

**REDWOOD COUNTY
AUDITOR/TREASURER**



JEAN PRICE

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**ORDER OF COUNTY BOARD FOR SALE OF NON-CONSERVATION LANDS FORFEITED TO
THE STATE FOR NON-PAYMENT OF TAXES**

The County Board of Redwood County, Minnesota, having considered the sale of lands in said County forfeited to the State of Minnesota under any law declaring such forfeiture of lands for taxes and classified as Non-Conservation Lands, having appraised the value thereof and of the timber thereon separately, and having in mind the accessibility thereof, to existing public improvements and the effect of the sale and occupancy thereof on the public burdens, hereby determines that it is advisable to sell the same;

IT IS HEREBY ORDERED, That those tracts of said "Non-Conservation Lands" in said County described and appraised as follows, to wit:

**List of 2024 Tax-Forfeited Land
For Public Sale**

Parcel Identification Number	Address	Basic Sale Price (3 rd auction)	Special Assessments Subject to Reassessment
City of Delhi			
Jeffery Allen Finnegan and Stephanie Vanessa Smith 82-200-0120 Lots 5 and 6, Block 2, Original Plat of the City of Delhi, Redwood County, Minnesota.	400 Vanderburg Ave, Delhi	\$100.00	\$13,421.50
Jeffery Finnegan and Stephanie Smith 82-200-0280 LOTS ELEVEN (11) AND TWELVE (12) , IN BLOCK FOUR (4) OF THE VILLAGE (NOW CITY) OF DELHI, ACCORDING TO THE RECORDED PLAT THEREOF,	601 Vanderburg Ave, Delhi	\$100.00	\$2,156.00
Jeffery Finnegan and Stephanie Smith 82-200-0460 LOTS NUMBER ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) IN BLOCK NUMBER NINE (9) OF THE ORIGINAL PLAT OF THE VILLAGE OF DELHI, ACCORDING TO THE RECORDED PLAT THEREOF,	850 Vanderburg Ave, Delhi	100.00	\$13,859.00
Jeffery Finnegan and Stephanie Smith 82-200-0600 LOTS SEVEN (7), EIGHT (8), AND NINE (9) IN BLOCK TEN (10) OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF DELHI ACCORDING TO THE RECORDED PLAT THEREOF,	260 Fourth St, Delhi	\$10.00	\$3,789.00

be sold at public sale by the County Auditor-Treasurer of said County in the County Board Room at the Government Center commencing at 9:00 a.m. on the 16th day of July, 2025 and thereafter according to law.

BE IT FURTHER RESOLVED, that the terms and conditions of the sale of tax forfeited land will be as follows:

PUBLIC SALE:

All tax forfeited land will be offered at a public sale and sold to the highest bidder. The minimum bid acceptable is the basic sale price (appraised value) that is shown on the list of tax-forfeited land.

TERMS:

All sales shall be for "**Cash or Credit Card (2.49% consumer fee), Day of Sale**". All sales are final and no provisions will be made for a refund or exchange. Checks will be made payable to "**Redwood County**".

OTHER CHARGES (PAYMENT MADE AT TIME OF SALE):

1. State Deed charge of \$25 per deed.
2. State Assurance Fund – 3% of the purchase price.
3. State Deed Tax. The tax is based on the amount of the sale at the rate of \$3.30 for each \$1,000, with a minimum of \$1.65.
4. \$46 Recording Fee per deed.
5. \$50 Fee if well certificate is needed.

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;
5. The appraised value does not represent a basis for future taxes; and
6. Buyer is purchasing property "**AS IS**"

SPECIAL ASSESSMENTS: LEVIED BEFORE AND AFTER FORFEITURE

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and may be reassessed by the municipality in accordance with M.S. These special assessments are shown on the list of tax forfeited land under the column entitled "Special Assessments Subject to Reassessment."

M.S. 429.071 - Subd. 4. REASSESSMENT, TAX-FORFEITED LAND.

When a parcel of tax-forfeited land is returned to private ownership and the parcel is benefited by an improvement for which special assessments were canceled because of the forfeiture, the municipality that made the improvement may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to the parcel in an amount equal to the amount remaining unpaid on the original assessment.

M.S. 435.23 REASSESS TAX-FORFEITED LAND BACK IN PRIVATE OWNERSHIP.

Any municipality, political subdivision, or other public authority may make a reassessment or new assessment pursuant to section 429.071, subdivision 4, notwithstanding that the original assessment may have been made pursuant to other general law or a special law.

M.S. 444.076 TAX-FORFEITED LAND RETURNED TO PRIVATE OWNERSHIP; CHARGES.

When tax-forfeited land is returned to private ownership and the land is benefited by a public improvement for which special assessments were canceled because of the forfeiture, the municipality or other public authority that made the improvement may impose fees or charges for the use or availability of the improvement or for connections therewith in an amount not to exceed the amount remaining unpaid on the canceled assessment. The municipality may make the fees or charges a charge against the owner, lessee, occupant, or all of them and may certify unpaid fees or charges to the county auditor with taxes against the property for collection as other taxes are collected.

Local improvement constructed, but not yet assessed, must be assumed by the purchaser.

IMPORTANT: To find out if a particular tax forfeited parcel may be assessed or re-assessed please contact the local municipality the parcel is located in.

PROHIBITED PURCHASERS:

The County Auditor per MN Statute 282.016 has the authority to prohibit a person or entity from purchasing a tax forfeited property if that person or entity owns property within the county for which there are delinquent taxes owing. A person prohibited from purchasing property must not directly or indirectly have another person purchase it on behalf of the prohibited purchaser for the prohibited purchaser's benefit or gain.

STRAW BUYERS:

Straw buyers are prohibited from purchasing or bidding on a tax forfeited property for the previous owner as described in MN Statute 282.241 for an amount less than the sum of all delinquent taxes and assessments computed under MN Statute 282.251, together with penalties, interest, and costs, that accrued or would have accrued if the parcel of land had not forfeited to the state.

RESTRICTIVE COVENANT:

Per MN Statute, Secs. 103F.535 and 282.018, Subd. 2.; parcels containing a restrictive covenant means the parcel has been determined to be a nonforested marginal land or wetland. The deed will include this restrictive covenant language and will preclude enrollment of the land in a state-funded program providing compensation for conservation of marginal land or wetlands.

TITLE:

The buyer will receive a receipt at the time of 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. Any further legal work is the responsibility of the purchaser.

BOUNDARIES:

Redwood County is not responsible for locating boundaries on Tax Forfeited Lands.

RADON WARNING STATEMENT

The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.

Redwood County is not aware of any radon testing conducted on any of these properties. No radon records are available and radon concentration levels are unknown. It is not known if a radon mitigation system is in place on any of the properties.

PRIVATE SALES: PARCELS NOT SOLD AT PUBLIC AUCTION

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

SALE INFORMATION CAN BE OBTAINED FROM:

Redwood County Auditor/Treasurer Office, 403 S. Mill St. Redwood Falls, MN

Phone: 507-637-4013

<https://redwoodcounty-mn.us/departments/auditor-treasurer/>

DATED: 6.17.25

County Board of Redwood County, Minnesota

ATTEST: *WDM*
County Administrator

by *Paul Wakefield*, Chairman

(SEAL)

