

**REDWOOD COUNTY
AUDITOR/TREASURER**



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TERMS & CONDITIONS for the INITIAL and MINIMUM BID sale of TAX-FORFEITED LAND

INITIAL SALE DATE, TIME AND LOCATION: September 17, 2025 9:00 a.m. – Redwood County Board Room of Government Center, 403 S Mill St, Redwood Falls, MN.

MINIMUM BID SALE DATE, TIME AND LOCATION: October 20, 2025 9:00 a.m. – Redwood County Board Room of Government Center, 403 S Mill St, Redwood Falls, MN.

PUBLIC SALES:

All tax forfeited land will be offered at a public sale and sold to the highest bidder.

The **Initial Price**, which is an amount equal to the estimated market value, as determined by the most recent assessment, will be the starting value for each parcel. If the parcel is not sold at the public auction; the property can be purchased for the initial price at the counter of the Redwood County Auditor/Treasurer for at least the next 30 days.

If the parcel remains unsold, a second public sale will occur where the parcel will be sold starting at the **Minimum Bid**. The minimum bid is the sum of delinquent taxes, special assessments, penalties, interest, and costs assigned to the parcel.

The dates and amounts can be found on the “**Notice of Initial Public Sale of Tax-Forfeited Land**”.

TERMS:

All sales shall be for “**Cash or Credit Card** (2.49% consumer fee), **Day of Sale**”. All sales are final and no provisions will be made for a refund or exchange. Checks will be made payable to “**Redwood County**”.

OTHER CHARGES (PAYMENT MADE AT TIME OF SALE):

1. State Deed charge of \$25 per deed.
2. State Assurance Fund – 3% of the purchase price.
3. State Deed Tax. The tax is based on the amount of the sale at the rate of \$3.30 for each \$1,000, with a minimum of \$1.65.
4. \$46 Recording Fee per deed.
5. \$54 Fee if well certificate is needed.

CONDITIONS: RESTRICTIONS ON THE USE OF THE PROPERTIES

Sales are subject to the following restrictions on the use of the properties:

1. Existing leases;
2. Easements obtained by a governmental subdivision or state agency for a public purpose;
3. Building codes and zoning laws;
4. All sales are final with no refunds or exchanges allowed;
5. The appraised value does not represent a basis for future taxes; and
6. Buyer is purchasing property “**AS IS**”

SPECIAL ASSESSMENTS: LEVIED BEFORE AND AFTER FORFEITURE

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. These special assessments are shown on the list of tax forfeited land under the column entitled “Special Assessments Subject to Reassessment.”

Local improvement constructed, but not yet assessed, must be assumed by the purchaser.

Reassessment of cancelled improvement assessments may be made in accordance with M.S. reading, in part, as follows:

M.S. 429.071 – Subd. 4. REASSESSMENT, TAX-FORFEITED LAND.

When a parcel of tax-forfeited land is returned to private ownership and the parcel is benefitted by an improvement for which special assessments were canceled because of the

forfeiture, the municipality that made the improvement may, upon notice and hearing as provided for the original assessment, make a reassessment or a new assessment as to the parcel in an amount equal to the amount remaining unpaid on the original assessment.

M.S. 435.23 REASSESS TAX-FORFEITED LAND BACK IN PRIVATE OWNERSHIP.

Any municipality, political subdivision, or other public authority may make a reassessment or new assessment pursuant to section 429.071, subdivision 4, notwithstanding that the original assessment may have been made pursuant to other general law or a special law.

IMPORTANT: To find out if a particular tax forfeited parcel may be assessed or re-assessed please contact the local municipality the parcel is located in.

PROHIBITED PURCHASERS:

The County Auditor per MN Statute 282.016 has the authority to prohibit a person or entity from purchasing a tax forfeited property if that person or entity owns property within the county for which there are delinquent taxes owing.

RESTRICTIVE COVENANT:

Per MN Statute, Secs. 103F.535 and 282.018, Subd. 2

TITLE:

The buyer will receive a receipt at the time of sale.

The Department of Revenue will issue a state quitclaim deed after full payment is made. A state deed has the characteristics of a patent from the State of Minnesota.

BOUNDARIES:

Redwood County is not responsible for locating boundaries on Tax Forfeited Lands.

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 any 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 real property is required to provide the buyer with any information on radon test results of the dwelling.

Redwood County is not aware of any radon testing conducted on any of these properties. No radon records are available and radon concentration levels are unknown. It is not known if a radon mitigation system is in place on any of the properties.

SALE INFORMATION CAN BE OBTAINED FROM:

Redwood County Auditor/Treasurer Office, 403 S. Mill St. Redwood Falls, MN

Phone: 507-637-4013

<https://redwoodcounty-mn.us/departments/auditor-treasurer/>

DATED: August 5, 2025



ATTEST: [s] Vicki Kletscher
County Administrator

County Board of Redwood County, Minnesota



by [s] Rick Wakefield
Chairman