



**CASS COUNTY
Tax Forfeited Lands
to be Offered
at Public Auction**

9:00 A.M.

Sat., December 5, 2009

at the Courthouse

Walker, Minnesota

www.co.cass.mn.us

*Sharon K. Anderson, Auditor-Treasurer
Cass County, Minnesota*

CASS COUNTY TAX-FORFEITED LANDS
To be offered at Public Auction at Not Less Than
Appraised Price, Commencing at 9:00 A.M. on Saturday, December 5, 2009
At The Courthouse in the City of Walker, Minnesota

This sale is being held pursuant to Sale of Tax-Forfeited Lands: Cass County, cited in M.S. 282.01 and House File No. 502 adopted 1999 and Laws of Minnesota 1998, Chapter 389 Article 16 Section 31 as amended and the provisions of Minnesota Statutes 85.012, 92.461, 282.01 subd.8, 282.018 and the 1991 Laws of Minnesota Ch.354, Art.10, Sec.9, amending M.S. Sec. 282.018, subd.2 (1990) that allow Cass County to offer the parcels herein listed for sale. All land to be sold is subject to any encumbrances and approval of the Department of Natural Resources and the respective town or city of parcel location. Any tract on this list may be withdrawn from sale at any time prior to time of sale. The right to accept or reject any or all bids is reserved.

TERMS: All land sales shall be for cash and no lot shall be sold for less than appraised value.

Many of the properties are subject to re-assessment of Special Assessments through the city or township. Prospective buyers are encouraged to discuss these items with the appropriate governing authority prior to bidding on the properties.

Many of the lot sizes of the properties do not meet minimum zoning size requirements, however, the sites are platted and/or are permitted for their current use. If the improvements were ever to be destroyed, it would be necessary to meet the minimum setback requirements for the building and sewer. Prospective buyers are encouraged to contact the appropriate zoning authorities prior to bidding on the properties.

Land and improvements are sold as is. The County makes no warranties as to the condition or habitability of any buildings, wells, septic systems, soils, roads or any other thing on the site. Some properties may have inadequate systems or no septic systems at all. Prospective buyers are encouraged to contact the Cass County Environmental Services Department.

The Cass County Auditor-Treasurer hereby certifies that Cass County has and will comply with all laws governing the sale of tax forfeited land of the State of Minnesota in the conduct of the foregoing approved public land sale. All properties have been reviewed by the Land Commissioner under the requirements of 1991 Laws of Minnesota Ch. 354, Art. 10, Sec. 9.

Buyers will receive a State Deed for tax-forfeited lots and a Quit Claim Deed for county fee owned lots. Cass County makes no warranties as to the condition of the title.

The following Deed Restrictions will apply to all Wilderness Park and Castle Addn to Bigwater Lots.

Deeds will contain Deed Restrictions prohibiting the placement of manufactured homes with a chassis or undercarriage on these parcels.

Deeds will contain Deed Restrictions prohibiting the splitting of any lots from the original parcel they were sold with.

The following Deed Restrictions will apply to all Wilderness Park Lots.

Deeds will contain Deed Restrictions that include the following language: Subject to the covenants, restrictions and conditions recorded as document Nos. 226108 and 226109 in the office of the County Recorder.

Information on inspection and directions to the properties is available through the Cass County Land Department @ (218) 947-3338 and on the Cass County web-site at www.co.cass.mn.us

Sharon K. Anderson, Cass Co. Auditor-Treasurer

CASS COUNTY TAX-FORFEITED LAND SALE

- Personal checks will be accepted for payment of the cost of land, improvements, special assessments and sale costs. All sales shall be for cash at time and date of auction.
- A 10% non-refundable deposit with balance to be paid within 30 days of the sale is accepted for parcels that sell for more than \$30,000. (Per sale policy adopted 20 October 1998).
- If you plan on financing for any of the parcels, Quiet Title Action may be necessary.

-Additional fees per parcel that must be paid by buyer:

State Deed Fee:	\$ 25.00
County Quit Claim Deed	\$ 55.00 (if applicable)
Tax-Forfeited Assurance:	3.0% of sale price
Deed Stamps	.33% of sale price
Recording Fee:	\$ 46.00
Well Certificate:	\$ 45.00 (if applicable)

-Buyers will receive a State Deed for tax-forfeited lots and a Quit Claim Deed for county fee owned lots. No Warranties are made as to the condition of the title. Sales are subject to easements obtained by any governmental subdivision or agency thereof for any public purpose; to all applicable laws and ordinances; and to the condition that the appraised value does not represent a basis for future taxes. Reassessment of canceled special assessments may be made in accordance with Minnesota Statutes.

-The auction is an oral auction, not sealed bids.

-Cass County's Land Use Ordinance will apply to the sale parcels.

