NOTICE OF PUBLIC SALES OF TAX FORFEITED LANDS

The properties listed below will be sold at public auction to the highest bidder per MN Statute 282.005. All properties will be offered at an initial auction sale for no less than estimated market value, as determined by the most recent assessment. Any properties that do not sell at auction will be offered for sale over-the-counter for no less than the initial price for a period of 30 days. A subsequent auction will occur for any properties that do not sell after the 30 days, with the price set at the minimum bid listed below.

Initial Public Auction will be held on **Monday, November 10, 2025 at 9:00am** in the Pope County Courthouse Board Room.

Parcel	Legal Description	Initial Sale Minimum Price (Estimated Market Value)
12-0189-000	SECT-30 TWP-124 RANG-37 PT SE1/4NE1/4: COMM 8 RDS S OF NW COR, S 30 RDS, E 40 RDS, N 30 RDS, W 40 RDS TO BEG AS REC ON DOC# 112993	$11,500.00
27-0034-000	SECT-23 TWP-125 RANG-39 LOT-7 BLK-14 STARBUCK CITY, ORIGINAL PLAT LOTS 7 & 8 BLOCK 14 EX E 20 FT OF LOT 8	$68,600.00

Subsequent Public Auction will be held on **Wednesday, December 10, 2025 at 11:00am** in the Pope County Courthouse Board Room. This auction will be held for any properties that did not sell at the initial public auction listed above, or during the 30 days following the initial auction.

Parcel	Legal Description	Subsequent Sale Minimum Price
12-0189-000	SECT-30 TWP-124 RANG-37 PT SE1/4NE1/4: COMM 8 RDS S OF NW COR, S 30 RDS, E 40 RDS, N 30 RDS, W 40 RDS TO BEG AS REC ON DOC# 112993	$660.55
27-0034-000	SECT-23 TWP-125 RANG-39 LOT-7 BLK-14 STARBUCK CITY, ORIGINAL PLAT LOTS 7 & 8 BLOCK 14 EX E 20 FT OF LOT 8	$9,197.43

AUCTION REGISTRATION: Registration for the auction is any time before the auction at the Pope County Auditor/Treasurer's office during regular business hours (8:00am-4:30pm). All bidders must register by providing a Driver's License or other acceptable photo ID. All bidders must be at least 18 years old to register for and bid on available properties.

PAYMENT TERMS: Full payment at time of purchase.

FEES: At the closing of the sale, the following fees will also be collected:

Assurance Fee:	3% of the total sales price
State Deed Recording Fee:	$46.00
Deed Preparation Fee:	$25.00
Deed Tax:	the greater of $1.65 or .33% of the total sales price
Well Certificate:	$50.00 (if applicable)

