



HOUSTON COUNTY AUDITOR/TREASURER

304 South Marshall Street
Caledonia, Minnesota 55921
Phone: (507)-725-5815

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

List of 2023 Tax-Forfeited Land for Public Sale

Parcel Identification Number	Address	Basic Sale Price	Special Assessments Subject to Reassessment
City of Caledonia			
21.0417.000	916 Main St. E	\$7,400.00	\$24,071.54
E 60ft of N1/2 of OUTLOT 9, Buell's OUTLOTS, City (formerly Village) of Caledonia, Houston County, Minnesota.			

Money Creek Township			
10.0118.000	1524 Clinton Rd, Houston, MN 55943	\$4,200.00	\$0.00
<p>A tract commencing at a point 10 rods South of a point in the center line of the public highway as now located which is 40 rods West of the Northeast corner of the SE ¼, Section 12, Township 104 North, Range 7 West, running thence West 12 rods; thence South 16 and ¾ rods; thence East 12 rods; thence North 16 and ¾ rods to the place of beginning.</p> <p>AND</p> <p>Commencing about 40 Rods W of NE corner SE1/4 Section 12, Township 104, Range 7 or in the center of the Highway as now traveled (1892), thence running West 12 rods, thence South 10 rods, thence East 12 rods, thence North 10 rods to the place of beginning, Houston County, Minnesota; Being part of the NE ¼ SE1/4 of Section 12, Township 104, Range 7.</p>			



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Public sale to be conducted by the Interim Auditor-Treasurer of Houston County on Wednesday, December 6, 2023 at 10:00am in the Commissioners Room 222, located on the 2nd floor of the Historic Houston County Courthouse located at 304 S. Marshall St., Caledonia, MN 55921

TERMS AND CONDITIONS ARE AS FOLLOWS:

PUBLIC SALES:

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 that is shown on the list of tax-forfeited land.

TERMS:

All sales shall be for “**Cash, Check, Money Order, or Credit Card** (2.50% convenience 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 “**Houston County Treasurer**”.

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**”



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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 "Special Assessments Subject to Reassessment."

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.

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.

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.

BOUNDARIES:

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



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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.

Houston 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:

Houston County Auditor/Treasurer Office, 304 S. Marshall St., Caledonia, MN 55921

Phone: 507-725-5803

Email: auditor@co.houston.mn.us

Website: co.houston.mn.us/departments/auditor-treasurer/