



CASS COUNTY, MINNESOTA LAND DEPARTMENT

TAX FORFEITED LANDS PUBLIC AUCTION JUNE 12, 2021 9:00AM

CASS COUNTY COURTHOUSE
303 MINNESOTA AVE W
WALKER, MN 56484



Thank you for your inquiry regarding purchase of tax forfeited properties. The enclosed list of available parcels includes tax forfeited property throughout Cass County.

All listings found in this booklet are subject to change. The Land Department encourages all prospective buyers to conduct their own research prior to purchasing tax forfeited property. Call for more information.

PHONE: 218-947-3338

Please visit our website:

www.co.cass.mn.us

Or scan this QR code with
your smartphone



And click on the Land
Department's Land Sales tab



Terms and Conditions of Sale

All auction sales are conducted at the Cass County Courthouse, Walker Minnesota, in accordance with Minnesota Statutes § 282, other applicable state laws, and sale policies adopted by the Cass County Board of Commissioners.

1. The public auction list is subject to change prior to sale. All sales are final.
2. Properties offered at public auction will be sold to the highest qualified bidder for not less than the minimum bid plus all fees. Parcels not sold at auction will be for sale for not less than the minimum bid plus all fees beginning at 8 a.m. the next business day following the auction sale, on a first-come, first-served basis through the Cass County Land Department or Auditor-Treasurer's Office.
3. Properties sold at auction or after are subject to local zoning ordinances. Some parcels offered for sale do not meet minimum lot size or current set-back requirements as zoned. Please contact the local zoning authority where the property is located to determine zoning requirements. 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.
4. All sales are subject to existing easements, right-of-ways, recorded restrictions, encumbrances, and some types of liens or leases.
5. Any lands offered for sale may be subject to unpaid local special assessments against the property. Before purchasing, prospective buyers should contact the municipal clerk where the property is located to determine if there are any unpaid special assessments. Any new assessments against the property for public improvements after the property forfeited shall be assessed against the property and paid for at the time of purchase.
6. Some unplatted lands 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 at the auction.
7. Cass 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.
8. Tax forfeited land in Minnesota is conveyed by the issuance and recording of a state deed, which is a quit claim deed issued by the Minnesota Commissioner of Revenue. Conveyance by state deed does not however warrant the condition of title. The services of an attorney may be necessary to make the title marketable through quiet title court action. Marketable title may be required by a lender to obtain financing.
9. Minerals and mineral rights relating to the property are reserved by the state of Minnesota.
10. If county fee-owned parcels are sold at public auction, the form of conveyance will be a quit claim deed.
11. Recorded covenants may exist for platted parcels. Cass County may convey parcels sold with deed restrictions.

In plats of Wilderness Park, restrictions include prohibition of manufactured homes with a chassis or undercarriage, prohibition of subdivision of any lots from the original parcel sold, and other covenants and conditions recorded as document numbers 226108 and 226109 in the office of the Cass County Recorder.
12. Parcels sold at auction or after the sale on or before December 31 of the assessment year shall be placed on the assessment roles for that year's assessment and taxes will be payable in the following calendar year. The sale price does not represent the future appraised value for tax purposes.
13. If improved residential properties are offered for sale, potential buyers are advised to read the Radon Warning Statement shown below. Additional information and disclosures will be provided.
14. All lands are sold as is, without warranties or representation of any kind.
15. Cass County, including its employees or agents, has no further responsibility or liability with respect to the condition or management of the property after it has been sold.

Payment Terms and Fees

1. For parcels that sell at auction for more than \$30,000 sale price (excluding fees), a 10% (of the highest bid) non-refundable down payment with sale price balance and all fees to be paid within 30 days will be accepted. Auction sales of \$30,000 sale price or less and *all* over-the-counter sales require full payment of the sale price and fees at time of sale. No contract sales or other financing options are available by policy of the Cass County Board.
2. Payment must be made by personal check, cashier's check, certified check, or money order made payable to the Cass County Auditor-Treasurer.

Amount Due at Purchase

Full sale price or

10% down payment if over \$30,000.....	Balance due in 30 days
State assurance fee.....	3% of the total sale price (not collected if fee owned)
Special assessments.....	Due as listed with sale price (plus may be subject to new or reassessments after purchase)
Recording fee.....	\$46
Well certificate.....	\$50 if there is a well on the property
Deed fee.....	\$25
Deed tax.....	.33% of the purchase price

Registering for the Auction

Pre-registration for auction sales is not required. Registration is not required to attend the auction but is necessary to obtain a bidder number. Bidders will receive a bidder number upon check-in prior to the auction by providing a photo identification card (driver's license or other government issued photo identification) and telephone number.

The sale is conducted as an oral auction. No sealed bids can be accepted. The minimum bid increase is \$100.