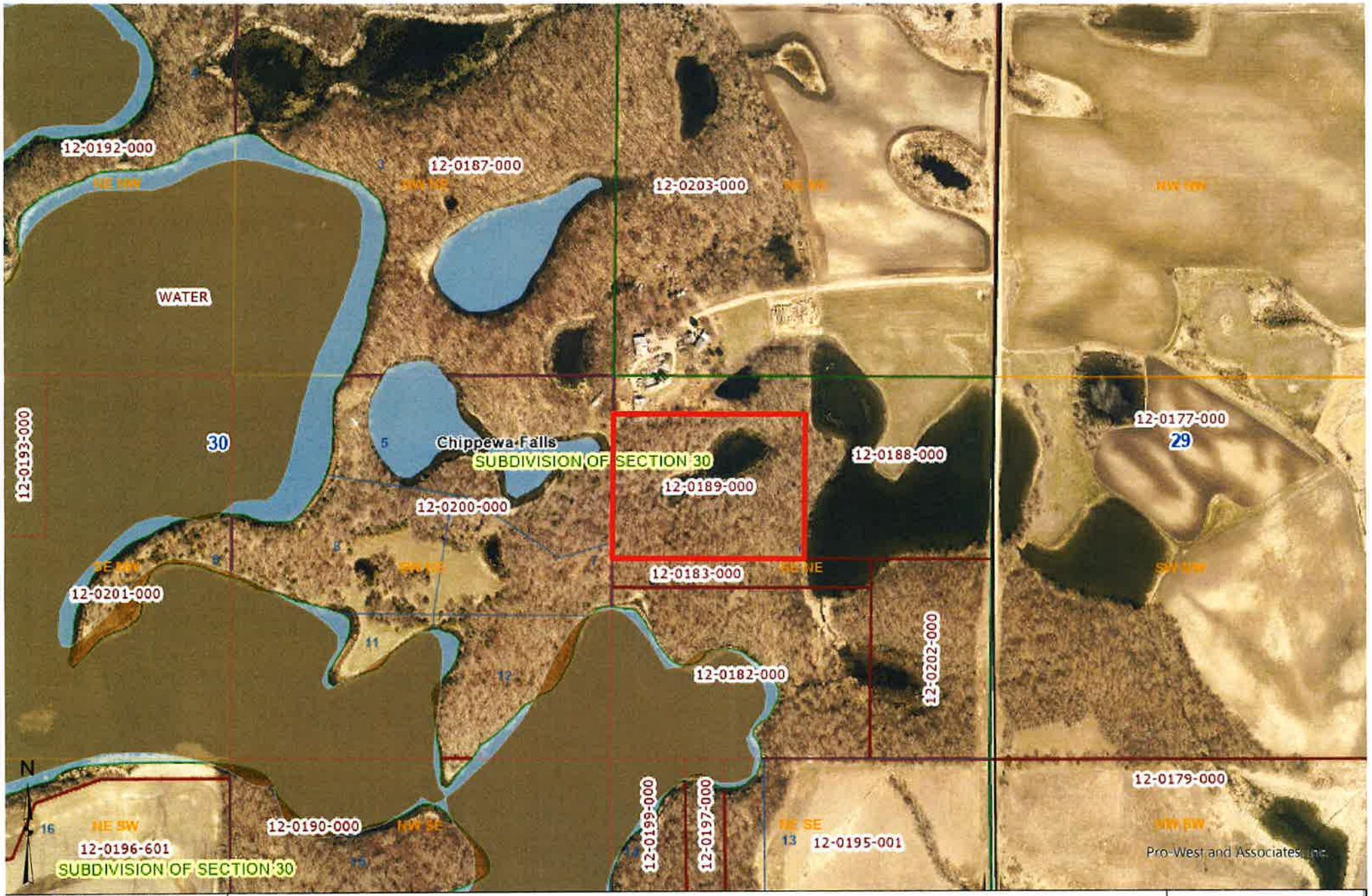
ALL SALES ARE FINAL AND NO REFUNDS OR EXCHANGES ARE PERMITTED.

PROPERTY CONDITION: All property is sold "as is" and may not conform to local building and zoning ordinances. Pope County makes no warranty that the land is "buildable".

Contact the Pope County Auditor/Treasurer's Office at 320-634-7706 for a complete list of the Pope County Tax-Forfeited Land Terms of Sale for Public Auction.

