



CASS COUNTY, MINNESOTA LAND DEPARTMENT

TAX FORFEITED LANDS PUBLIC AUCTION
JUNE 11, 2022
9:00AM

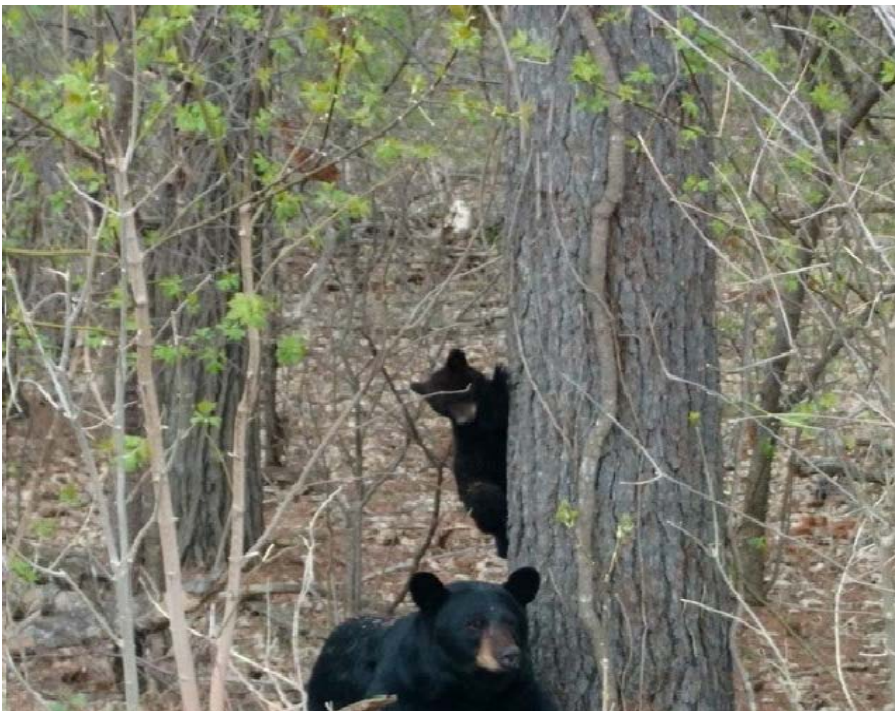
CASS COUNTY COURTHOUSE
303 MINNESOTA AVE W
WALKER, MN 56484

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** **02-009-2202** **City/Twp** Barclay Twp
Acres 1.24

Total Appraised Value - \$8,700.00

Beg. At a point on the center line of St. Hy #84 on the N. line of Sec. 9, approx. 264' E. of the NW cor. of Sec. 9; thence SE along the center line of Highway a distance of 264'; thence E. parallel to the N. line of Sec. 9 a distance of 180'; thence N. to the Sec. line; thence westerly along the Sec. line to the pt. of beg., Section 9, Township 138 North, Range 29 West, Cass County, Minnesota

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

Parcel #2 **PIN** **07-025-1407** **City/Twp** Boy Lake Twp
Acres 0.76

Total Appraised Value - \$99,400.00

All that portion of Govt Lot 2, Sec. 25-142-28 desc. as follows, to-wit: Commencing at the southeast corner of said Lot 2; thence northerly along the east line of said Lot 2 a distance of 837' to a general Land Office marker near the shore line of Big Boy Lake; thence north 39 deg. 31' west a distance of 313' along the shore line of Big Boy Lake to an iron monument; thence north 31 deg. 23' west a distance of 80 ft. to an iron monument near the water's edge, which point shall be known as the point of beg.; thence continue north 31 deg. 23' west a distance of 80 ft. to an iron monument; thence south 58 deg. 37' west a distance of 380 ft., more or less, to the public road; thence southeasterly along the public road a distance of 80 ft., more or less, to a point located south 58 deg. 37' west from the point of beg.; thence north 58 deg. 37' east a distance of 385 ft., more or less, to the point of beg. Together with all lands lying and being between the above, Section 25, Township 142 North, Range 28 West, Cass County, Minnesota

