Stearns County Minnesota

Randy R Schreifels
Stearns County Auditor-Treasurer
705 Courthouse Square
PO Box 728 St. Cloud MN 56302-0728
Phone: (320) 656-3870 Fax: (320) 656-6621

Tax Forfeited Parcel Available over the Counter in Auditor's Office

932 WATERS EDGE CIR, AVON

Opening Bid: $16,300.00

Special Assessments: $8,100 7 YEARS, 4.5%

Parcel Number: 42.26630.0071

Legal Description: Lot 002 Block 004 of WATERS EDGE THREE

Section: 21 **Twp:** 125 **Range:** 30

Available for sale over the counter @ the Stearns County Auditor's office (320-656-3923).

School District: ISD 0745 ALBANY

Zoning: 022 R1 (PUD)

Land Type: Vacant/City Lot

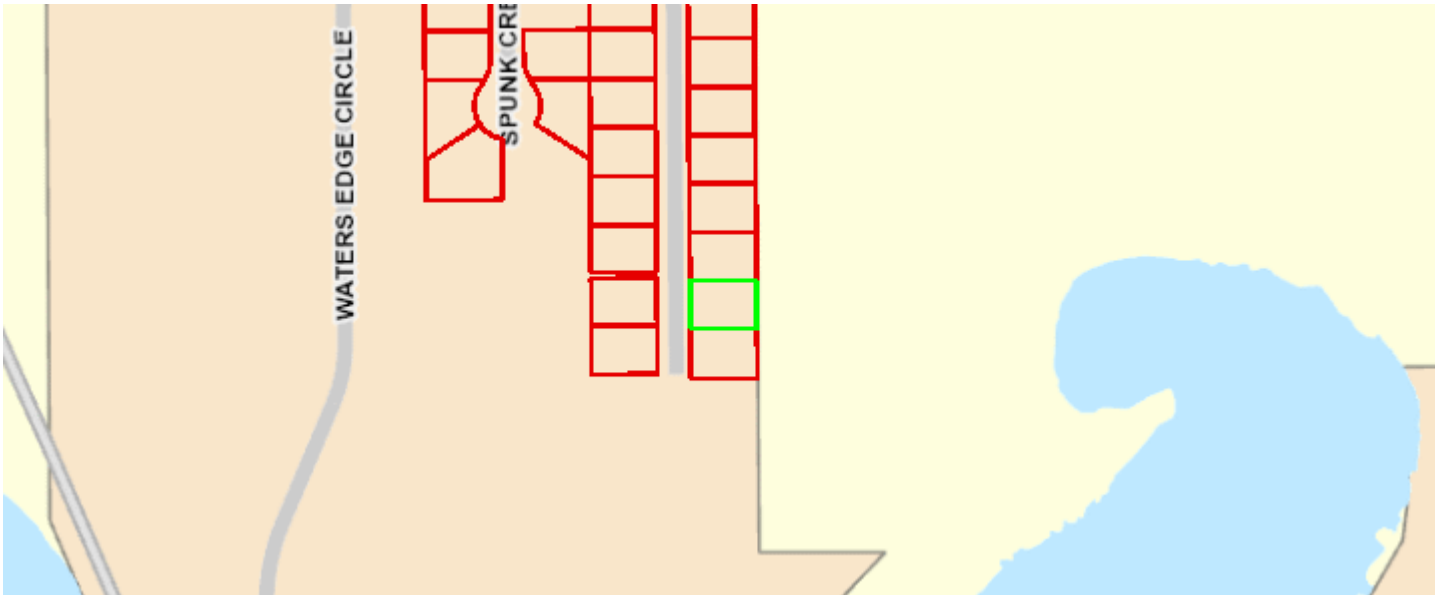
Buildable: yes

Restrictions: none

Topography:

Environmental Statement: none

Acres: 0.24



Tax-Forfeited Properties

Stearns County Auditor/Treasurer
Randy R. Schreifels

Basic Sale Price | Conditions | Payment Terms | Conditions After Purchase

The Stearns County Auditor-Treasurer's Office administers the disposition of tax-forfeited lands. These are properties that, after five years of non-payment of taxes (three years for business properties) default to Stearns County's ownership. On the day of the auction, properties are sold to the highest bidder - "AS IS." The buyer should understand that the properties may not conform to local building and zoning ordinances, and that environmental and/or watershed/water conservation issues may affect the property.
Payment in full is required if the appraised value of the property is under $500.00.
Down payment of 20% at time of purchase and a balloon payment due within 90 days with floating interest rate on the balance. The interest will begin to accrue from the time of purchase until payment is made in full.

