regarding water hook up. Property will be sold "as is".

Please go to page 3 of this document or contact Wabasha County Auditor/Treasurer for Terms of Sale.

Given under my hand and seal this 26nd day of December 2018.

(Seal)

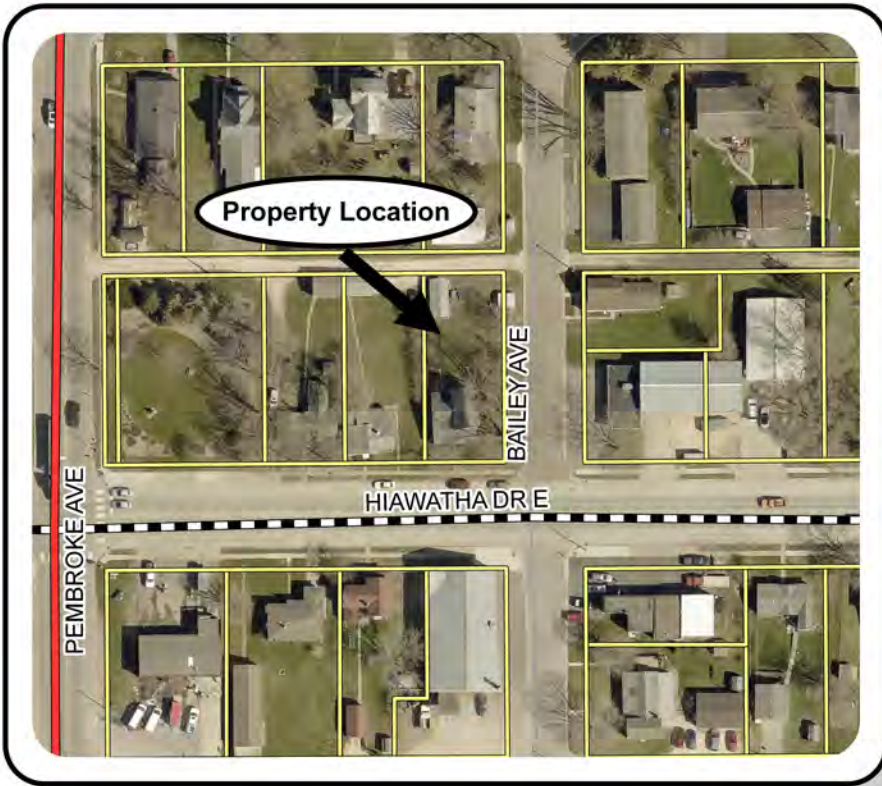


Denise M. Anderson
Auditor/Treasurer
Wabasha County
(p)651-565-2648
www.co.wabasha.mn.us



2018 Wabasha County Tax Delinquent Property

Wabasha County Auditor/Treasurer



129 Hiawatha Dr E
Wabasha, MN 55981

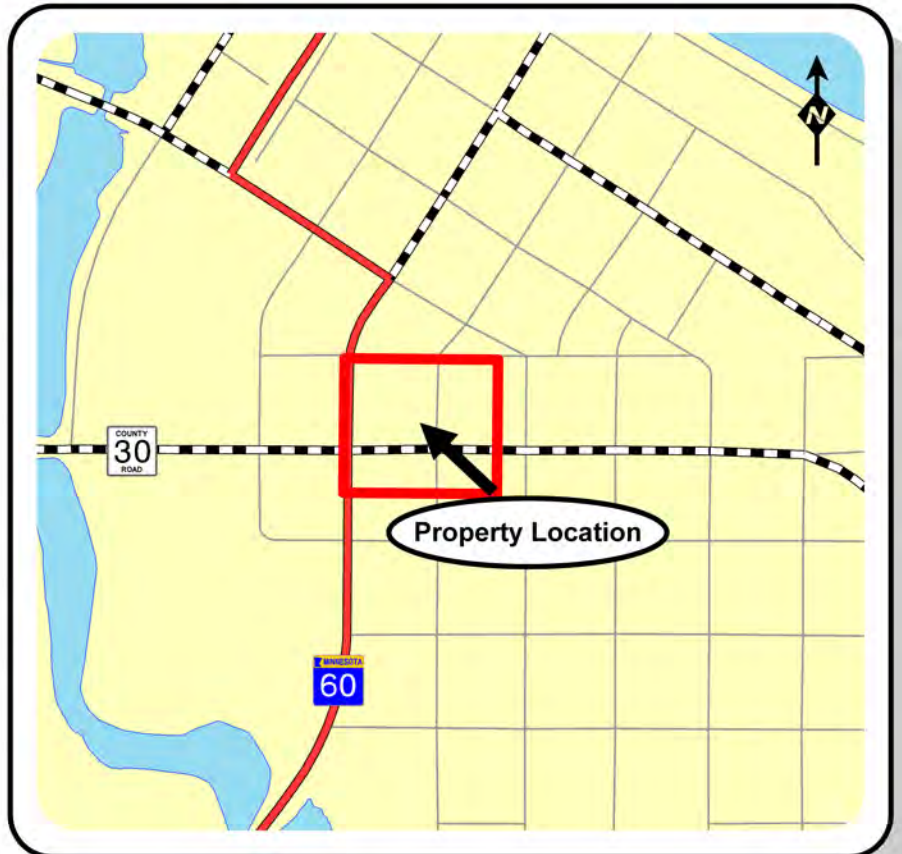
Parcel number:
27.00645.00

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 were 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.