Prohibited Bidders

No person or entity that is an owner or taxpayer of real property in Cass County that has delinquent taxes may bid on or purchase property at auction or over-the-counter.

None of the following individuals, either personally or as an agent or attorney for another person, may bid on or purchase tax-forfeited land unless the parcel was owned by the individual before forfeiture: district court administrators, county auditors, treasurers, assessors or supervisors of assessments, land commissioners or assistant land commissioners, or any deputies or employees of these officers.

Prior Owners

Under state law if the prior owner of a parcel is the highest bidder on that parcel at auction sale, the prior owner may not purchase that parcel for a purchase price less than the sum of all taxes, special assessments, penalties, interest, and costs due at time of forfeiture plus any new special assessments for improvements.

RADON WARNING STATEMENT – RESIDENTIAL PROPERTIES

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 real property is required to provide the buyer with any information on radon test results of the dwelling. For more information, see parcel specific disclosures and county provided publication *Radon in Real Estate Transactions* by the Minnesota Department of Health.

Parcel #1	PIN	<u>02-009-4401</u>	City/Twp	Barclay Twp
			Acres	2.0

Total Appraised Value - \$13,000.00

E417 FT 4 Inches of S208 FT 8 Inches of the Southeast Quarter of the Southeast Quarter (SE¼SE¼), Section 9, Township 138 North, Range 29 West, Cass County, Minnesota (2.0 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #2	PIN	<u>11-012-1103</u>	City/Twp	Byron Twp
			Acres	1.56

Total Appraised Value - \$15,250.00

Beginning at a point on the Northeast corner of the Northeast Quarter of Section 12, Township 135 North, Range 32 West of the Fifth Principal Meridian, Cass County, Minnesota; thence West along the North line of said Section a distance of 263.75 feet; thence South and parallel to the East line of said Section a distance of 257.50 feet; thence East and parallel to the North line of said Section a distance of 263.75 feet; thence North a distance of 257.50 feet to the point of beginning, Section 12, Township 135 North, Range 32 West, Cass County, Minnesota (1.56 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #3	PIN	<u>14-102-2100</u>	City/Twp	Fairview Twp
			Acres	139.10

Total Appraised Value - \$164,000.00

Government Lot 3 and Government Lot 4, Section 2, Township 134 North, Range 30 West, Cass County, Minnesota and Government Lot 1, Section 3, Township 134 North, Range 30 West, Cass County, Minnesota (139.10 acres)

This parcel has no legal access. The purchaser may petition the Township for public access to this parcel under Minnesota Statutes 164.08, subd 2. Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #4	PIN	<u>20-029-0011</u>	City/Twp	Leech Lake Twp
			Acres	0.40

Total Appraised Value - \$2,400.00

Those parts of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 37 minutes 27 seconds West, assumed bearing along the north line thereof 250.00 feet; thence South 0 degrees 26 minutes 34 seconds West 195.53 feet; thence South 89 degrees 04 minutes 28 seconds West 200.06 feet to the point of beginning of the tract to be herein described; thence continuing South 89 degrees 04 minutes 28 seconds West 50.01 feet; thence North 0 degrees 26 minutes 34 seconds East 326.68 feet to the centerline of the township road; thence North 58 degrees 53 minutes 33 seconds East along said centerline 39.27 feet; thence North 60 degrees 15 minutes 08 seconds East 19.13 feet to the intersection with a line which bears North 0 degrees 26 minutes 34 seconds East from the point of beginning; thence South 0 degrees 26 minutes 34 seconds West 355.65 feet to the point of beginning. This parcel is non-conforming on its own and must be attached to an adjoining parcel. (0.40 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #5	PIN	<u>24-127-4200</u>	City/Twp	May Twp
			Acres	39.9

Total Appraised Value - \$47,000.00

Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), Section 27, Township 134 North, Range 31 West, Cass County, Minnesota (39.9 acres)

This parcel has no legal access. The purchaser may petition the Township for public access to this parcel under Minnesota Statutes 164.08, subd 2. Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #7	PIN	<u>26-011-3201</u>	City/Twp	Meadowbrook Twp
			Acres	0.10

Total Appraised Value - \$100.00

That pt of NW $\frac{1}{4}$ SW $\frac{1}{4}$ lyg Wly of Block 2, Wilderness Park Estates, 7th Addition, Section 11, Township 135 North, Range 31 West, Cass County, Minnesota (0.1 acres)

This parcel has no legal access. Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #8	PIN	<u>26-342-0502</u>	City/Twp	Meadowbrook Twp
			Acres	2.0

Total Appraised Value - \$7,000.00

Lots 4 & 5, Block 5, Wilderness Park Estates, 2nd Addition (2 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #9	PIN	<u>26-344-0850</u>	City/Twp	Meadowbrook Twp
			Acres	2.0