Any parcels not sold at the public auction are added to the list of tax-forfeited parcels that can be purchased for the minimum bid.
Take a look at the current list of Stearns County tax-forfeited parcels.
If you have any questions about the auction, you may call the Office of the County Auditor-Treasurer at 320.656.3904.
If your questions deal with environmental issues, please call the Environmental Services Office at 320.656.3613.

Basic Sale Price:

Classified and appraised lands are sold by auction each year. Unsold parcels can be purchased throughout the year by contacting the Auditor-Treasurer's Office. The price of the properties is the appraised value of the parcel. The sale price is not negotiable. Prices cannot be changed unless a parcel is re-appraised, advertised and offered again at a public auction.
Listed under the appraised value are the special assessments, which is an abbreviation for Special Assessments Subject to Re-certification. The amounts listed after "Special Assessments" may be re-certified by the city or other taxing jurisdiction upon the sale of the property and will be the responsibility of the new owner. Improvements not yet assessed are the responsibility of the purchaser.

Conditions:

All properties are sold "as is." All sales are final. The buyer should understand that the properties may not conform to local building and zoning ordinances and that environmental and/or watershed/water conservation issues may affect the property. Please call the Stearns County Environmental Services Office at 320.656.3613 with your environmental and zoning questions. We recommend that you thoroughly research any tax-forfeited parcel before purchase and consider contacting your attorney for specific legal questions.

Payment Terms:

For terms, please contact the Stearns County Auditor-Treasurer's Office at 320.656.3904.

Additional Fees:

State Assurance surcharge: 3% of the sale price
State Deed Fees: $25.00
State Deed Tax: .0033 times the total sale price, with a minimum of $1.65
Conservation Fee: $5.00
Recording Fee: $46.00 (subject to change, based on state legislature)
The purchaser will receive a Certificate of Sale at the time of purchase. The Commissioner of Revenue will issue a deed from the State of Minnesota after full payment is made. This conveyance shall have the force and effect of a patent from the State. However, services of an attorney may be necessary to make the title marketable.

Conditions After Purchase:

No standing timber or timber products shall be removed from the land until an amount equal to the appraised value of all such timber or timber products as may have been standing on such lands at the time of purchase has been paid by the purchaser, provided: any parcel of land bearing the aforementioned is sold for more than the appraised value, the amount told in excess of the appraised value shall be allocated between the land and the timber in proportion to the respective appraised value thereof. The amount of such excess bid allocated to timber or timber products shall have been paid in addition to the appraised value.
All mineral rights are reserved to the State of Minnesota.
Failure of purchaser to pay any of the deferred installments with interest, and the current taxes, or to comply with any conditions stipulated in the notice of sale or in the Auditor's Certification, shall constitute default; and the State may, by order of the County Board during the continuance of such default, with notice, declare such certificate cancelled and take possession of such lands and may resell or lease the lands in the same manner and under the same rules as other lands forfeited to the State for taxes are sold or leased.

Stearns County Tax Forfeiture Property Information Form

Local Government: AVON CITY

Parcel Number: 42.26630.0071

Legal Description:

SubdivisionName WATERS EDGE THREE Lot 002 Block 004 SubdivisionCd 42031

Property Address: 932 WATERS EDGE CIR

Zoning:	R1 (PUD)
Special Assessments to be Recertified and terms:	$ 8,100 7 years, 4.5%
Restrictions/Other Information:	NA
Environmental/Wetland Information:	NA

AVON CITY Signature: James M. Rowen City Clerk/Admin.