

LYON COUNTY AUDITOR/TREASURER

Office email:

propertytax@co.lyon.mn.us
elections@co.lyon.mn.us
accounting@co.lyon.mn.us

E.J. MOBERG, CPA

607 WEST MAIN STREET
MARSHALL, MN 56258

www.co.lyon.mn.us

(507) 537-6724 (Main)
(507) 537-6091 (Fax)

Tax-Forfeited Land for Sale

Public Sales: All parcels are offered at a public auction and are sold to the highest bidder.

Sales Over the Counter: Parcels not sold at a public auction may be purchased after the sale by paying the appraised value of the parcel. The appraised value cannot be changed until the parcel is reappraised, republished, and again offered at a subsequent public auction.

The list of Tax-Forfeited Land below is available for sales over the counter.

Town/Township/Address/ Legal Description	Parcel Identification Number	Basic Sale Price	Special Assessments	Forfeited
City of Tracy				
213 Elm St. The West 7½ feet of Lot Ten (10) and all of Lots Eleven (11) and Twelve (12) in Block Four (4) of Lichty's Third Addition to the City of Tracy, In Lyon County, Minnesota	31-136005-0	\$500.00	\$4,254.62	5/18/16

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/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.

Lyon 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. A radon mitigation system is not in place on any of the properties.

Terms for the sale of Tax-Forfeited Land in Lyon 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.

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 \$25.00, 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, check or money order at the time 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 "Special Assessments."

Conditions: Restrictions on the Use of the Properties

Sales are subject to the following restrictions on the use of the properties:

- Existing leases;
- Easements obtained by a governmental subdivision or state agency for a public purpose;
- Building codes and zoning laws;
- Properties are sold "as is";
- All sales are final with no refunds or exchanges allowed; and
- Appraised value does not represent a basis for future taxes.

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 if made. A state deed has the characteristics of a patent from the State of Minnesota.

E.J. Moberg
Lyon County Auditor/Treasurer