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

Parcel #3 **PIN** **12-371-0130** **City/Twp** Crooked Lake Twp
Acres 0.10

Total Appraised Value - \$1,000.00

That part of Lot 13 lying S. of the N. line of 139-26, Sabin's Northburn Acres, Cass County, Minnesota

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 #4 **PIN** [12-467-0610](#) **City/Twp** Crooked Lake Twp
Acres 8.11

Total Appraised Value - \$48,000.00

Lots 1 & 2 less North 350 feet THRF Block 6, Tingdale Bros Roosevelt Trails, Section 25, Township 139 North, Range 26 West, Cass County, Minnesota

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

Parcel #5 **PIN** [12-467-0630](#) **City/Twp** Crooked Lake Twp
Acres 3.18

Total Appraised Value - \$24,000.00

Lot 3, Block 6, Tingdale Bros Roosevelt Trails, Section 25, Township 139 North, Range 26 West, Cass County, Minnesota

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

Parcel #6 **PIN** [19-031-4202](#) **City/Twp** Kego Twp
Acres 0.09

Total Appraised Value - \$650.00

That part of Government Lot 6 Described as follows: Commencing at the Northwest corner of said Lot 6 at the water's edge of Broadwater Bay of Woman Lake, thence in a southeasterly direction along waters edge 1710 feet to an iron monument, thence in a northerly direction across service road 194 feet to an iron monument on the north side of the road, to the point of beginning of the property to be described, thence easterly 181 feet to an iron monument, thence northerly 59 feet to an iron monument; thence northwesterly 222 feet to an iron monument, thence southerly along the east side of service road 145 feet to an iron monument which is the point of beginning., Section 31, Township 141 North, Range 28 West, Cass County, Minnesota (0.09 acres), Less description on document number A000659594.

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 #7	PIN	<u>26-342-0842</u>	City/Twp	Meadowbrook Twp
			Acres	1.45

Total Appraised Value - \$8,625.00

Lots 32 thru 34, Block 8, Wilderness Park Estates, 2nd Addition

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

Parcel #8	PIN	<u>26-342-0848</u>	City/Twp	Meadowbrook Twp
			Acres	1

Total Appraised Value - \$6,000.00

Lots 35 & 36, Block 8, Wilderness Park Estates, 2nd Addition

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

Parcel #9	PIN	<u>26-343-0632</u>	City/Twp	Meadowbrook Twp
			Acres	1

Total Appraised Value - \$6,000.00

Lot 17, Block 6, Wilderness Park Estates, 3rd Addition

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

Parcel #10	PIN	<u>26-343-1702</u>	City/Twp	Meadowbrook Twp
			Acres	1

Total Appraised Value - \$6,000.00

Lot 1, Block 17, Wilderness Park Estates, 3rd Addition

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

Parcel #11	PIN	<u>26-343-1704</u>	City/Twp	Meadowbrook Twp
			Acres	1

Total Appraised Value - \$6,000.00

Lot 2, Block 17, Wilderness Park Estates, 3rd Addition

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

Parcel #12	PIN	<u>26-343-1706</u>	City/Twp	Meadowbrook Twp
			Acres	1.17

Total Appraised Value - \$7,200.00

Lot 3, Block 17, Wilderness Park Estates, 3rd Addition

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

Parcel #13	PIN	<u>29-016-4206</u>	City/Twp	Pike Bay Twp
			Acres	0.69

Total Appraised Value - \$3,600.00

S150 Ft of N333 Ft of W200 Ft of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), Section 16, Township 145 North, Range 31 West, Cass County, Minnesota

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

Parcel #14	PIN	<u>29-017-4100</u>	City/Twp	Pike Bay Twp
			Acres	40.51

Total Appraised Value - \$41,400.00

Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), Section 17, Township 145 North, Range 31 West, Cass County, Minnesota

