

TERMS AND CONDITIONS OF SALE

Persons and entities owing delinquent taxes on other parcels in Wright County will be prohibited from bidding on parcels at this sale.

All parcels are offered at public auction and sold to the highest bidder. The minimum bid acceptable is the minimum bid price which is shown on the list.

A 3% surcharge for the state assurance account will be collected at the time of sale. The following fees will be collected when the sale price is paid in full: a state deed fee of \$25.00, a recording filing fee of \$46.00, a wetland certificate fee of \$25.00, state deed tax of .33% of sale price or \$1.65, whichever is greater, an agricultural fee of \$5.00 and an administrative fee of \$100.00.

If the property requires a Well Disclosure Certificate, an additional \$50.00 fee will be charged to reflect the recording fees for that document.

Cash or check will be the only accepted form of payment for all purchases.

The buyer will receive a receipt at the time of sale. A state deed will be issued by the Department of Revenue upon receipt of the full payment of the purchase, the original deed will be returned to the purchaser after it has been recorded with Wright County.

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

- 1) Existing leases,
- 2) Easements obtained by a governmental subdivision or state agency for public purpose,
- 3) Building codes and zoning laws,
- 4) Restrictions imposed by the local zoning authority.

The balance of any special assessments which were levied before forfeiture and cancelled at the time of forfeiture are not included with the sale price and may be reassessed by the municipality.

Wright County is not responsible for the costs associated with commissioning a survey to locate the boundary lines of a property.

Purchasers should be aware that the property title they receive will not be a clear title. Unsatisfied liens may remain against the property. All property is sold in an "as is" condition.

All sales are final with no refunds or exchanges allowed. The value does not represent a basis for future taxes.

Finance & Taxpayer Services