



# Carver County

## Notice of Tax Forfeit Land Sale

Date: August 17, 2022

Time: 6:00 PM

Location:

Carver County Government Center

Township Hall

600 E 4<sup>th</sup> St

Chaska, MN 55318

Contact with questions:

Property Tax Department

(952) 361-1910

[custsvc@co.carver.mn.us](mailto:custsvc@co.carver.mn.us)

## NOTICE OF PUBLIC SALE OF TAX-FORFEITED LANDS

NOTICE IS HEREBY GIVEN That the parcels of land classified as non-conservation and described in the CARVER COUNTY TAX FORFEITED APPRAISAL LIST shown below, shall be sold to the highest bidder at public sale for not less than the appraised value as it herein appears. The sale will be governed by the provisions of M.S. 282.01 and by the resolution of the Carver County Board of Commissioners authorizing such sale adopted on the 12th day of July, 2022. The resolution reads as follows:

WHEREAS, the Carver County Board of Commissioners has approved a list captioned shown below, dated July 12, 2022, of lands forfeited pursuant to M.S. 281 and classified as non-conservation lands pursuant to M.S. 282, and has determined that it is advisable to sell said lands and has determined the appraised value thereof;

NOW, THEREFORE, BE IT RESOLVED by the Carver County Board of Commissioners that each parcel shown below, hereto and made a part hereof be appraised for the amount set opposite the description thereof and that the County Auditor is hereby directed to offer each parcel to the highest bidder, but for not less than the appraised value as determined by the Carver County Board of Commissioners at a prior date, at a public sale commencing at **6:00 pm on Wednesday, August 17, 2022** at the Carver County Government Center in the City of Chaska, Minnesota. Thereafter, any remaining parcels shall be sold at private sale for not less than the appraised value as determined herein. All sales shall be paid for by cash or check. No credit or debit cards will be accepted.

Amounts of special assessments cancelled because of forfeiture may be subject to re-assessment.

All parcels shall be sold subject to existing leases, if any, to easement obtained by any governmental subdivision or agency thereof for any public purpose, to easements and restrictions of record at the time of the tax judgment sale, to all existing laws and ordinances and to the condition that the appraised value does not represent a basis for future taxes;

The sale shall continue until all parcels are sold or until the County Board orders a re-appraisal; and,

BE IT FURTHER RESOLVED, that this resolution and appraisal be filed with Carver County Auditor and that notice be given in accordance with the statute therefore provided that the public sale will be held on the **17<sup>th</sup> day of August, 2022, at 6:00 p.m.**

Crystal Campos, Carver County Auditor

### Terms for Sale of Tax-Forfeited Land in Carver County

For additional information contact Property Tax Dept. at (952) 361-1910 or email at [custsvc@co.carver.mn.us](mailto:custsvc@co.carver.mn.us)

#### Public Sales: Basic Sale Price

All parcels are offered at public auction and sold to the highest bidder. The minimum bid acceptable is the minimum bid amount shown on the list of tax-forfeited land. 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

An assurance fee of 3% of the purchase price, \$25.00 fee for the cost of the State Deed, \$5.00 Ag Conservation fee, Deed Tax calculated on the purchase price, a recording fee of \$46.00, Well certificate charge of \$50.00 if applicable, Torrens fee if applicable, Expiration of Redemption Fee of \$75.00, and Sheriff Fee for Service of Documents of \$110.00. Any parcel for which no bid is received at the public sale shall be sold at private sale to anyone offering to pay the appraised value thereof plus fees.

#### Payment Terms: Full Payment at Sale

All sales are final. All property is sold "as is" and may not conform to local building and zoning ordinances. The county makes no warranty that the land is buildable. All sales are final, and no refunds or exchanges are permitted.

