

*State of Minnesota*

*County of Chisago*

**NOTICE IS HEREBY GIVEN** that the parcels of land described in the List of Tax Forfeited Land #2018-1 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 resolution reads as follows:

**BE IT RESOLVED** That the parcels of lands forfeited to the State for non-payment of taxes, appearing on the List of Tax Forfeited Land #2018-1 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 10:00 A.M. on Wednesday, the 7th day of February, 2018, in Room 150B of the Chisago County Government Center and the County Auditor is hereby directed to publish a notice of the sale as provided by law.

**BE IT FURTHER RESOLVED** That the terms of the sale shall be as follows:

1. Full payment shall be made the day of the sale except for those parcels selling for over \$40,000 which can be purchased for 30% down with the balance due within 90 days of the sale plus interest of 5% on the unpaid balance.
2. No bid can be accepted for less than the appraised value.
3. All property will be sold as is with no guarantee as to title or marketability.
4. Any property subject to special assessments may have all or part of the assessment reinstated after the sale, by the municipality.
5. The following costs will be payable beyond the sale price.
  - A. State Deed Fee 25.00
  - B. Recording Fee 46.00
  - C. State Deed Tax .33% of the sale price
  - D. Assurance Fee 3% of the sale price

Information about the sale of tax forfeited land in Chisago County can be obtained at the office of the County Auditor, 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 5th day of January, 2017.



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Dennis J. Freed, Chisago County Auditor

## LIST OF TAX FORFEITED LAND #2018-1 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	Appraised Value	Assessments Before Forfeiture
<b><i>Fish Lake Township</i></b>			
03.00408.00 Specials after forfeiture: Basic Sale Price:	The West 450 feet of the South 485 feet of the Southwest ¼ of the Southeast ¼, Section 26, Township 36, Range 22	33,000.00 <u>0</u> 33,000.00	
<b><i>Chisago City</i></b>			
13.00440.00 & 13.00451.00 Specials after forfeiture: Basic Sale Price:	Lots 3 & 4, Block 5, Chisago Lake Park and The easterly 10 feet of Lot 26, Block 5, Chisago Lake Park	75,500.00 <u>878.15</u> 76,378.15	10,114.04
<b><i>Harris</i></b>			
14.00348.00 Specials after forfeiture: Basic Sale Price:	Lots 6 & 7, Block 8, Harris	30,000.00 <u>0</u> 30,000.00	171.66
<b><i>North Branch</i></b>			
16.00254.00 Specials after forfeiture: Basic Sale Price:	Lot 3, Block 7, North Branch	39,000.00 <u>0</u> 39,000.00	
<b>Non-Residential Properties</b>			
Parcel #	Description	Appraised Value	Assessments Before Forfeiture
<b><i>Shafer Township</i></b>			
08.00146.00 Specials after forfeiture: Basic Sale Price:	The south 375 feet of that part of the SE ¼ of SW ¼ of Section 13, Township 34, Range 19, lying east of Government Road	25,000.00 <u>0</u> 25,000.00	
<b><i>North Branch</i></b>			
11.01068.58 Specials after forfeiture: Basic Sale Price:	Outlot D, Wood Duck Ponds	139,000.00 <u>0</u> 139,000.00	

