

## TERMS FOR SALE OF TAX FORFEITURE LAND IN WASECA COUNTY

2026 Tax Forfeiture Sale  
Public Surplus Auction On-Line and Over Counter  
Waseca County  
307 N State Street  
Waseca, MN 56093

Waseca County, Minnesota

### **Contract:**

An award of sale is a contract between the winning bidder and Waseca County acting for the State in trust for the local taxing district, upon the terms and conditions set forth herein. Waseca County may pursue all legal remedies allowed by law against any bidder who fails to make payment for a winning bid.

### **Guarantee Waiver:**

All land sales are sold as is. Waseca County makes no warranty, guaranty or representation of any kind, expressed or implied, as to the condition, usability, value, merchantability, authenticity, or fitness for any purpose of the property offered for sale. Buyer is not entitled to any payment for loss of profit or any other money damages, including but not limited to special, direct, indirect, or consequential damages.

### **Consideration of bid:**

Waseca County reserves the right to reject any and all bids and to withdraw from sales any of the property listed before a notice of award is delivered. Any person or entity, or entity controlled by such person, is a prohibited purchaser or bidder, if said person or entity is delinquent on real or personal property taxes in Waseca County.

### **Conditions: Restriction on Use of Property**

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

1. Existing leases
2. Easements obtained by 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

### **Public Sales: Basic Sale Price**

All Parcels are offered at public auction and sold to the highest bidder. The minimum bid acceptable is the basic sale price which is shown on the list of tax forfeited land. The basic sale price has been determined by the Waseca County Board of Commissioners Designee. Extra fees and costs; in addition to the basic sale price, will be collected at the time of the sale.

\*Payment must be made by Cash, Cashier's Check, Certified Check, Personal Check, or Money Order made payable to Waseca County for the following fees, winning bid and sale premium all which are applicable:

\*A State Deed Fee of \$25.00

\*A 3% Surcharge for the State Assurance Account

\*A Deed Filing Fee of \$46.00 (Torrens \$46.00)

\*A State Deed Tax Based on .33% of Net Sale Price (Minimum of \$1.65)

\*Ag Preservation Fee \$5.00

\*Recording of Well Certificate \$50.00

Notes: The papers should be processed, the deed recorded and returned to the buyer in approximately three weeks (generally). 2025 and prior taxes and assessments are cancelled, if purchased today, there will be taxes due in 2027.

**Special Assessments-Levied before and after forfeitures:**

\*The balance of any special assessments which were levied before forfeiture and cancelled at forfeiture, and which exceed the amount of the basic sale price may be re-assessed by the municipality.

\*Any special assessments which are levied after the sale of forfeiture land and certified to the County Auditor-Treasurer will be on 2027 taxes.

**Notice of Award:**

\*Successful bidders will receive a Notice of Award by email from PublicSurplus.com.

\*A Buyer Premium of 5% will be added to the final sale price. The premium will be visible during the bidding process and will be included in the payment required.

**Title - Proof of Ownership:**

The buyer will receive a receipt at the time of the sale. The Department of Revenue will issue a state quit claim deed after full payment is made. Purchaser(s) must pay applicable deed fees at the time of purchase. The law provides that this conveyance shall have the force and effect of a patent from the State of Minnesota. Tax forfeiture creates a break in the chain of title and services of an attorney may be necessary to make the title marketable. If building on the purchased property, or to secure a good title, it would be advisable to quiet title or see an attorney. If property purchased is Torrens property, application to the court should be made for a new certificate of title. The Auditors Office makes no warranty that the land is buildable and may not conform to local building and zoning ordinances.

**Boundaries**

Waseca County is NOT responsible for locating property lines or boundaries on tax forfeited parcels. For all land not in a platted subdivision, there are restrictive covenants for marginal lands and wetlands.

**Abstract of Title**

The State or Waseca County does not provide an abstract of title.

## **Residential Properties**

### **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.

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

### **Conflict of Interest:**

Waseca County officials/employees are prohibited as per Minnesota Statute 282.016, the direct or indirect purchase of tax forfeited land by individuals employed with the office of the County Auditor, Court Administrator of the District Court, County Assessor, or Land and Minerals Department.

**Note: Parcels can be removed from the sale at any time.**