

## Tax Forfeited Land FAQs– Over the counter purchases

### What is a counter sale?

A counter sale is land that has already gone through the public sale process and no bids were taken. Sales are on a first come first serve basis. The minimum appraised value must be used as the sales price. The basic sales price cannot be changed unless the parcel is reappraised, advertised and put up for public auction again.

### Is there a difference between tax forfeited land and mortgage foreclosure?

Yes. Tax forfeited land is when an owner has unpaid property taxes to the county. A mortgage foreclosure is when an owner defaults to a bank or other financial institution.

### What fees are involved with purchasing forfeited land?

3% Assurance fee, \$25 State Deed fee, \$46 Recorder fee, 0.33% Deed tax if over \$500 or \$1.65 if \$500 and under.

E.g.

\$1,000 Basic sales price + \$30.00 + \$25 + \$46 + \$3.30 = \$1,104.30

\$400 Basic sales price + \$12 + \$25 + \$46 + \$1.65= \$484.65

### Do I have to pay the special assessments?

You do not have to pay the canceled special assessments at the time of purchase, but the governmental unit(s) may reinstate any special assessments that were canceled at forfeiture after the property has been sold. We recommend you contact the government unit(s) to inquire about their plans with any special assessments.

### When will I own the property if I purchase it?

1 – 3 months. You will receive a receipt at the time of sale. The Department of Revenue will issue a deed once payment has been made in full. Once the deed is received at the county it will be recorded and forwarded on to you.

Can I come in early and do some cleanup once I buy the property?

Not until the deed has been received under your name. While properties are sold as-is, any personal effects remain property of the prior owner and may be removed or reclaimed before the new deed is received.

What forms of payment are accepted?

Cash, check or money order.

Can I see the property in person?

Yes. Appointments can be made to tour the inside of the property. Appointments can be made in person at the Lyon County Courthouse Auditor/Treasurer's office or by phone at 507-537-6724.

Who do I contact for more information?

Auditor/Treasurer's office  
607 W. Main St.  
Marshall MN 56258

507-537-6724

[propertytax@co.lyon.mn.us](mailto:propertytax@co.lyon.mn.us)