

NOTICE OF PUBLIC AUCTION OF FORFEITED TAX PARCELS

Be It Resolved, that all parcels of tax-forfeited land listed on the List of Tax-Forfeited Land Sale 2015-B be classified as non-conservation land; that the basic sale price of each parcel on the List of Tax-Forfeited Land 2015-B and Tax-Forfeited Land 2015-C, that are on file with the Faribault County Auditor be approved and authorization for a public sale of this land be granted, pursuant to Minn. Stat. 282.01; that the sale will be held at 9:00 a.m. on November 2, 2015, by the Faribault County Auditor at the Faribault County Courthouse Board Room, 415 North Main, Blue Earth, MN for not less than the basic sale price; and that all sales shall be full payment as set forth on the terms on the List of Tax-Forfeited Land Sale 2015-B.

Be it further resolved, that the conditions and terms of the public sale shall be as described in the list contained here-in and approved by the Faribault County Commissioners.

| LIST OF PARCELS – TAX FORFEITED LAND SALE 2015-B | | | |
|--|-------------------------|--------------------------------------|---------------------------------------|
| Parcel#/Description | Basic Sale Price | Assessments Before Forfeiture | Restrictive Covenant Required? |
| NON RESIDENTIAL PROPERTIES | | | |
| Township of Verona | | | |
| 18.018.0900; Auditor's Lot 23, Section 18-103-28 | \$ 100.00 | \$ 240.61 | Y |
| City of Bricelyn | | | |
| 22.200.1440; Lot 4 of Block 8, Original Plat, City of Bricelyn | \$ 100.00 | \$ - | N |
| City of Elmore | | | |
| 25.033.0150; Auditor Lot 75, City of Elmore, .62 acres | \$ 100.00 | \$ - | Y |
| 25.205.0090; Lot 9 and a tract commencing at the SE cor of Lot 9, Th S20' W50' N20' E50' to beg; Andersen's Addition, City of Elmore | \$ 100.00 | \$ - | N |
| 25.200.0270; Lot 7 of Block 2, Original Plat; City of Elmore | \$ 100.00 | \$ 473.32 | N |
| 25.200.0280; Lots 8 & 9 of Block 2, Original Plat; City of Elmore | \$ 100.00 | \$ 1,651.56 | N |
| 25.681.0640; Lots 4 & 5 of Block 4; Yeoman's & Stockman's Addition, City of Elmore | \$ 100.00 | \$ - | N |
| RESIDENTIAL PROPERTIES 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 an 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.

Has radon testing occurred on the property listed below? Faribault County is not aware of any radon testing conducted on this property.

Are Radon records available? No.

Radon concentration levels: Unknown.

Is a radon mitigation system in place on the property? No.

Township of Verona

| | | | |
|--|-----------|-------------|---|
| 18.018.0200; East 12 Rods 15' of Auditor Lot 6, 18-103-28, Verona Township | \$ 100.00 | \$ 3,291.21 | - |
|--|-----------|-------------|---|

City of Elmore

| | | | |
|---|-----------|------|---|
| 25.033.0901; Auditor Lot: N50' of Auditor Lot 44, City of Elmore, .23 acres | \$ 100.00 | \$ - | Y |
|---|-----------|------|---|

| | | | |
|--|-----------|------|---|
| 25.033.0990; Auditor Lot: S50' of N100' of Auditor Lot 73, Section 33-101-27, City of Elmore | \$ 100.00 | \$ - | Y |
|--|-----------|------|---|

City of Walters

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|---|-----------|-------------|---|
| 29.200.0650; All of Lots 6 and S1/2 of Lot 5 of Block 4; Original Plat, City of Walters | \$ 100.00 | \$ 3,021.88 | N |
|---|-----------|-------------|---|

| | | | |
|---|-----------|-------------|---|
| 29.221.0430; Lots 3, 4, & 9 of Block 5; Brown's First Addition, City of Walters | \$ 100.00 | \$ 1,851.45 | N |
|---|-----------|-------------|---|

City of Wells

| | | | |
|---|-----------|----------|---|
| 30.210.0830; S17' of Lot 2 and all of Lot 3 of Block 5; Charles N. Andrews Addition, City of Wells. | \$ 100.00 | \$309.08 | N |
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TERMS FOR THE SALE OF TAX-FORFEITED LAND IN FARIBAULT 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. The basic sale price is equal to the appraised value or the appraised value plus any extra charges for special assessments levied after

forfeiture and for hazardous waste control. Structures have been vacant for a long period. All parcels and structures are being sold "as-is". Testing for radon, mold, plumbing, electrical and other systems in structures are the responsibilities of the purchaser. No testing has been done on these parcels.

Extra Fees and Costs in Addition to the Basic Sale Price

The following extra fees will be collected when the basic sale price is paid in full. A 3% surcharge for the state assurance account, a state deed fee of \$25.00, a recording fee of \$46.00, and a state deed tax equal to the greater of \$1.65 or 0.33% of the basic sale price.

Payment Terms:

Cash, Good Check or Money Order are accepted. Application for state deed will not be processed until check has cleared. Full payment is due the day of the sale.

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. These special assessments are shown on the list of tax-forfeited land under the column entitled "assessments Before Forfeiture". Assessments levied after forfeiture are added to the value as determined by the County Board to arrive at the basic sale prices as shown on the list of tax-forfeited land.

Restrictive Covenant

Parcels with a "yes" in the "Restrictive Covenant Required" require a statement that "The deed for this parcel will contain a restrictive covenant which will prohibit enrollment of the land in a state funded program providing compensation for conservation of marginal land or wetlands.

Conditions: Restrictions on the Use of Properties

Sales are subject to the following restriction on the use of the property:

1. Existing leases
2. Easements obtained by a governmental subdivision or state agency for a public sale.
3. All mineral and mineral rights are reserved in the same of the State of Minnesota.
4. Building codes and zoning laws.
5. All sales are final with no refunds or exchanges allowed.
6. Surveys of parcels are the responsibility of the buyer.
7. The appraised value does not represent a basis for future taxes.
8. Statements made on the day of the sale may apply.

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. 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. Buyers are urged to contact their legal counsel with questions on purchasing

forfeited property. Unless noted there are no abstracts for parcels available. Surveys and abstracts are the responsibility of the purchaser.