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 #15	PIN	<u>29-390-0150</u>	City/Twp	Pike Bay Twp
			Acres	2.51

Total Appraised Value - \$13,125.00

Lot 5, Block 1, Pine Hollow Estates

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

Parcel #16	PIN	<u>31-031-4403</u>	City/Twp	Pine River Twp
			Acres	1

Total Appraised Value - \$4,000.00

E 120 FT of S 363 FT of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), Section 31, Township 138 North, Range 30 West, Cass County, Minnesota

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

Parcel #17	PIN	<u>33-010-3100</u>	City/Twp	Poplar Twp
			Acres	39.88

Total Appraised Value - \$63,500.00

Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), Section 10, Township 136 North, Range 32 West, Cass County, Minnesota

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 #18**PIN** **35-002-1413****City/Twp** Remer Twp**Acres** 0.54

Total Appraised Value - \$2,200.00

That part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, described as follows: Commencing at the SW corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, thence east along the South line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 660', thence north parallel with the west line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 970', thence at right angles west 210', thence North 350' to the North line of said quarter section, thence west 450' to the NW corner of said quarter section, thence south along the west line to the point of beginning, less Hwy. & less sold, Section 2, Township 141 North, Range 26 West, Cass County, Minnesota

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

Parcel #19**PIN** **38-009-1201****City/Twp** Shingobee Twp**Acres** 1.93

Total Appraised Value - \$8,100.00

All that part of the North West Quarter of the North East Quarter (NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Nine (9), in Township One Hundred Forty One (141) North of Range Thirty One (31) West, which lies northwesterly of State Highway No. 34 as now located and constructed across said premises, containing three acres of land, more or less. Subject to mineral reservations in prior deeds to said premises of record in the office of the Register of Deeds of said Cass County. Section 9, Township 141 North, Range 31 West, Cass County, Minnesota

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

Parcel #20	PIN	<u>41-213-3102</u>	City/Twp	Sylvan Twp
			Acres	8.7

Total Appraised Value - \$65,000.00

That part of the Southwest Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 13, Township 133 North, Range 30 West described as follows: Commencing at the southeast corner of said Section 13, thence westerly along the south line of said Southeast Quarter 1951.885 feet; thence northerly parallel with the East line of said Southeast Quarter 880 feet to the point of beginning of the parcel to be described; thence easterly parallel with said South line of the Southeast Quarter 487.97125 feet; thence northerly parallel with said East line of the Southeast Quarter 785.18125 feet, more or less, to the line which intersects the midpoints between the South line of said Section 13 and the railroad right of way at both said East line of Section 13 and the 1/16 line of said Section 13; thence westerly along said intersecting line on a bearing of South 86 degrees 18 minutes 37 seconds West to a line that runs northerly from the point of beginning parallel with said easterly line of the Southeast Quarter; thence southerly, parallel to said easterly line of the Southeast Quarter, 765.125 feet to the point of beginning.

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 #21	PIN	<u>41-532-0214</u>	City/Twp	Sylvan Twp
			Acres	0.9