Stephanie Rust
Pope County Auditor/Treasurer

September 23, 2025
Date



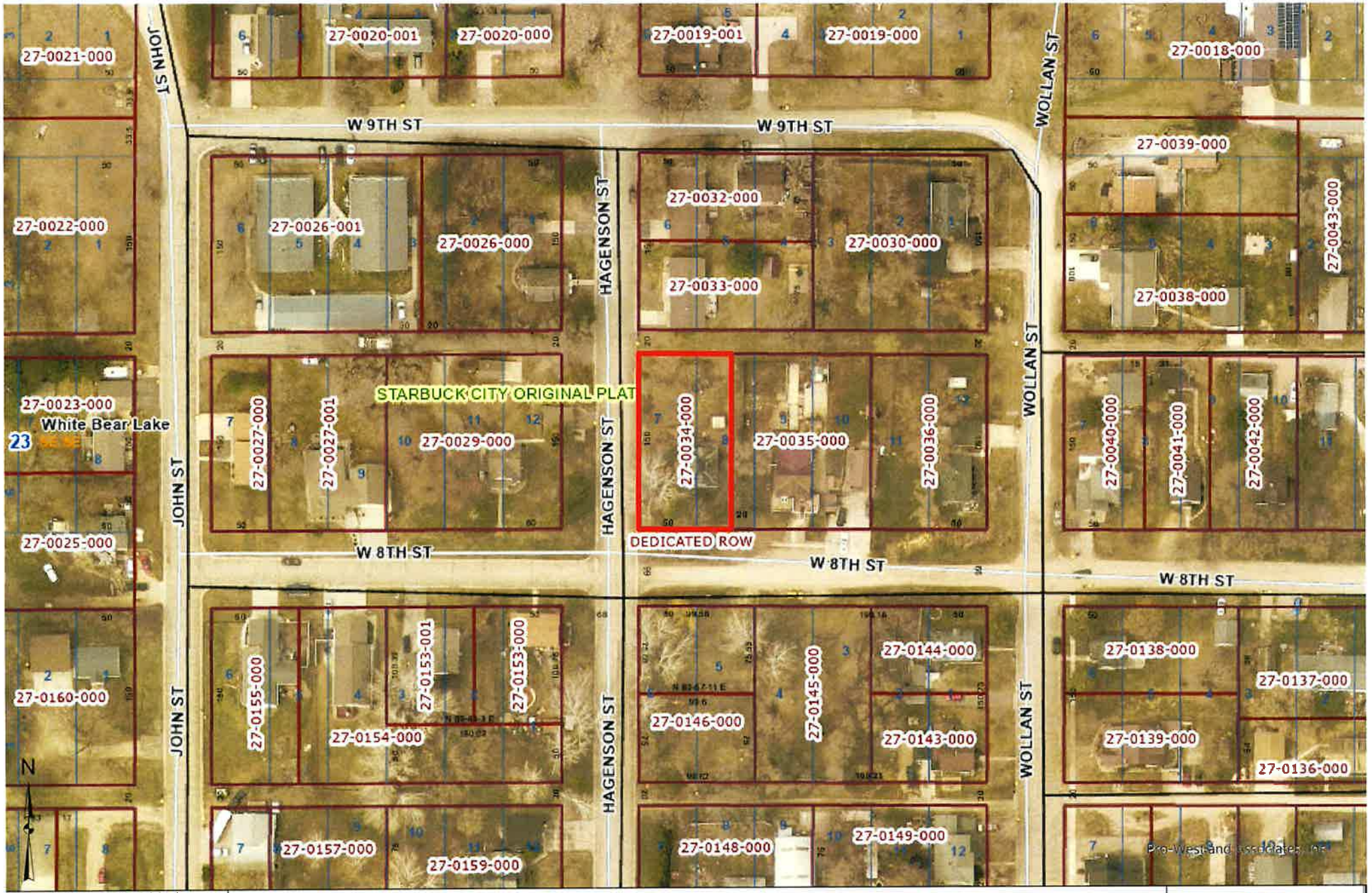
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for

12-0189-000

1:7,513

Date: 9/19/2025

POPE COUNTY
MINNESOTA



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for

27-0034-000

1:1,878

Date: 9/19/2025

POPE COUNTY
MINNESOTA

POPE COUNTY TAX-FORFEITED LAND
TERMS OF SALE FOR PUBLIC AUCTION

Please carefully review all of the terms and conditions contained in this document.

PUBLIC SALES: All tax-forfeited land offered at a public auction is sold to the highest bidder for not less than the Minimum Bid price set forth.

AUCTION REGISTRATION: Registration for the auction is any time before the day of auction at the Pope County Auditor/Treasurer's office during regular business hours (8:00am-4:30pm).

All bidders must register by providing a Driver's License or other acceptable photo ID.