-Minimum bid is the published appraised value plus fees.

-Minimum bid increase is \$100.00.

-Pursuant to Minn. Stat. Section 103F.535, subd.1 (1992), you are hereby notified that this land is not eligible for enrollment in any state-funded program providing compensation or cost-sharing for conservation of marginal land or wetlands unless exempt by statute.

-The lots can only be sold at public auction.

-Be aware of the Wilderness Park covenants.

-Parcel #11 is Torrens Property. A new Certificate of Title is the responsibility of the purchaser.

The following Deed Restrictions will apply to all Wilderness Park and Castle Addn to Bigwater Lots.

-Deeds will contain Deed Restrictions prohibiting the placement of manufactured homes with a chassis or undercarriage on these parcels.

-Deeds will contain Deed Restrictions prohibiting the splitting of any lots from the original parcel they were sold with. Lots will be combined into one tax parcel and shall not be subdivided in the future.

The following Deed Restrictions will apply to all Wilderness Park Lots.

-Deeds will contain Deed Restrictions that include the following language: Subject to the covenants, restrictions and conditions recorded as document Nos. 226108 and 226109 in the office of the County Recorder.

The following Deed Declaration will apply to Parcel # 6.

-Deed will contain a Deed Declaration declaring: This parcel contains two known grave sites. All state, federal and tribal laws must be followed in the development and use of this parcel. This includes maintaining public access to the grave sites at all times through the existing platted alley or other designated public right of way.

Parcel #1

Govt Lot 3, Less Plat of Winnie Chapman Beach, Section 28, T140N R28W
 Pin # 46-028-1401 Appraised Value - \$40,000.00 46° 54' 55" / -94° 13' 12"

This parcel contains 8.9± acres and is located on a gravel road. This parcel also has a private easement across it for ingress and egress for the private landowners to the north.

Parcel #2

A portion of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼), Section Two (2), Township One Hundred Forty-one (141), Range Twenty-six (26), described as follows: Commencing at a point at which the right of ways of Highway No. 200 and Highway No. 6 intersect, thence Westerly along the right of way of Highway No. 200, 960 feet to the point of beginning of the tract to be described, then continuing Westerly along Highway No. 200 right of way a distance of 200 feet, thence southerly parallel to Highway No. 6 right of way, a distance of 460 feet, Easterly and parallel to Highway No. 200 right of way a distance of 200 feet, thence Northerly parallel to Highway No. 6 right of way a distance of 460 feet to the point of beginning, according to the plat thereof on file and of record in the office of the County Recorder of said county and state. LESS a portion of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼), Section Two (2), Township One Hundred Forty-one (141), Range Twenty-six (26), consisting of 1.85 acres, more or less: Commencing at a point at which the right of ways of Highway #200 and Highway #6 intersect, thence Westerly along the right of way of Highway #200, 960 feet to the point of beginning of the tract to be described, thence continuing Westerly along Highway #200 right of way a distance of 200 feet, thence Southerly parallel to Highway #6 right of way a distance of 400 feet, thence Easterly and parallel to Highway #200 right of way a distance of 200 feet, thence Northerly parallel to Highway #6 right of way a distance of 400 feet to the point of beginning, according to the Government survey thereof on file and of record in the office of the Cass County Recorder.

Pin # 35-002-4110 Appraised Value - \$2,300.00

This parcel contains .28± acres and has no legal access.

Parcel #3

Town of Thunder Lake, T-140 R-26, Part of Government Lot Two (2), Section Six (6), Township One Hundred Forty (140), Range Twenty-six (26). More fully described as follows: Commence at the Northwest corner of Government Lot Two (2), North 82 degrees East for 9 ch. (594') for point of beginning for Tract B described as follows: Thence South 8 degrees East 4 ch. 82 links (318.12') to the Southwest corner; thence North 82 degrees East 4 ch. 33 links (285.78') to Southeast corner; thence North and West along the line of demarcation between high land and marsh or at a bearing of approximately North 50 degrees West to intersection of this line of demarcation with the North line of Section Six (6) said point of intersection will be East of point of beginning; thence West along said North line of Section Six (6) to point of beginning, excepting and reserving to the said state, in trust for taxing districts concerned, all minerals and mineral rights, as provided by law.

Pin # 42-006-2201 Appraised Value - \$3,500.00

This parcel contains 1.04± acres and has no legal access.

Parcel #4

All that part of Govt Lot 5, Sec 21-139-29, lying and being north of Lot 13 Blk 2 of Plat of Smith Estates, by extending the easterly and westerly lines of said Lot 13 northerly to the north line of said Lot 5.

Pin # 32-021-4218 Appraised Value - \$3,500.00

This parcel contains 1± acres and has no legal access.