Total Appraised Value - \$7,000.00

Lots 10 & 11, Block 8, Wilderness Park Estates, 4th Addition (2 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #10	PIN	<u>26-344-0965</u>	City/Twp	Meadowbrook Twp
			Acres	1.0

Total Appraised Value - \$3,500.00

Lot 12, Block 9, Wilderness Park Estates, 4th Addition (1 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #11	PIN	<u>26-345-0565</u>	City/Twp	Meadowbrook Twp
			Acres	2.0

Total Appraised Value - \$7,000.00

Lots 13 & 14, Block 5, Wilderness Park Estates, 5th Addition (2 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #12 **PIN** [26-347-0390](#) **City/Twp** Meadowbrook Twp
Acres 1.0

Total Appraised Value - \$3,500.00

Lot 18, Block 3, Wilderness Park Estates, 7th Addition (1 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #13 **PIN** [29-007-4314](#) **City/Twp** Pike Bay Twp
Acres 0.54

Total Appraised Value - \$9,500.00

That pt of Govt Lot 4 desc as follows: Comm at the NW corner of Govt Lot 4 thence N 76 deg 30 min E 233.8'; thence N 69 deg 39 min E 200.0'; thence N 68 deg 46 min E 100.0'; thence N 64 deg 26 min E 100.0'; thence N 69 deg 08 min E 228.0' to a pt herein referred to as Point X; thence N 62 deg E 22.0' to a point herein referred to as Point K; thence continue N 62 deg E. 200.0'; thence N 49 deg 05 min E 201.8'; thence S 87 deg E 68.7' to the northwest corner of said Govt Lot 4; thence S 04 deg 14 min W along the east line of said Govt Lot 4 for 120.4'; thence S 56 deg W 181.8'; thence S 61 deg 56 sec W 204.3' to a point herein referred to as Point N the point of beginning of tract to be described herein; thence northwesterly 110.0'; more or less, to said Point K thence S62 deg W 22.0' to said Point X; thence southeasterly 110.0', more or less, parallel to a line drawn between said Point K and N, to a point which bears S 61 deg 56 min W from the point of beginning; thence south parallel to said east line of said Govt Lot 4 for 953.0', more or less, to the south line of said Govt Lot 4; thence east along said south line 22.0' more or less, to a point that bears S 04 deg 14 min W from the point of beginning; thence N 04 deg 14 min E 965.0', more or less, to the point of beginning, Section 7, Township 145 North, Range 31 West, Cass County, Minnesota (0.54 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #14**PIN** [31-036-1001](#)**City/Twp** Pine River Twp**Acres** 4.98

Total Appraised Value - \$135,000.00

Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 36, Township 138 North, Range 30 West, Cass County, Minnesota (4.98 acres)
All that part of the West 377.14 feet of the North 495.0 feet and the South 33 feet of the North 495.0 feet of the East 916.76 feet of that part of the Southeast Quarter of the Northeast Quarter lying west of the right-of-way limits of County State Aid Highway No. 42 as presently established, Section 36, Township 138 North, Range 30 West described as follows, to-wit: A point on the NW corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 36, Township 138 North, Range 30 West; thence run southerly on the west boundary line of said tract a distance of 495.0 feet to an I.M.; thence deflect left, delta angle = 89 degrees 40 minutes 30 seconds and run easterly on a line parallel to and 495.0 feet south of the north boundary line of said tract a distance of 1293.90 feet to an I.M. on the westerly right-of-way line of County State-Aid Highway No. 42 as presently established; thence deflect left delta angle = 89 degrees 51 minutes 40 seconds and run northerly on said right-of-way line a distance of 33.0 feet to an I.M.; thence deflect left delta angle = 90 degrees 08 minutes 20 seconds and run westerly on a line parallel to and 462.0 feet south of the north boundary line of said tract a distance of 917.02 feet to an I.M.; thence deflect right delta angle = 89 degrees 40 minutes 30 seconds and run northerly on a line parallel to and 377.14 feet east of the west line of said tract a distance of 462.0 feet to an I.M.; thence deflect left, delta angle = 89 degrees 40 minutes 30 seconds and run westerly on the north boundary line of said tract a distance of 377.14 feet to the point of beginning and there terminating. (4.98 acres) This parcel includes a 45 by 80 foot steel shed with a concrete floor and a small salt shed. Parcel has legal access by easement across adjoining parcel. This parcel has encroachments from neighboring properties.

Parcel is Fee Owned. Proceeds from the sale of this parcel will be credited to the Capital Fund. Please see complete legal description for additional remarks.