All bidders must be at least 18 years old to register for and bid on available properties.

SALES OVER THE COUNTER: Any parcels for which no bid is received during the public sale may be rebid for purchase beginning the next business day following the sale at the office of the Auditor/Treasurer at the Pope County Courthouse for not less than the Minimum Bid price set forth. The Minimum Bid cannot be changed unless the parcel is re-appraised, republished and offered again at a subsequent auction.

PROHIBITED PURCHASERS OR BIDDERS: Pursuant to Minn. Stat. Sec. 282.016, the following persons or entities shall not be allowed to register or participate in the auction, either personally, or as an agent or attorney for a prohibited person or entity:

1) district court administrators, county auditors, treasurers, assessors or supervisors of assessments, land commissioners or assistant land commissioners for tax- forfeited lands, or any deputies or employees of any of the above individuals.

A person prohibited from purchasing property must not directly, or indirectly, have another person purchase it on behalf of the prohibited purchaser for the prohibited purchaser's benefit or gain.

When a person or entity registers for the auction before the auction date, they will have a search performed upon receipt of the pre-registration forms to determine if the applicant is a prohibited purchaser or bidder. If found to be a prohibited bidder or purchaser, notification and explanation will be sent prior to the day of the auction. Those who are prohibited will not be permitted to register or bid on properties at auction. In the event a winning bid has been awarded to a prohibited bidder or purchaser, the sale will be nullified as invalid. The property will be re-bid or re-offered at a future auction, at the sole discretion of Pope County.

PAYMENT TERMS FOR THIS AUCTION:

ALL PROPERTIES REQUIRE FULL PAYMENT.

Checks used for payment of the purchase price must clear the bank before a State Deed is ordered. The process for a check to clear a bank takes approximately 10 business days. If payment is made by cashier's check, money order or cash, the purchaser can take immediate possession and the deed will be ordered same day. A deed will not be ordered until a personal or business check clears the bank.

If a check is returned for insufficient funds, or any other reason as non-negotiable, the sale is automatically cancelled, and the property may be scheduled for a subsequent public auction at the sole discretion of Pope County.

All checks should be made payable to: "POPE COUNTY AUDITOR/TREASURER"

FEES: At the closing of the sale, the following fees will be also collected:

Assurance Fee:	3% of the total sales price
State Deed Recording Fee:	$46.00
Deed Preparation Fee:	$25.00
Deed Tax	the greater of $1.65 or .33% of the total sales price
Well Certificate	$50.00 (if applicable)

Checks for these additional fees should be made payable to: "POPE COUNTY RECORDER"

All participants in the Pope County Tax-Forfeit Auction are hereby informed that Pope County's fee for Non-Sufficient Funds will be strictly enforced. DO NOT BID ON A PROPERTY UNLESS YOU ARE POSITIVE YOU HAVE THE NECESSARY FUNDS AVAILABLE.

ALL SALES ARE FINAL AND NO REFUNDS OR EXCHANGES ARE PERMITTED.

The Buyer agrees to fully cooperate in adjusting for clerical or scrivener's errors on any documentation that is a part of this transaction, including but not limited to, errors related to the amount of the purchase price.

Pope County is not responsible for determining property lines or boundaries.

PROPERTY CONDITION:

All property is sold "as is" and may not conform to local building and zoning ordinances. Pope County makes no warranty that the land is "buildable".

Purchasers are encouraged to contact the applicable authority where the property is located for information about building codes, zoning laws, or other information that affects the property.

HAZARDOUS MATERIALS INDEMNIFICATION: The purchaser shall indemnify Pope County and/or the State of Minnesota for environmental contamination as a result of purchaser's use and occupancy of the property.

TITLE: The County or the State of Minnesota does not warrant the condition of title. The buyer will receive a receipt of purchase at the time of the sale and the Commissioner of Revenue will issue a deed from the State of Minnesota after full payment is made. Tax forfeiture will create a break in the chain of title, and the services of an attorney may be necessary to make the title marketable.