Parcel #5

That part of the tract or parcel of land situated in the Northeast quarter of the Southwest quarter (NE¼ of SW¼) of Section Twenty-seven (27), Township One Hundred Forty-five (145) North, of Range Twenty-eight (28) West of the Fifth Principal Meridian, described as follows: Commencing at the intersection of the northerly boundary line of State Highway No. 2 with the East line of said Northeast quarter of Southwest quarter (NE¼ of SW¼) and running thence westerly along the North boundary line of said State Highway No. 2 a distance of 618.95 feet to the place of beginning; thence North parallel to the East line of said Northeast quarter of Southwest quarter (NE¼ of SW¼) a distance of 100 feet to a point; thence westerly parallel to the North boundary line of State Highway No. 2 a distance of 100 feet to a point; thence North parallel to said East line 366.95 feet to a point; thence West parallel to the North boundary of said State Highway No. 2 a distance of 150 feet to a point; thence South parallel to said East line of said Northeast quarter of Southwest quarter (NE¼ of SW¼) a distance of 466.95 feet to the North boundary line of said State Highway No. 2; thence easterly along said North boundary line of said State Highway No. 2, 250 feet to the place of beginning. Which said parcel herein conveyed is described as follows, to-wit: Commencing at the point where the West boundary line of said above described tract intersects the North boundary line of State Highway No. 2; thence North on the West boundary line of said tract for a distance of 295 feet; thence easterly parallel to the North boundary line of State Highway No. 2 a distance of 150 feet to the East boundary line of said tract; thence south on the East boundary line of said tract a distance of 100 feet; thence westerly parallel to the North boundary line of State Highway No. 2 a distance of 130 feet; thence South on a line parallel to the West boundary line of said tract 195 feet to the North boundary line of State Highway No. 2; thence westerly along the North boundary line of State Highway No. 2 a distance of 20 feet to the point of beginning; Subject to mineral reservations of record and to existing easements, and subject to an easement to Kenneth C. Bruns, his heirs and assigns, the owner of the first above described parcel for the purpose of ingress and egress to and from said first described parcel on that portion of said tract along the westerly 20 feet of the parcel herein described.

Pin # 72-027-3104 Appraised Value - \$10,000.00 47° 20' 46" / -94° 13' 05"

This parcel contains .43± acres and is located on US Hwy #2. This parcel also has a private easement across it for ingress and egress for the adjoining private landowners.

Parcel #6

Supplemental Plat of Bug E ZoWe Ning Beach, Lots 12 thru 14, Block E

Pin # 29-364-0550 Appraised Value - \$5,600.00 47° 23' 36" / -94° 36' 04"

This parcel contains two known grave sites. All state, federal and tribal laws must be followed in the development and use of this parcel. This includes maintaining public access to the grave sites at all times through the existing platted alley or other designated public right of way.

Parcel #7

Lots 1 thru 6, Block 33, Original Plat of Cass Lake Second Division

Pin 85-338-3310 Appraised Value - \$8,300.00 47° 22' 30" / -94° 35' 59"

Parcel #8

Lots 25 & 26, Block 1, Flynn's Addition to Remer

Pin # 95-340-0142 Appraised Value - \$10,000.00 47° 02' 59" / -93° 54' 25"

Parcel #9

Lot 1, Block 18, Wilderness Park Estates Third Addition

PIN # 26-343-1805 Appraised Value - \$3,500.00 46° 31' 40" / -94° 31' 46"

Parcel #10

Lot 5, Block 10, Wilderness Park Estates Third Addition

PIN # 26-343-1025 Appraised Value - \$3,500.00 46° 30' 59" / -94° 31' 37"

Parcel #11

Lots 6, Block 2, Castle Addition to Bigwater

PIN # 41-532-0212 Appraised Value - \$7,500.00 46° 19' 08" / -94° 29' 47"

Parcel #12

Lot 3, Block F, Supplemental Plat of Bug E Zo We Ning Beach

PIN # 29-364-0630 Appraised Value - \$1,800.00 47° 23' 35" / -94° 36' 03"

Parcel #13

A portion of the Northwest Quarter of the Southeast Quarter (NW¹/₄ SE¹/₄), Section Two (2), Township One Hundred forty-one (141), Range Twenty-six (26), Consisting of one acre more or less; Commencing at the intersection of the west line of the northwest one quarter (NW¹/₄) of the Southeast one quarter (SE¹/₄), Section two (2), Township One Hundred Forty-one (141), Range Twenty-six (26), and the right-of-way of highway #200, thence easterly along said right-of-way one thousand forty-five (1045') feet, thence southerly two hundred eight (208') feet, to the northeast corner and beginning of said one acre lot, thence continuing southerly two hundred eight (208') feet, thence westerly two hundred nine (209') feet, thence northerly two hundred eight (208'), thence easterly two hundred nine (209') feet, to the point of beginning of said one acre lot, along with an easement over the roadway for ingress and egress from highway #200, subject to restrictions and reservation of record, if any.

