

NOTICE OF SALE COUNTY OWNED LAND

Oral bids for the purchase of a parcel of County-owned land will be held on Monday, June 21, 2021 at 1:00 p.m. in the Lake of the Woods County Government Center – Commissioners’ Room. Registration for the event will begin at 12:45 p.m.

LAND TO BE SOLD

Parcel number 19-2531-119, described as follows: Commencing at the West 1/16th corner on the East and West quarter line, 1312.6 feet South, 89°59’ 30” East of the quarter corner common to Section 25 and 26, Township 162 North, Range 32 West; thence South, 0°13’ East, along 1/16th line 400 feet; thence at right angles to said 1/16th line, North 89°47’ East, a distance of 600 feet to the point of beginning; thence South, 0°13’ East, parallel with 1/16th line, 687.48 feet; thence South, 89°59’30” East, parallel with above quarter line, 180 feet; thence Northerly and parallel to the West line of said described tract, a distance of 522.92 feet; thence Westerly and parallel to the South line of said described tract, a distance of 110.22 feet; thence North, 0°00’30” East, a distance of 164.56 feet; thence Westerly, parallel with quarter line, 69.78 feet, more or less, to the point of beginning; said described tract lying all within Gov. Lot 3, Section 25, Township 162 North, Range 32 West, and containing 2.42 acres, more or less. *(Note: Not to be used on legal documents.)*

MINIMUM SALE PRICE: \$9,000.00

TERMS AND CONDITIONS

The full purchase price is due at the time of sale by cash or check. All sales are final and no refunds or exchanges are permitted. In addition to the purchase price, the following fees will be collected at the time of sale:

State deed tax: 0.33% of the purchase

Deed filing fee: \$46.00

Well certificate (if applicable): \$50.00

All property is sold “as is”. It is the responsibility of the buyer to determine property lines, boundaries and obtain access on or to the property. Lake of the Woods County makes no warranty to the physical condition of the property.

If the parcel is unsold, the parcel could be offered for sale at a later date and time. Lake of the Woods County, as grantor, retains all minerals and mineral rights. Lake of the Woods County will prepare the deed.

Lake of the Woods County Government Center
206 8th Ave SE
Baudette, MN 56623

Auditor/Treasurer: 218-634-2836