

2016 Pine County Tax-Forfeit Land Auction

Fawn Meadows Parcels

10:00 A.M., May 12, 2016

Courthouse

635 Northridge Drive N.W., Pine City, MN

NOTICE IS HEREBY GIVEN that I shall sell to the highest bidder (but at not less than the appraised value), at the County Board Room in the Courthouse in the City of Pine City, in the County of Pine, the following described parcels of land, or lots with buildings or structures forfeited to the State for non-payment of taxes, by resolution of the County Board, authorizing the same, and will commence at 10:00 A.M. on the 12th day of May, 2016.

That the following is a true and correct copy of the aforementioned resolution passed by the County Board of Pine County on March 15, 2016, which shall govern said sale.

2016 Pine County Tax-Forfeit Land Auction-Fawn Meadows Parcels Sale Terms and Conditions

RESOLUTION

BE IT HEREBY RESOLVED, that the parcels of land forfeited to the State for non-payment of taxes, appearing on the attached list filed with the County Auditor, which have been classified and appraised as provided by M.S.A. 282.01 to 282.13, shall be offered for sale by the County Auditor; said sale to commence at 10:00 A.M. on the 12th day of May, 2016, and the County Auditor is hereby directed to publish the notice of sale as provided by law.

BE IT FURTHER RESOLVED, that the terms of sale shall be payment in full or a nonrefundable minimum down payment of 10% of the purchase price, with the balance due 30 days from the date of sale.

BE IT FURTHER RESOLVED, that all sales are subject to 3% state assurance, as required by state law.

BE IT FURTHER RESOLVED, that all sales are subject to recording fees, a state deed fee, state deed tax, well certificate fee, if applicable and an annual billing fee.

BE IT FURTHER RESOLVED, that all parcels of said land shall be offered for sale subject to existing leases, easements or tax liens, if any.

BE IT FURTHER RESOLVED, that certain tax-forfeited lands may have unpaid special assessments for improvements that were canceled at the time of forfeiture. Upon sale of this land, the municipality may establish an assessment schedule for payment of a portion or all of the unpaid special assessments.

BE IT FURTHER RESOLVED, that, except for land in platted subdivisions and lands conveyed for correcting legal descriptions, all deeds requested will contain the following statement, "This property is not eligible for enrollment in a state funded program providing compensation for conservation of marginal land or wetlands".

Any parcel of land or lots not sold at the auction may be purchased at any time thereafter at not less than the appraised value until such time as the County Board may order a re-appraisal of the same or withdraw said land or lots from sale.

(Auditors' Seal)

/s/ Cathy J. Clemmer, Auditor
Pine County, Minnesota

Given under my hand and seal
this 15th day of March, 2016.

2016 Tax-forfeit Land Auction: Fawn Meadows

May 12, 2016

Tract 1:

City of Pine City

(42.6068.000 thru 42.6073.000): Fawn Meadows Lots 7-12, Block 4

(42.6074.000 thru 42.6075.000): Fawn Meadows Lots 13 and 14, Block 4

(42.6076.000 thru 42.6079.000): Fawn Meadows Lots 15-18, Block 4

(42.6080.000 thru 42.6083.000): Fawn Meadows Lots 19-22, Block 4

(42.6084.000): Fawn Meadows Lot 23, Block 4

21-39-21 **Appraised Value: \$38,000 SOLD AT AUCTION**

Tract 2:

City of Pine City

(42.6043.000 thru 42.6047.000): Fawn Meadows Lots 1-5, Block 2

(42.6054.000 thru 42.6061.000): Fawn Meadows Lots 1-8, Block 3

(42.6099.000 thru 42.6104.000): Fawn Meadows 2nd Addition Lots 1-6, Block 3

21-39-21 **Appraised Value: \$9,900**



Tract #1 - City of Pine City

(42.6068.000 thru 42.6073.000): Fawn Meadows Lots 7-12, Block 4

(42.6074.000 thru 42.6075.000): Fawn Meadows Lots 13 and 14, Block 4

(42.6076.000 thru 42.6079.000): Fawn Meadows Lots 15-18, Block 4

(42.6080.000 thru 42.6083.000): Fawn Meadows Lots 19-22, Block 4

(42.6084.000): Fawn Meadows Lot 23, Block 4

21-39-21

Appraised Value: \$38,000

SOLD AT AUCTION



For further information please contact the Pine County Land Department at 320-216-4225.

