

NOTICE OF BECKER COUNTY TAX-FORFEITED LAND SALE
November 2025

Notice is hereby given, that I shall sell to the highest bidder parcels of land forfeited to the State of Minnesota for non-payment of taxes, which have been classified and appraised as provided by law. Said sale will be governed as to terms by resolution of the County Board of Commissioners authorizing the same, and shall take place by sealed bid by Thursday, November 26, 2025.

Mary E. Hendrickson, Becker County Auditor-Treasurer

Resolution 11-25-1D of Becker County Board of Commissioners authorizing and fixing the terms of the sale

WHEREAS, parcels of land have forfeited to the State of Minnesota for nonpayment of taxes, these parcels on the list filed with the County Auditor-Treasurer, which are classified as non-conservation and appraised as provided by Section 282.01, Minnesota Statutes, and shall be offered for direct sale by the County Auditor-Treasurer, said sale bid packets will be mailed November 6, 2025 and the County Auditor-Treasurer is hereby directed to publish a notice of sale as provided by law and

WHEREAS, any parcel of land or lots on the list is subject to withdrawal from the sale by the County Board or County Auditor-Treasurer when it may appear to be in public interest to do so.

WHEREAS, each parcel has an established minimum price. All bids must be at or above the minimum price.

WHEREAS, the terms of the public sale shall be cash only, all bids must be received in the Auditor-Treasurer office by 3:00 pm November 26, 2025, winning bidders will be notified within 10 days.

WHEREAS, the total amount of special assessment may be reinstated beginning in 2026, with the first payment due with 2026 real estate taxes. There may be deferred assessments due. All the parcels of the said land shall be offered for sale subject to existing easements or leases, if they are any. The Zoning Ordinance on file in the office of the County Auditor-Treasurer and recorded in the office of the County Recorder shall apply to sales made above where the lands sold are affected by said ordinance. All County, Township, and or City Zoning Regulations must be adhered to. All lands that do not adjoin a legalized highway are subject to all existing restrictions empowered by statute relating to the expenditure of public lands.

WHEREAS, those purchasers of lands herein described shall pay an amount equal to three (3%) percent of the total purchase price at the time of purchase. Said three (3%) percent payment to be forwarded by the County Auditor-Treasurer to the State Treasurer for the tax forfeited land assurance account under the provisions of Chapter 284.28 Sub. 8. A State Deed fee of \$25.00 and a recording fee of \$46.00 shall be charged at the time. All deeds when received from the Tax Commissioner's Office shall be filed by the County Auditor-Treasurer with the County Recorder's Office for recording, prior to sending the said deed to purchaser, and the cost of the State Deed and Deed Tax shall be paid by the purchaser at the time of sale.

THEREFORE BE IT RESOLVED: The County Board of Commissioners hereby set the Terms of Sale and authorizes the County Auditor-Treasurer to conduct a tax forfeit land sale to adjacent owners. Duly adopted this 4th day of November 2025, at Detroit Lakes, MN.

Terms of Sale

- No timber shall be cut, removed, or damaged prior to the County receiving the full purchase price for the parcel.
- Letters and bid packets will be mailed to adjacent owners Thursday, November 6, 2025 and must be received in the Auditor-Treasurer's office by 3:00 pm on Wednesday, November 26, 2025. Winning bidders will be notified within 10 days.
- The land and improvements are being sold as is and the County makes no warranties as to the condition of any building, wells, septic systems, soils, roads, access, or anything on the tract. The tract is being sold with the understanding that the buyer and seller agree to waive disclosures required under Minnesota Statutes Chapter 513.52 to 513.60, 515B.1-103 and any associated liabilities. No representation is made as to the condition of any structure, their fixtures or contents, or their suitability for any particular use.
- For parcels not already located on or adjacent to a legally established and/or maintained public road, highway, or other access, no governmental entity shall be obligated to establish, construct, or maintain any public road or other access to the parcel, or to increase the maintenance on any existing public road or access to immediately benefit the parcel. No public funds may be spent for surveying or other benefits to the property.
- Parcels sold must be combined with purchasers parcel at time of sale.
- Laws 1990, Chapter 594 impose a \$25.00 fee upon purchasers of tax-forfeited land for issuance of the State Tax Deed.
- A state deed tax equal to 0.33% of the basic sale price of a parcel of the tax forfeited land, with a minimum deed tax of \$1.65 shall be paid by the purchaser to the County Auditor-Treasurer.
- Except for land in platted subdivisions and land conveyed for correcting legal descriptions, all deeds requested after August 1, 1991 will contain the following statement: This property is not eligible for enrollment in a state funded program providing compensation for conservation on marginal land and wetlands.
- All sales are final. In cases of payment default, Becker County will retain payment as penalty and damages, and will, at its sole discretion, decide whether the tract(s) will be reoffered to the next highest bidder.
- Becker County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment and the provision of services.