Previous Value - \$150,000.00 Previous Sale Date - 10/10/2020

Parcel #15	PIN	<u>34-021-1403</u>	City/Twp	Powers Twp
			Acres	0.31

Total Appraised Value - \$25,000.00

All that portion of Government Lot Three (3) of Section Twenty-one (21), Township One hundred thirty-nine (139), Range Thirty (30), described as follows, to-wit: Commencing at an iron monument on the east line of said Lot 3 located near the shore line of Horse Shoe Lake; thence south along the east line of said Lot 3 a distance of 110 feet to a point; thence west parallel to the south boundary line of said Lot 3 to the shore line of Horse Shoe Lake, which point shall be known as the point of beginning; thence east parallel to the south line of said Lot 3 to the east boundary line thereof; thence south along the east boundary line of said Lot 3 a distance of 100 feet to a point; thence westerly parallel to the south boundary line of said Lot 3 to the shore line of Horse Shoe Lake; thence in a northerly direction along the shore line of Horse Shoe Lake to the place of beginning. Subject to mineral reservations, if any, of record and any easements for roads, electric or telephone lines and current taxes EXCEPT the E 33' of the above described parcel previously conveyed to the state of Minnesota by warranty deed dated 9-21-1960 and recorded 10-6-1960 in book 121 of deeds page 341 in the office of the Cass County Minnesota Recorder Together with that certain easement created by that certain warranty deed dated August 20, 1968 and recorded as Document No. 190237 and subject to that certain easement created by that certain warranty deed dated August 20, 1968 and recorded as Document No. 190237.

Section 21, Township 139 North, Range 30 West, Cass County, Minnesota (0.31 acres)

This parcel contains 125+ feet of shoreline on Horse Shoe Lake.

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #16	PIN	<u>41-392-0130</u>	City/Twp	Sylvan Twp
			Acres	2.8

Total Appraised Value - \$10,260.00

Lot 6, Block 1, First Addition to Searcyville (2.8 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #17	PIN	<u>50-020-1400</u>	City/Twp	Wilson Twp
			Acres	40.12

Total Appraised Value - \$24,000.00

Southeast Quarter of the Northeast Quarter (SE¹/₄NE¹/₄), Section 20, Township 137 North, Range 29 West, Cass County, Minnesota (40.12 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #18 **PIN** [51-019-2200](#) **City/Twp** Woodrow Twp
Acres 51.3

Total Appraised Value - \$75,000.00

Government Lot 3, Section 19, Township 140 North, Range 29 West, Cass County, Minnesota (51.3 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #19 **PIN** [51-019-3401](#) **City/Twp** Woodrow Twp
Acres 1.25

Total Appraised Value - \$3,600.00

All the unplatted portion of Government Lot Seven (7), Section 19, Township 140, Range 29, EXCEPT that part of Lot Seven (7), commencing at the Quarter ($\frac{1}{4}$) corner on the South line of Section Nineteen (19), which said Quarter corner is the Southeast corner of said Lot Seven (7) being the point of beginning. Thence West on the South line of Section Nineteen (19) Twenty-five (25) rods. Thence North at right angles to the South line of Section Nineteen (19) to a point on the South shore of Lizard Lake. Thence East and North following the shore line of Lizard Lake to the point where the North and South Quarter (N and S $\frac{1}{4}$) line intersects into Lizard lake. Thence South following the Quarter ($\frac{1}{4}$) line to the Southeast (SE) corner of Lot Seven (7), the place of beginning. Parcel herein conveyed consists of one and one-quarter acres more or less (1.25 acres)

This parcel contains shoreline on Lizard Lake. Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #20 **PIN** [51-378-0810](#) **City/Twp** Woodrow Twp
Acres 0.35

Total Appraised Value - \$21,100.00

INTERLACHEN LODGE LOT 81 & $\frac{1}{2}$ ADJ VAC THOMAS AVE (0.35 acres)

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

Parcel #24

PIN **93-352-0605**

City/Twp Pillager City

Acres 0.9

Total Appraised Value - \$15,000.00

Lot 1, Block 6, The Crossing (0.9 acres)

Special Assessments of \$12,326.43 apply to this parcel.

Proceeds from the sale of this parcel will be credited to Fund 71-650 for distribution per state statute.

UNPAID SPECIAL ASSESSMENT AT TIME OF FORFEITURE = \$12,326.43

Sale proceeds from these parcels are deposited in the Forfeited Tax Sale Fund and distributed annually to local taxing districts, along with timber sale revenues, net of department costs.

CONTACT LISTING

Entity	Phone #	Parcel(s)
Barclay	218-839-6171	1
Byron Township	218-839-8611	2
Fairview Township	218-825-9322	3
Leech Lake Township	218-547-3172	4
May Township	218-820-6430	5
Meadowbrook Township	703-209-2678	7, 8, 9, 10, 11, 12
Pike Bay Township	218-335-2071	13
Pine River Township	218-587-3970	14
Powers Township	218-839-7787	15
Sylvan Township	218-746-3652	16
Wilson Township	218-839-7783	17
Woodrow Township	612-388-5006	18, 19, 20
Pillager City	218-746-3322	24