

**State of Minnesota
County of Swift**

All parcels remaining unsold after the auction are listed as “Tax Forfeiture - available over the counter”. These parcels can be purchased by contacting the Auditor’s Office at (320) 843-4069. All parcels will be sold according to the follow:

BASIC SALE PRICE

All parcels are offered at public auction and sold to the highest bidder. The Basic Sale Price for each parcel shall be equal to the appraised value plus any special assessments levied after forfeiture and any extra fees and costs. Conditions may be set on the purchase of a parcel by parcel basis.

PARCELS REMAINING UNSOLD:

Any parcel not sold at a public sale may be purchased over the counter by paying the basic sale price. The basic sale price cannot be changed until the parcel is reappraised, republished, and again offered at a public sale.

EXTRA FEES AND COSTS: IN ADDITION TO THE BASIC SALE PRICE:

The following extra fees will be collected when the basic sale price is paid in full:

State Surcharge	\$3% of the basic sale price
State Deed Fee	\$25.00
State Deed Tax	0.0033 per \$1000.00 or \$1.65 whichever is greater
Recording Fee	\$46.00

PAYMENT TERMS: CASH

All Payment terms shall be cash. Cashier’s Checks, Money Orders and personal checks are all accepted. If paying by check, the deed will not be processed until the check clears the bank. This may take up to 15 days to complete.

SPECIAL ASSESSMENTS:

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and **may be reassessed by the municipality** (MS 429.071 sub 4). These special assessments are shown on the list of tax-forfeited land under the column entitled “**Assessments Before Forfeiture.**”

Any special assessments that were levied after forfeiture and certified to the county auditor have been added to the appraised value and must be paid by the purchaser as part of the basic sale price. These special assessments are shown on the list of tax-forfeited land with a special line entitled “**Specials After Forfeiture.**”

PROHIBITED BUYER:

In addition to MS 282.016, this will include any individual, corporation, or entity that has delinquent property taxes on parcels located in Swift County or owned property in Swift County that was tax-forfeited to the State of Minnesota within the last 10 years (MS 282.016).

CONDITIONS:

All sales are subject to existing leases and building restrictions appearing on record at the time of forfeiture and to easements obtained by any governmental subdivision or agency for any public purpose.

- All property is sold “**as is**”
- These properties may or may not conform to local building and zoning ordinances, and the buyer should understand that environmental and/or watershed/water conservation issues may affect the property. Swift County makes **NO WARRANTY** that the land is buildable.
- All sales are final and no refunds or exchanges are permitted.
- If a parcel has cancelled special assessments, as indicated on the Appraisal List, the special assessments may be re-assessed by the municipality.
- The appraised value **DOES NOT** represent a basis for future taxes, nor does the purchase price of land reflect Taxable Market Value of Property.

RADON WARNING STATEMENT

The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator. Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential property is required to provide the buyer with any information on radon test results of the dwelling.

Swift County is not aware of any radon testing conducted on residential properties listed in this tax-forfeited land for public sale list. Swift County is not aware of radon records, concentration levels or if a radon mitigation system is in place on any of the previously listed parcels for sale.