

Todd County, Minnesota
Tax Forfeited Lands Available for Purchase

The following described parcels of land have forfeited to the State of Minnesota for non-payment of taxes. Said parcels of land have been classified and appraised as provided by law. These parcels may be purchased at any time at the Todd County Auditor/Treasurer's Office. See below for terms and conditions.

Updated 3/13/2024

Parcel Number	Legal Description	Address	S. Asmt Exist **	Well	Bldgs	Timber Value	Sales Price**
Sylvan Shores Development Parcels							
Township of Fawn Lake (Twp 132, Rng 32)							
1	08-0159300	Lot 5 of Block 11 in Pine Island Heights	Pine Island Point Trl	No	No	No	- \$ 24,000.00
Township of Moran (Twp 132, Rng 33)							
Township Parcels							
Township of Fawn Lake (Twp 132, Rng 32)							
2	08-0002700	SE¼ of SE¼ of Section 3 (40.00 acres)	land locked §§§	YES	No	No	\$ 694.20 \$ 14,694.20 ** Timber value is added to the sales price before taxes.
3	08-0011400	NE¼ of NW¼ of Section 11 (40.00 acres)	land locked §§§	YES	No	No	\$ 16,000.00
4	08-0011800	W½ of NW¼ of Section 11 (80.00 acres)	land locked §§§	YES	No	No	\$4,416.20 \$ 39,416.20 ** Timber value is added to the sales price before taxes.
Township of Kandota (Twp 127, Rng 34)							
5	14-0041401	That part of the Railroad R.O.W Across SW4 SW4, Lying SE'ly of Lots 11 & 12 of Block 1 of Fairy Oaks	§§Land Lock§§	No	No	No	- \$ 400.00

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Terms and Conditions

These parcels have been review by the Commissioners and may have been re-priced.

** Timber value will be added to the sales price before taxes.

** **Special Assessments that were canceled at forfeiture may be reassessed by the municipalities after the sale.**

** **This Special Assessment must be paid at time of purchase.**

§§§ Land Locked Property -- the buyer is responsible in obtaining an easement to this parcel. Todd County does NOT obtain an easement.

The terms of sale are as follows:

All property is sold for cash or check only, no payment plans. Full Payment is due on the date of sale.

A charge of \$25.00 will be made for each State Deed issued.

A charge of \$46.00 will be made to record the State Deed.

State Deed Tax on the amount of purchase will be collected. (0.0033 x purchase price or a minimum of \$1.65 if under \$3,000.00)

A \$50.00 fee for a Well Certificate, if applicable, will be collected.

A 3% Assurance Fund charge will be collected (as per Minnesota Statute 284.28, Subd. 8).

A Tax Forfeited Administration Fee of \$250.00 will be collected.

All property is sold "AS IS" and may not conform to local building and zoning ordinances. COUNTY MAKES NO WARRANTY that the land is "buildable". COUNTY IS NOT RESPONSIBLE for the location of, nor the determination of any property lines or boundaries. The buyer will be responsible for any costs incurred in the determination of property boundaries, such as any survey. NO WARRANTIES as to physical condition of the property or soil conditions have been made by the County, its employees or agents. There are NO GUARANTEED ACCESSES to the property.

Property Purchased at a tax-forfeited land sale may not be free and clear of mortgage-like liens and encumbrances.

The State Deed issued from the State of Minnesota is a Quit Claim Deed, which has the characteristics of a Patent from the State. If you would like an explanation of how this type of deed affects ownership and title, please contact an attorney.

All parcels of said land shall be subject to liens, existing roads, easements, leases and zoning ordinances, if any.

Todd County reserves the right, in the interest of the public, to withdraw from the land sale, any parcel prior to its sale.

PLEASE NOTE: When you purchase any parcels located in the Sylvan Shores Development, you must become a member of their association. If you are interested in any parcels that are located in the Sylvan Shores Development, please contact the Sylvan Shores Association at 218-894-1065 or at sspoa@twecwb.com for more information on the association's rules and regulations.

Information about the sale of tax-forfeited lands in Todd County can be obtained:

- a) at the office of the Todd County Auditor/Treasurer, 215 First Ave South, Suite 201, Long Prairie, MN 56347;
- b) at Todd County's website, www.co.todd.mn.us, under the Auditor/Treasurer's Office Link; or
- c) contact Becky at 320-732-4473 or at becky.jager@co.todd.mn.us.