PIN	LEGAL DESCRIPTION	Appraised Value/ Minimum Bid
05.0180400*	<p>COMMENCING AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND, SITUATED IN SECTION 18, TOWNSHIP 114, RANGE 25, CARVER COUNTY, MINNESOTA.</p> <p>STARTING AT THE SECTION STONE SITUATED AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 114, RANGE 25; THENCE SOUTH ON THE LINE BETWEEN CARVER AND SIBLEY COUNTIES 27 RODS, THENCE DUE EAST 2 RODS TO THE POINT OR PLACE OF BEGINNING, THENCE SOUTH 20 RODS THENCE EAST 16 RODS, THENCE NORTH 20 RODS, THENCE WEST 16 RODS TO THE PLACE OF BEGINNING, SITUATED, LYING AND BEING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 18, TOWNSHIP 114, RANGE 25;</p> <p>THENCE NORTH ALONG THE WEST LINE OF SAID HEREINABOVE DESCRIBED PARCEL OF LAND A DISTANCE OF 6 RODS TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 6 RODS TO A POINT; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID PARCEL OF LAND A DISTANCE OF 6 RODS; THENCE WEST ALONG THE SOUTH LINE OF SAID ABOVE DESCRIBED PARCEL A DISTANCE OF 6 RODS TO THE POINT OF BEGINNING. SITUATED IN THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 114, RANGE 25.</p> <p>AND COMMENCING AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND, SITUATED IN SECTION 18, TOWNSHIP 114, RANGE 25, CARVER COUNTY, MINNESOTA.</p> <p>STARTING AT THE SECTION STONE SITUATED AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 114, RANGE 25; THENCE SOUTH ON THE LINE BETWEEN CARVER AND SIBLEY COUNTIES 27 RODS, THENCE DUE EAST 2 RODS TO THE PPOINT OR PLACE OF BEGINNING, THENCE SOUTH 20 RODS; THENCE EAST 16 RODS, THENCE NORTH 20 RODS, THENCE WEST 16 RODS TO THE NORTHWEST QUARTER, SECTION 18, TOWNSHIP 114, RANGE 25;</p> <p>THENCE EAST ALONG THE SOUTH LINE OF SAID HEREINABOVE DESCRIBED PARCEL OF LAND A DISTANCE OF 16 RODS TO A POINT; THENCE AT RIGHT ANGLES SOUTH A DISTANCE OF 40 FEET TO A POINT; THENCE AT RIGHT ANGLES WEST PARALLEL WITH THE SAID SOUTH LINE OF SAID PARCEL A DISTANCE OF 16 RODS TO A POINT; THENCE AT RIGHT ANGLES NORTH A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING. *\$146.00</p>	\$12,500

45.0750061	SECTION 28 TOWNSHIP 115 RANGE 026 P/O OUTLOT 4, VILLAGE OF HAMBURG, DESC AS: COMM AT A PT 107.5' SWLY OF NE CORN OUTLOT 4; TH RUNNING ON A LINE OF OUTLOT 4 & LOUISA ST SWLY 118'; TH NWLY 70' TO LINE OF LOT 7 TRUWE'S ADDN; TH NELY ON LINE OF OUTLOT 4 & LOT 7 OF TRUWE'S ADDN 118'; TH SELY 70' TO BEG.	\$2,500
55.0052000*	SECTION 05 TOWNSHIP 116 RANGE 026 P/O NE1/4 SE1/4 DESC AS: COMM AT NE CORN SE1/4 SECT 5 TH S ALONG E LINE SE1/4 588' TH W 191' TO PT OF BEG TH CONT W 108.25' TH S 79' TH E 108.25' TH N 79' TO PT OF BEG *\$2,814.48	\$12,500
55.3500350*	TROPHY LAKES ESTATES IV LOT 1 BLOCK 5 CIC 139 *\$11,485.35	\$2,000
55.3500360*	TROPHY LAKES ESTATES IV LOT 2 BLOCK 5 CIC 139 *\$11,485.35	\$2,000
55.3500370*	TROPHY LAKES ESTATES IV LOT 3 BLOCK 5 CIC 139 *\$11,485.35	\$2,000
55.3500380*	TROPHY LAKES ESTATES IV LOT 4 BLOCK 5 CIC 139 *\$11,485.35	\$2,000
55.3500390*	TROPHY LAKES ESTATES IV LOT 5 BLOCK 5 CIC 139 *\$11,485.35	\$2,000
55.3500400*	TROPHY LAKES ESTATES IV LOT 6 BLOCK 5 CIC 139 *\$11,485.35	\$2,000
55.3500410*	TROPHY LAKES ESTATES IV LOT 7 BLOCK 5 CIC 139 *\$11,485.35	\$2,000
55.3500420*	TROPHY LAKES ESTATES IV LOT 8 BLOCK 5 CIC 139 *\$11,485.35	\$2,000
55.3500430*	TROPHY LAKES ESTATES IV LOT 9 BLOCK 5 CIC 139 *\$11,485.35	\$2,000
55.3500440*	TROPHY LAKES ESTATES IV LOT 10 BLOCK 5 CIC 139 *\$11,485.35	\$2,000
55.3500450*	TROPHY LAKES ESTATES IV LOT 1 BLOCK 6 CIC 139 *\$11,485.35	\$2,000
58.7130030*	LOT 1 BLOCK 2 SERENITY POINTE 2ND ADDITION *\$70.24 *must be sold together with 58.7130040	\$18,000
58.7130040*	LOT 2 BLOCK 2 SERENITY POINTE 2ND ADDITION *\$70.24 *must be sold together with 58.7130030	\$18,000

**NOTE: (\*) Amount of Special Assessments cancelled because of forfeiture that may be subject to re-assessment.**

**Special Assessments that were certified to the county after property went tax forfeit will be added to the appraised value creating a new appraised value.**