

LAKE OF THE WOODS COUNTY TAX FORFEITED LAND SALE (IN-PERSON ONLY)

(Pursuant to MN Statute 282.005)

1st Sale date: May 30, 2025, 10:00 a.m.

**Lake of the Woods County Commissioners Room
206 8th Ave SE, Baudette, MN 56623**

CITY/TWP	PARCEL #	ACRES	DESCRIPTION	MIN SALE PRICE
CITY OF Williams	62.5100.450	0.92	A parcel of land lying in the NE1/4 NW1/4 of Section 18, Township 161 North, Range 33 West, also known as Lot 45, Auditor's Plat No. 2, Village of Williams more fully described as follows: The northerly 200 feet of the easterly 107 feet of 45 Auditor's Plat No. 2, Village of Williams; said Parcel contains 0.49 acres, more or less. Also a parcel of land lying in the NW1/4 NE1/4 of Section 18, Township 161 North, Range 33 West, more fully described as follows: Beginning at the northeast corner of said lot 45, also known as the west line of the NW1/4NE1/4, Section 18, a distance of 200 feet to a point; thence in an easterly direction parallel with the north line of the said NW1/4NE1/4, Section 18, a distance of 93 feet to a point; thence in a northerly direction parallel with the east line of said Lot 45, Auditor's Plat No. 2, Village of Williams, a distance of 200 feet to a point; thence in a westerly direction parallel with the north line of said NW1/4NE1/4, 93 feet back to the point of beginning; said parcel being wholly within the NW1/4NE1/4 Section 18, Township 161 North, Range 33 West. Said parcel contains 0.43 acres, More or less.	\$12,000.00

The minimum sale price equals the most current Estimated Market Value (EMV)

TOTAL PURCHASE PRICE AND APPLICABLE FEES ARE DUE AT TIME OF SALE BY CASHIER CHECK, MONEY ORDER, PERSONAL CHECK OR CASH.

In addition to the purchase price, the following fees will be collected at the time of sale:

- State assurance surcharge: 3% of the purchase price;
- State Deed Fee: \$25.00;
- Deed Filing Fee: \$46.00;

- State Deed Tax: Equal to the greater of \$1.65 or 0.33% of the purchase price.

**TERMS AND CONDITIONS FOR THE SALE OF TAX FORFEITED LAND
IN LAKE OF THE WOODS COUNTY**

Any individual, corporation or entity is eligible to purchase tax forfeited land unless you:

- **Have delinquent property taxes on any parcel within Lake of the Woods County, if so, the property will be offered to the next highest bidder.**
- **Have allowed, in the last 10 years, previously purchased tax forfeited land and let it forfeit for non-payment of taxes.**

All sales are final, and no refunds or exchanges are permitted. All property is sold “**as is**”. Lake of the Woods County makes no warranty that the land is “**buildable**” or the “**condition**” of the buildings on the property. No warranties as to physical condition of the property have been made by Seller, its Employees or Agents; any warranties of physical condition of the property are void. The Seller, its Employees or Agents, have no further responsibility or liability with respect to the condition or management of the property. Lake of the Woods County is not responsible for determining property lines or boundaries. Access to the property is the responsibility of the buyer.

Sales are subject to the following restrictions on the use of the properties: existing leases, building codes and zoning laws, and easements obtained by any government subdivision or agency thereof for a public purpose. Contact the city or township where the land is located for details of building codes or zoning laws.

RADON WARNING STATEMENT: Minnesota Department of Health strongly recommends that ALL potential buyers have an indoor radon test performed prior to purchase or taking occupancy of any tax-forfeited residential property. Lake of the Woods County has no knowledge of radon and is not required to conduct radon testing on tax-forfeited residential property.

SPECIAL ASSESSMENTS: Any special assessments that were levied after forfeiture or clean-up costs incurred and certified to the County Auditor have been added to the sale price. It is the responsibility of the prospective buyer to contact the city/township to determine if any future special assessments will be assessed to the property.

TITLE: PROOF OF OWNERSHIP: The buyer will receive a receipt at the time of the sale. Lake of the Woods County will submit an application for a Conveyance of Forfeited Lands for a State Deed from the Department of Revenue. Once Lake of the Woods County receives the State Deed, it will be recorded.

FOR ALL LAND NOT IN A PLATTED SUBDIVISION: There are restrictive covenants required for marginal lands and wetlands including lands in Auditor’s Subdivisions, (see Minnesota Statutes, Section 103F.535, Subd. 2, and Minnesota Statutes Section 282.018, Subd. 2.)

IN ORDER TO PROTECT YOUR LEGAL INTERESTS, WE RECOMMEND THAT YOU CONSULT WITH YOUR ATTORNEY ON LEGAL ISSUES THAT MAY BE ASSOCIATED WITH THE SALE.