Maps are for informational purposes only and may not be exact. All properties sold "as is" with no guarantees. Buyers are encouraged to thoroughly research properties before purchase. If improvements are intended, check with local planning and zoning authorities, and if wetlands exist, contact Pine SWCD. Acreage descriptions are approximate estimates.

Please Note: Pine County makes no representations, warranties, nor guarantees with respect to access to tax forfeited lands sold. Subject to all existing easements of record and rights of way.



Tract #2 - City of Pine City

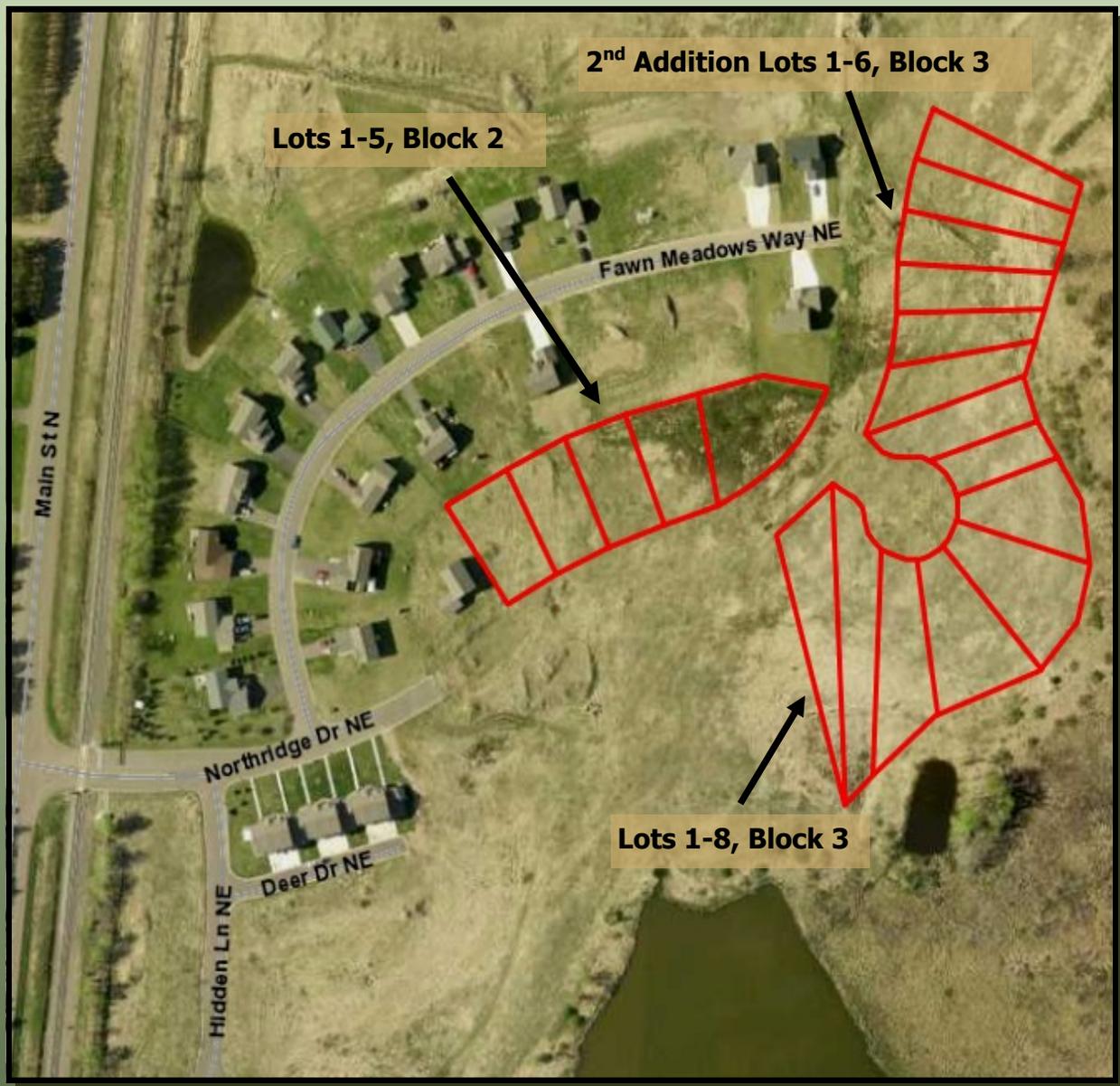
(42.6043.000 thru 42.6047.000): Fawn Meadows Lots 1-5, Block 2