FOR ALL LAND NOT IN A PLATTED SUBDIVISION: There are restrictive covenants required for marginal lands and wetlands including lands in Auditor's Subdivisions (see Minnesota Statutes 2007, Section 103F.535,Subd. 1,and Minnesota Statutes 2007,Section 282.018, Subd. 2.)

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 mitigation. 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.

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

SPECIAL ASSESSMENTS: Local improvements not yet assessed, and any special assessments levied after forfeiture, must be assumed by the purchaser. In addition, any outstanding balance of cancelled special assessments that existed prior to the tax-forfeiture MAY BE REASSESSED by the municipality. It is the responsibility of the prospective buyer to contact the municipality to determine special assessments that may have been cancelled and may be subject to reassessment and the municipality's terms for the payment of such assessments.

DEED CONDITIONS: The following terms and conditions will be included in the deed you receive from the State of Minnesota.

"As-is" Sale: Buyer agrees that the property shall be sold and that buyer shall accept the property "as is" where is, with all faults with no right of set-off or reduction in the purchase price, and that such sale shall be without representation or warranty of any kind, express or implied, including without limitation, warranty of merchantability or fitness for a particular purpose, and seller does hereby disclaim and renounce any such representation or warranty. Buyer specifically acknowledges that buyer is not relying on any representations or warranties of any kind whatsoever, express or implied, from seller, agent, other agents or brokers as to the condition of or as to any matter concerning the property. Buyer further acknowledges and agrees that buyer is relying solely upon their own independent examination, inspection, study and knowledge of the property and not upon any information or representations made to buyer by seller, its officers, directors, contractors, agents or employees or any person whomsoever. Buyer hereby expressly assumes all risks, liabilities, claims, damages, and costs (and agrees that seller shall not be liable for any special, direct, indirect, consequential, or other damages) resulting or arising from or related to the ownership, use, condition, location, maintenance, repair or operation of the property. Buyer acknowledges that any condition of the property which buyer discovers prior to or after the closing date shall be at buyer's sole expense, and buyer expressly waives and releases seller and seller's agents, commissioners, employees, directors, officers and representatives from any claims, demands, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses under federal law, state or other law, that buyer might otherwise have against seller or seller's agents and/or representatives relating to the physical characteristics or condition of the property including the environmental condition of the property. Buyer acknowledges that the purchase price reflects the "as-is" nature of this sale and any faults, liabilities, defects or other adverse matters that may be associated with the property. Buyer

has had the opportunity to fully review the disclaimers and waivers set forth herein, with buyer's counsel, and understands the significance and effect thereof.

The above terms shall run with the land and shall be binding on the purchaser, and the purchaser's successors and assigns.

IN ORDER TO PROTECT YOUR LEGAL INTERESTS, WE RECOMMEND THAT YOU CONSULT WITH YOUR ATTORNEY REGARDING THE CONTRACT AND ON OTHER LEGAL MATTERS

I hereby agree to the above terms

Signature _____

Printed Name _____

On behalf of entity (if Applicable) _____
By signing on behalf of a company/business you verify that you are an agent of the business and have the authority to enter the business into a legal contract

Witness: Pope County Auditor/Treasurer _____

POPECOUNTY
MINNESOTA

COUNTY AUDITOR/TREASURER
130 East Minnesota Avenue • Glenwood, MN 56334
320-634-7706 • popecountymn.gov

Tax-Forfeited Land Sale Registration Form

This form must be completed prior to bidding at the auction. Registration for the auction can be any time prior to the auction at the Pope County Auditor/Treasurer's Office during regular business hours (8:00am – 4:30pm).

All bidders must be at least 18 years of age and provide a Driver's License or other acceptable photo ID.

Bidder Name _____ _____
(First Name) (Last Name)

Purchaser Name _____ _____
(If Different Than Bidder) (First Name) (Last Name)

Mailing Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Email _____

Please see Minnesota Statute 282.016 for a complete list of prohibited purchasers or bidders.