

*State of Minnesota*

*County of Chisago*

**NOTICE IS HEREBY GIVEN** that the parcels of land described in the List of Tax Forfeited Land #2017-1 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 #2017-1 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 28th day of June, 2017, 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 17th day of May, 2017.



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Dennis J. Freed, Chisago County Auditor

## LIST OF TAX FORFEITED LAND #2017-1 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>Rushseba Township</i></b>			
07.00167.00 Specials after forfeiture: Basic Sale Price:	The East 169 feet of the South 320 feet of the Northeast 1/4 of the Northeast 1/4 of Section 8 Township 37 Range 21	10,000.00 <u>0</u> 10,000.00	
<b><i>Harris</i></b>			
14.00348.00 Specials after forfeiture: Basic Sale Price:	Lots 6 & 7, Block 8, Harris	60,000.00 <u>0</u> 60,000.00	
<b>Non-Residential Properties</b>			
Parcel #	Description	Appraised Value	Assessments Before Forfeiture
<b><i>Chisago Lakes Township</i></b>			
02.00535.10 Specials after forfeiture: Basic Sale Price:	The East 1/2 of the North 1/2 of the South 1/2 of the Southeast 1/4, Section 12, Township 34, Range 20	14,000.00 <u>0</u> 14,000.00	
<b><i>Fish Lake Township</i></b>			
03.00409.13 Specials after forfeiture: Basic Sale Price:	Outlot 1 of Willem Estates	100.00 <u>0</u> 100.00	
<b><i>Nessel Township</i></b>			
06.00368.10 Specials after forfeiture: Basic Sale Price:	That part of the Southeast 1/4 of the Northeast 1/4 lying northerly and northwesterly of the Township Road known as 507 <sup>th</sup> Street West except that part of the Southeast 1/4 of the Northeast 1/4 described as follow; beginning at a point 32 1/2 rods East of the Northwest Corner of the Southeast 1/4 of the Northeast 1/4 of Section 20; thence West to the Northwest corner of the Southeast 1/4 of Northeast 1/4; Thence South 14 rods 4 feet; thence northeasterly in a straight line to the point of beginning. Section 20 Township 37 Range 22	1,000.00 <u>0</u> 1,000.00	

## LIST OF TAX FORFEITED LAND #2017-1 FOR SALE TO PUBLIC

### *Rushseba Township*

07.00162.00	The north 16.5 feet of the south 36.5 feet of the NE ¼ of the SE ¼, Section 5, Township 35, Range 21	25.00	
Specials after forfeiture:		<u>0</u>	
Basic Sale Price:		25.00	

### *Shafer Township*

08.00146.00	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	52,000.00	
Specials after forfeiture:		<u>0</u>	
Basic Sale Price:		52,000.00	

### *North Branch*

11.00118.00	Part of Government Lot 5 described as follows: Beginning at the southeast corner of Section 6; thence north 1 degree 5 minutes west 1644.5 feet; thence south 88 degrees 22 minutes 30 seconds west 401.10 feet to the point of beginning; thence south 4 degrees, 17 minutes 30 seconds east 150 feet; thence south 88 degrees 22 minutes 30 seconds west 220 feet to the shoreline of Chain Lake; thence northwesterly on shoreline 150 feet to a point of intersection with a line bearing south 88 degrees 22 minutes 30 seconds west from point of beginning; thence north 88 degrees 22 minutes 30 seconds east 337 feet to the point of beginning. Section 6, Township 35, Range 21	15,000.00	
Specials after forfeiture:		<u>0</u>	
Basic Sale Price:		15,000.00	

11.00362.01	Lot 1 of Block 1 of Oak Park Villas	10,000.00	
Specials after forfeiture:		<u>0</u>	
Basic Sale Price:		10,000.00	

11.00362.03	Lot 3 of Block 1 of Oak Park Villas	10,000.00	
Specials after forfeiture:		<u>0</u>	
Basic Sale Price:		10,000.00	

11.00362.04	Lot 1 of Block 2 of Oak Park Villas	10,000.00	
Specials after forfeiture:		<u>0</u>	
Basic Sale Price:		10,000.00	

11.00362.05 through 11.00362.14 and 11.00362.17 through 11.00362.19	Lot 2 of Block 2 of Oak Park Villas Lot 3 of Block 2 of Oak Park Villas Lot 4 of Block 2 of Oak Park Villas Lot 5 of Block 2 of Oak Park Villas Lot 6 of Block 2 of Oak Park Villas Lot 7 of Block 2 of Oak Park Villas Lot 8 of Block 2 of Oak Park Villas Lot 9 of Block 2 of Oak Park Villas Lot 10 of Block 2 of Oak Park Villas	40,000.00	
Specials after forfeiture:		<u>0</u>	
Basic Sale Price:		40,000.00	

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	Lot 11 of Block 2 of Oak Park Villas Lot 14 of Block 2 of Oak Park Villas Lot 15 of Block 2 of Oak Park Villas Lot 16 of Block 2 of Oak Park Villas		
16.00279.10 Specials after forfeiture: Basic Sale Price:	The north 25 feet of Lots 11, 12 & 13, Block 19, North Branch	1,000.00 <u>0</u> 1,000.00	
16.00411.41 Specials after forfeiture: Basic Sale Price:	The West 201 feet of Lot 1 of Block 1 of Economic Development Plat 1	40,000.00 <u>0</u> 40,000.00	
<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.	25,000.00 <u>0</u> 25,000.00	52,604.93
<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	5,000.00 <u>0</u> 5,000.00	
<b>Rush City</b>			
17.00116.00 Specials after forfeiture: Basic Sale Price:	That part of the Northeast 1/4 of the Southeast 1/4 lying north of the Grantsburg Northern Pacific Railroad right of way and the south half of Lincoln Street. Section 21 Township 37 Range 21	100.00 <u>0</u> 100.00	
17.00574.00 Specials after forfeiture: Basic Sale Price:	Lot 26 and 27 of Block 1 of St. Lawrence Addition	100.00 <u>0</u> 100.00	1,814.97
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	7,000.00 <u>0</u> 7,000.00	846.18
<b>Stacy</b>			
19.00004.10 Specials after forfeiture: Basic Sale Price:	That part of the West 1/2 of the Southwest 1/4 lying West of the Westerly right of way line of Intestate Highway Number 35 and lying Northerly of the following described line and its Easterly extension: Commencing at the Southwest corner of said Southwest 1/4; thence on a assumed bearing of North 01 degrees 52 minutes 21 seconds West along the West line of	75,000.00 <u>0</u> 75,000.00	

**REMOVED FROM SALE**

**LIST OF TAX FORFEITED LAND #2017-1 FOR SALE TO PUBLIC**

	said Southwest ¼ a distance of 1,193.06 feet to the point of beginning of the line to be described; North 82 degrees 09 minutes 15 seconds East a distance of 819.72 feet to said Westerly right of way line and said line there terminating. Except the North 500 feet of said Southwest ¼, Section 29, Township 34, Range 21		
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, 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	250,000.00 <u>0</u> 250,000.00	
<b>Wyoming</b>			
21.10605.00 Specials after forfeiture: Basic Sale Price:	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	100,000.00 <u>0</u> 100,000.00	164,287.08