(42.6054.000 thru 42.6061.000): Fawn Meadows Lots 1-8, Block 3

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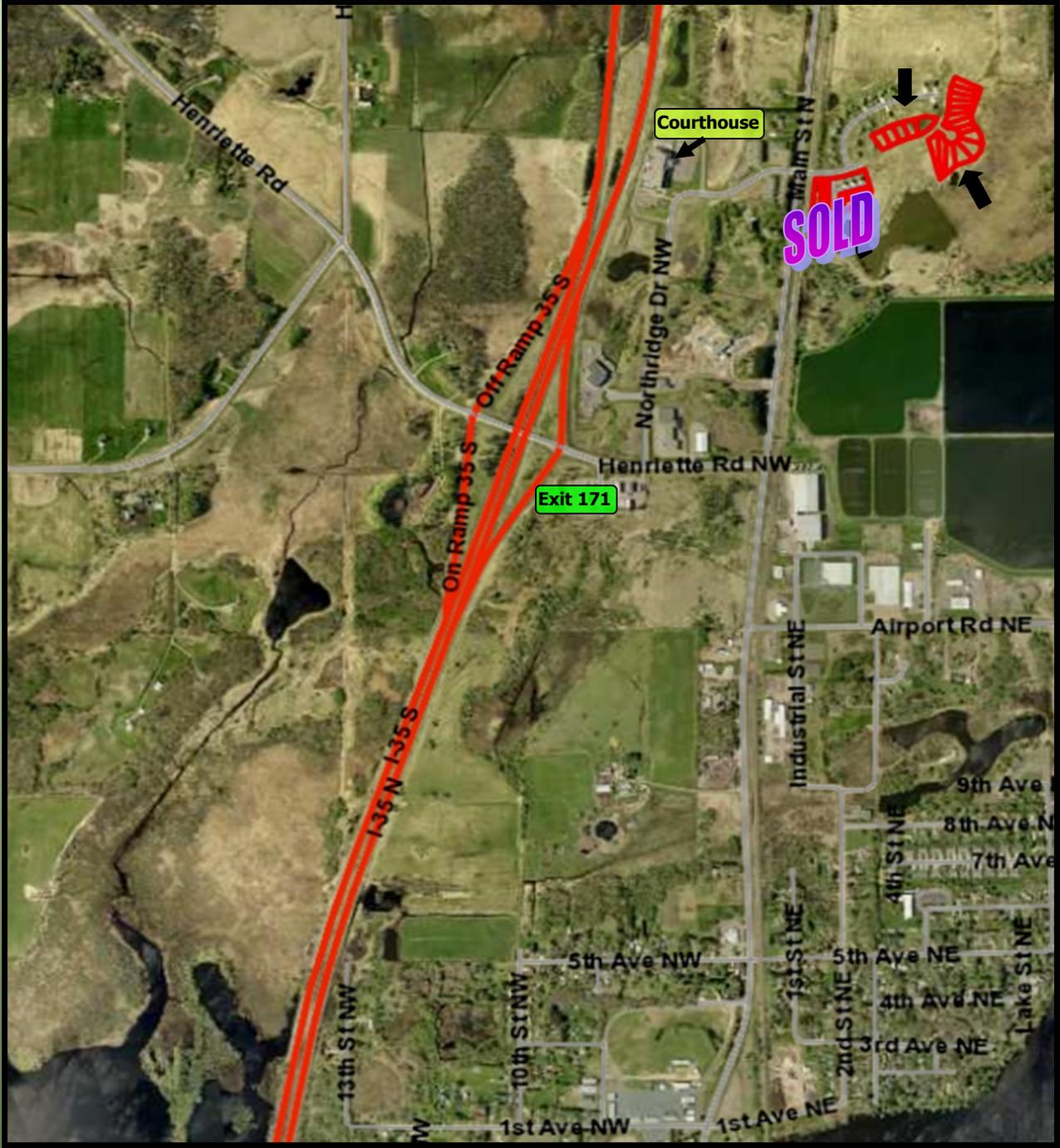
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Tracts #1 & #2 - City of Pine City

The Pine County Courthouse and Tract locations on Northridge Drive are approximately 0.5mi North of Henriette Rd. and 3 minutes from Interstate 35.



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