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16.00411.41 Specials after forfeiture: Basic Sale Price:	The West 201 feet of Lot 1 of Block 1 of Economic Development Plat 1	20,000.00 <u>0</u> 20,000.00	
<b>Chisago City</b>			
13.00577.20 Specials after forfeiture: Basic Sale Price:	Lots 6, 7 & 8 in Block 59 of Chisago City. Also that part of the vacated alley and that portion of vacated 280 <sup>th</sup> Street (formerly Bernheimer Ave) that adjoin said lots.	10,000.00 <u>0</u> 10,000.00	58,391.64
<b>Harris</b>			
14.00406.35 Specials after forfeiture: Basic Sale Price:	The south half of Lots 15 and 16 of Block 5 of Stark's Second Addition to Harris	3,000.00 <u>0</u> 3,000.00	
<b>Rush City</b>			
17.00317.00 Specials after forfeiture: Basic Sale Price:	The East ½ of the East 1/3 of Lots 10, 11 & 14, Block 15, Rush City	10,000.00 <u>0</u> 10,000.00	
17.00327.00 Specials after forfeiture: Basic Sale Price:	The East ½ of Lot 10 and the South 125 feet of the West 8 feet of Lot 11, in Block 16 of the Original Village of Rush City, according to the plat thereof now on file in the office of the Register of Deeds in and for Chisago County, Minnesota, subject to the reservation of the right to the common use of a roadway over the North 30 feet of the East ½ of Lot 10 and the West 5 feet of the East ½ of Lot 10 of said Block 16.	15,000.00 <u>0</u> 15,000.00	
17.00685.27 & 17.00685.28 Specials after forfeiture: Basic Sale Price:	Lot 28 of Block 1 of Rush Landing Lot 29 of Block 1 of Rush Landing	5,000.00 <u>0</u> 5,000.00	1,309.24
<b>Stacy</b>			
19.00004.20 Specials after forfeiture: Basic Sale Price:	That part of the West Half of the Southwest Quarter described as beginning at the southwest corner of said Southwest Quarter; thence on an assumed bearing of North 01 degree, 52 minutes, 21 seconds West along the west line of said Southwest Quarter a distance of 778.27 feet; thence North 88 degrees, 05 minutes,	125,000.00 <u>0</u> 125,000.00	

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	<p>23 seconds East a distance of 775.89 feet to the westerly right of way line of Interstate No. 35; thence southerly, westerly, and southwesterly along said right of way line to the south line of said Southwest Quarter; thence westerly along said south line to the point of beginning. Section 29, Township 34, Range 21</p>		
<p>19.00184.35 and 19.00184.38 Specials after forfeiture: Basic Sale Price:</p>	<p>That part of Outlot A of Sherman Oaks Plat 3, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Chisago County, Minnesota, except that part described as follows; Beginning at the most southerly corner of said Outlot A; thence westerly, along the south line of Outlot A, to the west line of said Outlot A; thence north 21 degrees 00 minutes 27 seconds west, along the said west line 566.35 feet; thence south 86 degrees 30 minutes 27 seconds east to a line bearing north 01 degrees 00 minutes 03 seconds east from the point of beginning; thence south 01 degrees 00 minutes 03 seconds west along said line, to the point of beginning. EXCEPT: That part of Outlot A, SHERMAN OAKS PLAT 3, according to the recorded plat thereof, Chisago County, Minnesota, lying southerly of the westerly extension of the north right of way line of Sherman Oaks Road, per said plat, lying northerly of the westerly extension of the south line of Outlot B, per said plat and lying easterly of a line which bears North 01 degrees 00 minutes 03 seconds East, per plat bearing from the most southerly corner of said Outlot A.</p> <p>And</p> <p>That part of Outlot A of Sherman Oaks Plat 3, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Chisago County, Minnesota, described as follows; Beginning at the most southerly corner of</p>	<p align="right">400,000.00 <u>0</u> 400,000.00</p>	<p align="right">4,197.00</p>

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	<p>said Outlot A; thence westerly, along the south line of Outlot A, to the west line of said Outlot A; thence north 21 degrees 00 minutes 27 seconds west, along the said west line 566.35 feet; thence south 86 degrees 30 minutes 27 seconds east to a line bearing north 01 degrees 00 minutes 03 seconds east from the point of beginning; thence south 01 degrees 00 minutes 03 seconds west along said line, to the point of beginning.</p> <p>Subject to an easement for ingress and egress over and across the east 33.00 feet of the above described parcel.</p> <p>Subject to the utility easement per Sherman Oaks Plat 3.</p>		
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**Wyoming**

<p>21.00194.00 Specials after forfeiture: Basic Sale Price:</p>	<p>Lot 2, Block 14, Wyoming City</p>	<p>26,000.00 <u>0</u> 26,000.00</p>	<p>22,406.54</p>
<p>21.00287.10 Specials after forfeiture: Basic Sale Price:</p>	<p>Lots 4 &amp; 5, Block 15, Roger's Addition to Wyoming</p>	<p>3,800.00 <u>0</u> 3,800.00</p>	
<p>21.10605.00 Specials after forfeiture: Basic Sale Price:</p>	<p>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>50,000.00 <u>0</u> 50,000.00</p>	<p>174,347.15</p>

