



# CASS COUNTY, MINNESOTA LAND DEPARTMENT

**TAX FORFEITED LANDS PUBLIC AUCTION  
JUNE 10, 2023  
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.casscountymn.gov](http://www.casscountymn.gov)

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

<b>10% down payment if over \$30,000.....</b>	<b>Balance due in 30 days</b>
<b>State assurance fee.....</b>	<b>3% of the total sale price (not collected if fee owned)</b>
<b>Special assessments.....</b>	<b>Due as listed with sale price (plus may be subject to new or reassessments after purchase)</b>
<b>Recording fee.....</b>	<b>\$46</b>
<b>Well certificate.....</b>	<b>\$50 if there is a well on the property</b>
<b>Deed fee.....</b>	<b>\$25</b>
<b>Deed tax.....</b>	<b>.33% of the purchase price</b>

## 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.

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**Parcel #1**                      **PIN**    **84-337-0260**    **City/Twp** Boy River City  
**Acres** 0.26

Total Appraised Value -    \$1,500.00

Lot 14 and the South Half of Lot 15, Block 2, Original Plat City of Boy River, Cass County, Minnesota (0.26 acres)

*This parcel has a encroachment from the adjoining property to the north. Proceeds will go to fund 71-650 for distribution per state statute.*

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**Parcel #2**                      **PIN**    **12-512-0160**    **City/Twp** Crooked Lake Twp  
**Acres** 0.8

Total Appraised Value -    \$71,500.00

Lot 6, Block 1, Peppin Addition, Cass County, Minnesota (0.8 acres)

*This parcel has 112.46 feet of shoreline on Lawrence Lake. Small shed encroachment from adjoining landowner to the east. Proceeds will go to fund 71-650 for distribution per state statute.*

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**Parcel #3**                      **PIN**    **95-001-3303**    **City/Twp** Remer City  
**Acres** 0.85

Total Appraised Value -    \$7,500.00

A tract of land in the SW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> described as follows: Beginning at a point on the west line of Sec. 1, a distance of 925' North of the SW corner of Sec. 1; thence East at a right angle a distance of 248'; thence North at a right angle and parallel to the West section line a distance of 150'; thence West at a right angle a distance of 248'; thence south at a right angle on the West section line of 150' to the point of beginning., Section 1, Township 141 North, Range 26 West, Cass County, Minnesota (0.85 acres)

*Special Assessments of \$3,958.65 apply to this parcel and will be required to be paid on date of sale. Proceeds will go to fund 71-650 for distribution per state statute.*

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**UNPAID SPECIAL ASSESSMENT AT TIME OF FORFEITURE = \$3,958.65**

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**Parcel #4**                      **PIN**    [05-007-3200](#)                                      **City/Twp** Birch Lake Twp  
**Acres** 62.97

Total Appraised Value -                      \$168,300.00

Southwest Quarter of the Northwest Quarter (SW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>) and the Northwest Quarter of the Southwest Quarter (NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) Less RY R/W, Section 7, Township 140 North, Range 30 West, Cass County, Minnesota (62.97 acres)

*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 will go to fund 71-650 for distribution per state statute.*

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**Parcel #5**                      **PIN**    [03-019-4104](#)                                      **City/Twp** Becker Twp  
**Acres** 2.42

Total Appraised Value -                      \$2,420.00

That part of the Northeast Quarter of the Southeast Quarter (NE<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub>), Section Nineteen (19), Township One Hundred Thirty-four (134), Range Thirty-two (32) West described as follows: Commencing at the southeast corner of the said Northeast Quarter of the Southeast Quarter; thence westerly upon the quarter line 27 rods to a point; thence north parallel with the east section line 62 rods to a point; thence east parallel with the said south quarter line 27 rods more or less to the east section line; thence south upon the east section line to the point of beginning; and lying Southerly of C.S.A.H. #32, Section 19, Township 134 North, Range 32 West, Cass County, Minnesota (2.42 acres)

*Proceeds will go to fund 71-650 for distribution per state statute.*

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**Parcel #6**                      **PIN**    [51-346-0115](#)                                      **City/Twp** Woodrow Twp  
**Acres** 0.8

Total Appraised Value -                      \$122,900.00

Lot 3, Block 1, Third Addition to Pine Shore Estates, Cass County, Minnesota (0.8 acres)

*This parcel has 200 feet of lakeshore on Barnum Lake. Proceeds will go to fund 71-650 for distribution per state statute.*

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**Parcel #7**

**PIN**    **23-008-4100**

**City/Twp**    Maple Twp

**Acres**    38.99

Total Appraised Value -                    \$61,500.00

Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ), Section 8, Township 136 North, Range 30 West, Cass County, Minnesota (38.99 acres)

*Cass County will not grant an easement to this parcel across public land. The purchaser may petition the Township for public access to this parcel under Minnesota Statutes 164.08, subd 2. Proceeds will go 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)
City of Boy River	320-216-5723	1
Crooked Lake Township	218-838-1169	2
City of Remer	218-566-4156	3
Birch Lake Township	218-252-0865	4
Becker Township	218-352-6498	5
Woodrow Township	612-388-5006	6
Maple Township	218-568-4773	7