

LIST OF PROPERTIES AVAILABLE FOR SALE
WHICH HAVE BEEN FORFEITED TO THE STATE
OF MINNESOTA IN THE COUNTY OF SCOTT

TOWNSHIP OF SAND CREEK

09-904022-0	All that part of SE1/4 of the SE1/4 of Section 4, Township 114, Range 23, Scott County, Minnesota, lying South of the North 330.00 feet thereof and West of Registered Land Survey No. 61, Files of the Registrar of Titles in and for said county and state, EXCEPTING therefrom the following: That part of the East 440 feet (as measured at right angles) of the West one-half of the SE1/4 of SE1/4 of Section 4, Township 114, Range 23, Scott County, Minnesota, lying South of the North 330.00 feet thereof.	\$ 20,000.00 \$ 0.00 \$ 20,000.00
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CITY OF SAVAGE

26-007029-0	The Southerly 2 feet of Lot 15, Block 3, Meadow Lands Addition, according to the plat on file and of record in the Office of the Register of Deeds, Scott County, Minnesota.	\$ 1.00 \$ 0.00 \$ 1.00*
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CITY OF SHAKOPEE

27-005007-0	The East 7 feet of the North 130 feet Lot 9, Block 209, Lერიემონდიე's Addn., according to the plat on file and of record in the Office of the Register of Deeds, Scott County, Minnesota	\$ 1.00 \$ 73.95 \$ 74.95*
27-023011-0	Outlot 1, Cletus Link Addn., according to the plat on file and of record in the Office of the Register of Deeds, Scott County, Minnesota	\$ 1.00 \$ 0.00 \$ 1.00*
27-093004-0	Outlot B, Valley Mall First Addition, according to the plat thereof on file and of record in the Office of the County Recorder, Scott County, Minnesota.	\$ 19,000.00 \$ 0.00 \$ 19,000.00

NOTE: The parcels marked with an * following the Basic Sale Price can be purchased by adjacent property owners only.

TERMS FOR THE SALE OF TAX FORFEITED LAND
IN SCOTT COUNTY, MINNESOTA

PUBLIC SALES: Basic Sale Price

All parcels are offered at public auction (sealed bids) and sold to the highest bidder. The minimum bid accepted is the basic sale price which is shown on the list of tax forfeited land. This basic sale price is equal to the appraised value plus any extra charges for special assessments levied after forfeiture or for hazardous waste control.

EXTRA FEES AND COSTS: In addition to the Basic Sale Price

A 3 percent surcharge for the state assurance account will be collected at the time of the sale. Also, the following fees will be collected: a state deed fee of \$25.00, a deed filing fee of \$46.00, a state deed tax of .33% of the sale price, a conservation fee of \$5.00, a county administration fee of \$150.00, sheriff fee of \$70.00, and possibly a well certificate charge of \$45.00. All fees subject to change without notice or publication.

PAYMENT TERMS: Cash Only.

SPECIAL ASSESSMENTS: Levied Before and After Forfeiture

The balance of any special assessments which were levied before forfeiture and canceled at forfeiture and which exceed the amount of the sale price may be reassessed by the municipality. These special assessments are shown on the list of tax forfeited land under the column entitled "Assessments Before Forfeiture."

Any special assessments which were levied after forfeiture and certified to the county auditor have been added to the Basic Sale Price and must be paid by the purchaser. These special assessments are shown on the list of tax forfeited land under the column line "Assessments After Forfeiture."

CONDITIONS: Restrictions on the use of the properties

Sales are subject to the following restrictions on the use of the properties:

1. existing leases,
2. easements obtained by a governmental subdivision of state agency for a public purpose,
3. building codes and zoning laws,
4. all sales are final with no refunds or exchanges allowed, and
5. the appraised value does not represent a basis for future taxes.

PRIVATE SALE: Parcels not sold at public auction

Any parcel not sold at a public sale may be purchased after the public sale by paying the basic sale price plus extra fees and costs. The basic sale price cannot be changed until the parcel is reappraised, republished, and again offered at a later public sale.

TITLE: Proof of ownership

The buyer will receive a receipt at the time of sale. The Department of Revenue will issue a State Deed after payment is made. The buyer shall submit and sign a well certificate.

Property Sale Bid Form

BIDDER INFORMATION			
1.	NAME(S):		
2.	STREET ADDRESS:		
3.	CITY, STATE, ZIP		
3.	DAY PHONE #:		
4.	OWNERSHIP TYPE: (circle one)	INDIVIDUAL	JOINT TENANTS
TENANTS IN COMMON			
If Incorporated, list state of incorporation:			
PARCEL INFORMATION			
4.	PARCEL #:		
5.	LEGAL DESCRIPTION:		
BID INFORMATION			
6.	BID AMOUNT:	\$	
NOTE: In addition to the bid amount, other fees will apply. These fees will include state deed tax, conservation fee and the recording fee.			
7.	SIGNATURE(s):		

The following **additional fees and taxes** will be due at the time of purchase:

State Deed Tax:	Bid Price X .0033
Conservation Fee:	\$ 5.00
Recording Fee:	\$ 46.00
State Assurance Fee	3% of Sale Price
State Deed Fee	\$25.00
County Admin Fee	\$150.00
Sheriff Fee	\$70.00
Well Cert Fee (if any)	\$45.00 (Only if Well on Property)

INSTRUCTIONS FOR BID FORM

1. Please print all information, with the exception of item #7.
2. Include the names of all persons to which title should be transferred.
3. List the address to where property tax statements should be mailed.
4. List the daytime phone number where the bidder can be reached. (home, business or both if appropriate)
5. Is the ownership to be individually, joint tenants, or tenants in common. If incorporated, please list the state of incorporation.
6. List the amount of your bid. This amount is exclusive of the additional fees that will be owed if the sale is awarded. A minimum bid sheet has been provided and any bid received that is below the minimum sale price will be rejected.
7. Signature of **ALL** owners is required. (Those to be shown on the deed)
8. Place bid form in a separate sealed envelope marked on the front with the parcel number being bid on and the statement "BID FOR SALE" - Return the bid to the following:

Bev Wagner, Tax Specialist
Scott County Government Center
200 Fourth Avenue West
Shakopee, MN 55379
9. The successful bidder will be notified of the entire amount necessary to cover the bid price and all the associated fees.

PROCEDURE FOR FORFEITED LAND SALE

The sale of forfeited land in Scott County, Minnesota is by the following procedures:

1. Date, Time, and Location:

The time and date (generally November) are set prior to publication. The location is the Scott County Government Center.

2. When and where are sales advertised:

The property to be sold is published in the official newspaper of the county.

3. Registration for tax sales:

No registration is required.

4. Payment requirements for property purchased:

Payment in full, upon notice of being the successful bidder.

5. Does the County offer installment purchases:

No, the full price is due upon notice of being the successful bidder.

6. Type of document issued upon sale:

State Tax Deed.

7. Redemption period after the sale:

There is no redemption period after the sale.

8. Can property be purchased without attending the sale:

Yes, the sale is conducted by sealed bids. The bids can be mailed as long as the bid is received prior to the opening of the sale session.

9. What happens to property not sold at the auction:

Any property not sold at the auction may be purchased at any time by the first person willing to pay the minimum price established by the County Board.

10. E-mail address for information:

bwagner@co.scott.mn.us