

Crow Wing County Land Sale Terms and Fees

Sale Terms: Online Auction vs Over-the-Counter:

- **Online Auction Winning Bidders:** will be emailed a Deed Information Form upon the close of the auction. This form must be completed and returned along with payment to the Auction Contact within 7 days from close of auction. This form will also note additional fees, etc. due and will have the total amount due for the property.
- If payment is not received within 7 business days, we reserve the right to sell to the next highest bidder or repost the auction.
- **Over-the-Counter Purchases:** will be provided a Deed Information Form at the time of purchase. This form will also note additional fees, etc. due and will have the total amount due for the property.

Sale Terms:

- Payment may be made by Cash, Credit Card, Cashier's Check, Certified Check, Personal Check, or Money Order made payable to "Crow Wing County".
 - *Credit Card payments will be charged a transaction fee of 2.35% of total transaction or \$1.95, whichever is greater. (credit card limit is \$50,000)*
- There are Closing Costs associated with your purchase. This may include, but is not limited to, deed fee, recording fee, well disclosure fee, and special assessments. These costs were listed in the description of the auction and are not included within the total bid price, but will be outlined in the Deed Information Form sent to winning bidder and must be included with your payment.
 - **Buyer Premium:** 5% will be added to the final sale price with a \$1 minimum charge per winning bid. The premium will be visible during the bidding process and will be included in the required payment.
 - **State Assurance Fee:** 3% of total sale price due at the time of purchase on all land sale purchases. This percentage is state mandated and goes into the State's General Fund to help pay claims ordered against the state by the district courts. (M.S. 284.28, Subd. 8)
 - **Special Assessments:** Any lands offered for sale may be subject to unpaid assessments against the property. Before purchasing, any prospective buyer should consult the City/Town Clerk in respect to any unpaid assessments that may exist. Any assessments against the property for public improvements after the property forfeited to the state shall be assessed against the property and paid for at the time of purchase, pursuant to Minnesota Statutes, 282.01, Subd. 3. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a parcel in an amount equal to the remaining unpaid original assessment at the time of forfeiture (Minnesota Stat. 429.071, Subd. 4 and 435.23). If listed on sale listing as certified, assessments must be paid in full at the time of sale.
 - **Recording Fee:** \$46.00 or as set by the County Recorder.
 - **County Fee:** \$25.00 (**subject to change on each property*)
 - **State Deed Fee:** \$25.00
 - **State Deed Tax:** 0.0033 times the purchase price

Restrictive Covenants: Some non-platted lands listed for sale may contain non-forested marginal land or wetland as defined in Minnesota Statutes. The deed for these parcels will contain a restrictive covenant, which will prohibit enrollment of the lands in a state funded program providing compensation for conservation of marginal land or wetlands. Notice of the existence of non-forested marginal land or wetlands will be available to prospective bidders upon request.

Wetlands: Crow Wing County has not performed any wetland delineation on parcels offered for sale, unless otherwise noted. No refunds will be made due to presence of wetlands.

General Remarks:

- All land sales are sold as is, without warranties, guarantees (expressed or implied), or representation of any kind. Crow Wing County makes no representations, warranties, or guarantees with respect to access to state tax forfeited lands sold. however, all land sales are still subject to any/all existing easements(s) of record and right(s)-of-way.
- All sales are subject to existing liens, leases, easements, deed restrictions, dedications, and rights-of-way.
- Any person or entity, or entity controlled by such person, is a prohibited purchaser or bidder, if said person or entity is delinquent on real or personal property taxes in Crow Wing County per Minnesota Statute 282.016.
- Crow Wing County is not responsible for any omissions or errors in the description of items being offered for sale. Under no circumstances will a refund/adjustment be made due to the property failing to meet buyer's expectations.
- To the fullest extent permitted by law, Bidder shall indemnify and hold Crow Wing County harmless from and against any claims, damages, losses and expenses, demand or cause of action arising/alleged to have arisen out of the sale or failure to sell any property including claims of personal or bodily injury, death, or contract damages.
- Crow Wing County reserves the right to accept or reject any/all auction's bids or any part of an auction's bid. All parcels are sold as is, without warranties or representation of any kind. All lot sizes and acreages are approximate. All parcels are sold subject to reservations, restrictions and easements of record if any.

Zoning: Properties sold by the Crow Wing County are subject to local zoning ordinances. Please contact your local zoning administrator to obtain copies of these ordinances. No structure or part thereof shall be erected, constructed, moved or structurally altered, and no land shall change in use until the local zoning authority has approved and issued a land use permit.

Purchaser shall be required to contact Environmental Services to determine if conforming sewer exists on properties located in townships and shall be responsible for upgrading non-conforming sewers within 1 year from date of purchase.

For zoning information questions for parcels within these jurisdictions, please contact:

City of Baxter.....218-454-5100	City of Emily.....218-763-2480
City of Brainerd.....218-828-2307	City of Fifty Lakes.....218-895-4151
City of Breezy Point.....218-562-4441	City of Garrison.....218-895-4151
City of Crosby.....218-541-5294	City of Pequot Lakes.....218-568-5222
City of Crosslake.....218-692-2688	City of Trommald.....320-260-2042
City of Cuyuna.....218-895-4151	Crow Wing Township.....320-260-2042
City of Deerwood.....218-866-0904	Irondale Township.....320-260-2042

For zoning information in all other townships, please contact:

Crow Wing County Land Services.....218-824-1010