



TERMS FOR THE SALE OF TAX-FORFEITED LAND IN BENTON COUNTY

Public Sales: Basic Sale Price

All parcels are offered at public auction and sold to the highest bidder. The minimum bid acceptable is the basic sale price that is shown on the "List of Tax-Forfeited Land for Sale".

Extra Fees and Costs: In Addition to the Basic Sale Price

A 3% surcharge for the state assurance account will be collected at the time of the sale. The following extra fees will be collected when the basic sale price is paid in full: a state deed fee of \$25 per parcel, a certificate cost of \$0.50 per parcel, a deed recording fee of \$46 per parcel; a state deed tax of \$1.65 for the first \$500 or a rate of .33% of the net consideration thereafter, and a \$45 fee per parcel for a well certificate (if needed).

Payment Terms: Cash or Contract

Terms of the sale shall be cash for the full purchase price at the time of purchase or shall be not less than 10% down at the time of purchase and the balance in not more than **sixty** (60) days from the date of purchase.

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture that exceed the amount settled to the municipality may be reassessed.

Any special assessments that were levied after forfeiture and certified to the county auditor have been added to the appraised value and must be paid by the purchaser as part of the basic sale price.

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 or 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.



Benton County is an Equal Opportunity Employer

Benton County's website:
www.co.benton.mn.us

Private Sales: 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 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 the sale. The Department of Revenue will issue a state quitclaim deed after full payment is made. A state deed has the characteristics of a patent from the State of Minnesota.