PIN # 35-002-4205 Appraised Value - \$14,000.00 47° 03' 19" / -93° 55' 47"

This parcel contains 1± acre and is located on a gravel road.

Parcel #14

That Part of SW¹/₄ of SE¹/₄ section 31 T136N R30W described as follows: Beginning at a point 627 feet East of the quarter section corner on South line of Section Thirty-one (31) Township One hundred thirty-six (136) Range thirty (30) thence East on the section line 330 feet, thence North 660 feet, thence West 330 feet, thence South 660 feet to the point of beginning.

PIN # 23-031-4301 Appraised Value - \$36,000.00 46° 32' 37" / -94° 30' 18"

This parcel contains 5± acres and is located on a gravel road.

Parcel #15

East 331.13 Feet of the South 200 Feet of Govt. Lot 4

Section 10-140-31

PIN # 16-010-3405 Appraised Value - \$9,800.00

46° 57' 01" / -94° 35' 11"

This parcel contains 1.52± acres and is located on Cass County Hwy #6.

Parcel #16

Village of Bena Lots 5 thru 11 Blk 22 & wly 1/2 of adj vac alley, Lots 18 thru 20 Blk 22 & ely 1/2 of adj vac alley & wly 1/2 of adj vac second ave & that part of Lots 13 thru 17 lgy wly of CSAH 8 Blk 22 and ely 1/2 adj vac alley

PIN # 83-337-2210 Appraised Value - \$2,500.00

47° 20' 20" / -94° 12' 37"

Parcel #17

Village of Bena Lots 5 thru 9, Blk 31 & wly ½ of adj vac alley.

PIN # 83-337-3130 Appraised Value - \$2,500.00

47° 20' 17" / -94° 12' 39"

Parcel #18

That Part of S½ of NE¼ section 34 T145N R28W described as follows, Beg. At the intersection of the line between the N. & S. halves of the NE¼ of 34-145-28 and the western line of first Ave. west, in the Village of Bena; thence southward along said western line of First Ave. West 115'; thence westward parallel with the line between the N. & S. halves of the NE¼ 466.69'; thence northward and parallel with the western line of First Ave. West 115' to the said line between said N. & S. halves of the NE¼, thence eastward along said line 466.69' to the pt. of Beg.

PIN # 83-034-1303 Appraised Value - \$3,500.00

47° 20' 11" / -94° 12' 33"

Parcel #19

Village of Bena Lots 18 thru 24, Blk 28

PIN # 83-337-2850 Appraised Value - \$2,500.00

47° 20' 18" / -94° 12' 19"

Parcel #20

Village of Bena Lots 4 & 5, Blk 13

PIN # 83-337-1310 Appraised Value - \$800.00

47° 20' 24.5" / -94° 12' 18"

Parcel #21

Village of Bena Lot 13, Blk 13

PIN # 83-337-1330 Appraised Value - \$500.00

Parcel #22

Village of Bena Lots 19 & 20, Blk 12

PIN # 83-337-1270 Appraised Value - \$800.00

Parcel #23

First Addition to Interlachen Lodge Incorporated, Lots 1 & 18, Blk 8

PIN # 51-380-0810 Appraised Value - \$2,400.00

46° 56' 55.5" / -94° 22' 46"

Parcel #24

Interlachen Lodge Incorporated, Lots 33 thru 35, Blk 9

PIN # 51-379-0950 Appraised Value - \$3,600.00

46° 57' 23" / -94° 22' 26"

Parcel #25

Re-Arrangement of Blocks in End O' the Trail, Lot 48 & 49, Blk 16

PIN # 51-403-1650 Appraised Value - \$2,500.00 46° 56' 57.5" / -94° 19' 15"

Parcel #26

End O' the Trail, Third Addition, Lot 7

PIN # 51-405-0070 Appraised Value - \$1,500.00

Parcel #27

End O' the Trail, Third Addition, Lots 20 thru 23

PIN # 51-405-0200 Appraised Value - \$6,000.00

Parcel #28

End O' the Trail, Second Addition, Blk 6, Lots 21 & 38

PIN # 51-404-0635 Appraised Value - \$3,000.00

Parcel #29

End O' the Trail, Second Addition, Blk 7, Lot 12

PIN # 51-404-0725 Appraised Value - \$1,500.00

Parcel #30

End O' the Trail, Second Addition, Blk 7, Lot 39

PIN # 51-404-0755 Appraised Value - \$1,500.00

Parcel #31

End O' the Trail, Second Addition, Blk 7, Lots 48 thru 50

PIN # 51-404-0775 Appraised Value - \$4,500.00