

Tax Forfeited Land FAQs

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.

City of Balaton: (507)734-4711

City of Florence: (507)823-4695

City of Ghent: (507)428-3214

City of Marshall: (507)537-6763

City of Russell: (507)823-4366

City of Tracy: (507)629-5528

City of Cottonwood: (507)423-6488

City of Garvin: (507)746-4459

City of Lynd: (507)865-4514

City of Minneota: (507)872-6144

City of Taunton: (507)872-5950

How do I know if any easements or liens exist on the property?

You will want to check with the County Recorder to see if any liens or easements have been recorded. The County Recorder can be reached at 507-537-6722.

Is the property "buildable"?

Each City within the County has different requirements for "buildable" lots. Please call the appropriate City from the list above.

When will I own the property if I purchase it?

Immediately. 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.

What forms of payment are accepted?

Cash, check or money order.

Can I see the property in person?

Not currently.

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