

Oral Auction Terms and Conditions

Carlton County Auditor shall sell to the highest bidder (but not at less than the appraised value) certain parcels of land forfeited to the State for nonpayment of taxes, which have been classified and appraised as provided by law. Said sale will be governed, as to terms, by the resolution of the County Board authorizing the same, and Sealed Bids will be opened at 3 PM on Thursday, February 28, 2019. Any bids received after 3 PM on February 28, 2019 will not be considered, nor will any bids on altered bid forms. Bids will be presented to the County Board of Commissioners for acceptance at the March 12, 2019 Regular Board meeting. Successful bidder will be notified by mail.

1. If a final bid is for more than the total appraised value, then land value, timber value and building value will be prorated.
2. If the total final purchase price is \$1000.00 or less per landsale parcel, the total purchase price shall be paid in full at the time of purchase. For all landsale parcels paid in full at the time of purchase, the following closing costs must be paid in full in addition to the total final purchase cost:
 - The cost for preparing and recording the State Deed
 - State Deed Tax
 - If a Well Certificate is required, the recording fee for the Certificate
 - Assurance charge of three (3) percent on the total final purchase price
3. If the total final purchase price is more than \$1000 per landsale parcel, the parcel may be purchased on a contract for deed. The following down payment and closing costs must be paid in full at the time of purchase:
 - At least ten (10) percent of the **total final purchase price** or \$1000.00 per landsale parcel, whichever is greater
 - All of the prorated timber appraised value
 - Prorated appraised building value up to \$1,000.00
 - The balance of the total final purchase price is to be paid in four (4) annual installments with interest computed per MN Dept of Revenue rates and schedule.
 - The cost for recording the Contract for Deed
 - If a Well Certificate is required, the recording fee for the Certificate
 - Assurance charge of three (3) percent on the total final purchase price
 - Proof of insurance on any buildings must be provided within 30 days of sale
4. All mineral rights are reserved to the State.
5. The appraised value does not represent a basis for future taxes.
6. For land located in all cities and in Thomson Township, contact the city or township for details of building codes or zoning laws; for land located in all other townships, contact the Carlton County Zoning Office. 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" OR THAT ACCESS IS AVAILABLE.
7. All sales are final and no refunds or exchanges are permitted.
8. Carlton County is not responsible for location or determination of property lines or boundaries.
9. Parcels offered for sale may not be eligible for enrollment in a State of Minnesota funded program providing compensation for conservation for marginal land or wetlands.
10. All lands sold are sold subject to Zoning Ordinances adopted by the County Board, and all lands are sold subject to railroad, highway, utility, and conservation easements.
11. Buyers are advised that property purchased at a tax-forfeited landsale may not be free and clear of mortgage-like liens and encumbrances.
12. The County reserves the right to withdraw any parcel listed for sale.
13. All parcels are subject to easements of record at time of sale

CARLTON COUNTY LAND DEPARTMENT
LAND AUCTION
SEALED BID FORM

Carlton County is offering for sale by sealed bid to the Highest qualified bidder the following described parcel:

Lots 6 & 7 Block 4, St Paul and Duluth Addition to City of Barnum

Parcel No. 13-230-0440 & 13-230-0460

MINIMUM BID IS \$35,000.00

Bids must be received by the Auditor's Office before 3:00 PM February 28, 2019, to be considered a valid bid. Any bids received after the date and time set by the Carlton County Board will be ruled invalid. No bid less than the minimum bid will be accepted.

YOUR BID AMOUNT \$ _____

Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Signature: _____

Mail Bid Form to:
Carlton County Auditor/Treasurer
PO Box 130
Carlton, MN 55718

OR:

Drop off Bids by **3:00 PM February 28, 2019** at the Auditor's Office in the Courthouse in Carlton, MN

Only the successful bidder will be notified after acceptance by the Carlton County Board of Commissioners at their regularly scheduled meeting on March 12, 2019. Terms, additional fees and payment plan options will be presented to the successful bidder after this date. It is the bidder's responsibility to check with local officials to determine if the parcel is zoned as buildable and if special assessments are due. Carlton County is selling the property "AS IS, WHERE IS".

If you have any questions, contact us at (218) 384-9179 or (218) 384-9287 or by email to:
LandDepartment@co.carlton.mn.us

Thank you.

Gregory J Bernu
Carlton County Land Commissioner

CARLTON COUNTY LAND DEPARTMENT
LAND AUCTION
SEALED BID FORM

Carlton County is offering for sale by sealed bid to the Highest qualified bidder the following described parcel:

Northwest Quarter of the Southwest Quarter of Section 8, Township 47 North Range 16 West
Carlton County MN Except severed minerals subject to easements

Parcel No. 84-020-1300

MINIMUM BID IS \$95,000.00

Bids must be received by the Auditor's Office before 3:00 PM February 28, 2019, to be considered a valid bid. Any bids received after the date and time set by the Carlton County Board will be ruled invalid. No bid less than the minimum bid will be accepted.

YOUR BID AMOUNT \$ _____
Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____
Signature: _____

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Carlton County Auditor/Treasurer
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