Total Appraised Value - \$3,000.00

Lot 7, Block 2, Castle Addition to Bigwater

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

Parcel #22	PIN	<u>41-532-0408</u>	City/Twp	Sylvan Twp
			Acres	0.7

Total Appraised Value - \$8,000.00

Lot 4, Block 4, Castle Addition to Bigwater

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

Parcel #23	PIN	<u>41-532-0420</u>	City/Twp	Sylvan Twp
			Acres	0.8

Total Appraised Value - \$8,000.00

Lot 10, Block 4, Castle Addition to Bigwater

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

Parcel #24	PIN	<u>41-532-0575</u>	City/Twp	Sylvan Twp
			Acres	0.4

Total Appraised Value - \$8,000.00

Lot 15, Block 5, Castle Addition to Bigwater

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

Parcel #25	PIN	<u>41-532-0585</u>	City/Twp	Sylvan Twp
			Acres	0.4

Total Appraised Value - \$8,000.00

Lot 17, Block 5, Castle Addition to Bigwater

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

Parcel #26	PIN	<u>41-532-0595</u>	City/Twp	Sylvan Twp
			Acres	0.4

Total Appraised Value - \$8,000.00

Lot 19, Block 5, Castle Addition to Bigwater

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

Parcel #27	PIN	<u>41-532-0836</u>	City/Twp	Sylvan Twp
			Acres	0.91

Total Appraised Value - \$13,650.00

Lots 17 & 18, Block 8, Castle Addition to Bigwater

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

Parcel #28	PIN	<u>41-532-0840</u>	City/Twp	Sylvan Twp
			Acres	1.38

Total Appraised Value - \$20,550.00

Lots 20 thru 22, Block 8, Castle Addition to Bigwater

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

Parcel #29	PIN	<u>41-532-0848</u>	City/Twp	Sylvan Twp
			Acres	0.46

Total Appraised Value - \$8,000.00

Lot 24, Block 8, Castle Addition to Bigwater

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

Parcel #30	PIN	<u>41-532-1014</u>	City/Twp	Sylvan Twp
			Acres	0.72

Total Appraised Value - \$8,000.00

Lot 7, Block 10, Castle Addition to Bigwater

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

Parcel #31	PIN	41-532-1116	City/Twp	Sylvan Twp
			Acres	0.47

Total Appraised Value - \$8,000.00

Lot 8, Block 11, Castle Addition to Bigwater

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

Parcel #32	PIN	41-532-1128	City/Twp	Sylvan Twp
			Acres	0.57

Total Appraised Value - \$8,000.00

Lot 14, Block 11, Castle Addition to Bigwater

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

Parcel #33	PIN	41-532-1134	City/Twp	Sylvan Twp
			Acres	0.7

Total Appraised Value - \$8,000.00

Lot 17, Block 11, Castle Addition to Bigwater

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

Parcel #34	PIN	41-532-1330	City/Twp	Sylvan Twp
			Acres	0.46

Total Appraised Value - \$8,000.00

Lot 3, Block 13, Castle Addition to Bigwater

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

Parcel #35	PIN	<u>41-532-1350</u>	City/Twp	Sylvan Twp
			Acres	0.47

Total Appraised Value - \$8,000.00

Lot 6, Block 13, Castle Addition to Bigwater

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

Parcel #36	PIN	<u>41-532-1410</u>	City/Twp	Sylvan Twp
			Acres	0.53

Total Appraised Value - \$8,000.00

Lot 1, Block 14, Castle Addition to Bigwater

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

Parcel #37	PIN	<u>46-027-1100</u>	City/Twp	Wabedo Twp
			Acres	0.01

Total Appraised Value - \$20,700.00

Western 48 ft of Govt. Lot 1, Section 27, Township 140 North, Range 28 West, Cass County, Minnesota (0.01 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 #38	PIN	<u>83-337-3150</u>	City/Twp	Bena City
			Acres	0.26

Total Appraised Value - \$1,500.00

Lots 10 thru 12, Blk 31 & WLY ½ of ADJ VAC Alley, Original Plat of Bena

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

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 Township	218-839-6171	1
Boy Lake Township	218-889-2294	2
Crooked Lake Township	218-838-1169	3, 4, 5
Kego Township	218-363-2894	6
Meadowbrook Township	703-209-2678	7, 8, 9, 10, 11, 12
Pike Bay Township	218-335-2071	13, 14, 15
Pine River Township	218-587-3970	16
Poplar Township	218-851-8692	17
Remer Township	218-566-2002	18
Shingobee Township	218-547-3816	19
Sylvan Township	218-746-3652	20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
Wabedo Township	218-363-2649	37
City of Bena	218-368-9838	38