

STEELE COUNTY TAX-FORFEITED LAND AUCTION

MONDAY, JULY 6, 2026, 9:00 A.M.
STEELE COUNTY ADMINISTRATION CENTER
BOARD ROOM
630 FLORENCE AVE., OWATONNA, MN 55060

Tax-Forfeited Land Auction – Terms of Sale

Date and Time: Monday, July 6, 2026, 9:00 a.m.

Location: Commissioners Board Room, Steele County Administration Center, 630 Florence Ave., Owatonna, MN 55060

Basic Sale Price: All parcels offered at public auction are sold to the highest bidder. The minimum bid acceptable is the basic sale price that is shown on the list of tax-forfeited land. The basic sale price is equal to the estimated market value at the time of forfeiture plus any extra charges for special assessments levied after forfeiture and any fees incurred to the County.

Extra Costs Due on Day of Sale: State surcharge – 3.0% of sale price

Other Costs and Fees Due when Sale Price is Paid in Full:

State Deed Fee	\$25.00
Sate Deed Tax	0.33% of sale price (minimum of \$1.85)
Conservation Fee	\$5.00
Recorders Fee	\$46.00 (minimum)
Well Certificate	\$50.00 maybe required if there is a well on the property (minimum applicable)

Payment Terms: Full payment at sale – Cash, cashier's check or money order. Payment will be due no later than 4:00 p.m. on Monday, July 6, 2026.

Special Assessments: Levied Before and After Forfeiture

The balance of any special assessments that were levied before forfeiture and canceled at forfeiture are not included in the basic sale price and may be reassessed by the municipality. These special assessments are shown on the list of tax-forfeited land under the column entitled "Subject to Reassessment".

Any special assessments that were levied after forfeiture and certified to county auditor have been added to the appraised value and must be paid by the purchaser as part of the basic sale price.

Conditions: Steele County is not responsible for locating boundaries on tax-forfeited lands. The descriptions used are tax descriptions and have not been surveyed. Surveys are at the buyer's expense.

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

- (1) Existing leases;
- (2) Easements obtained by a governmental subdivision or state agency for a public purpose, and private easements.
- (3) Building codes and zoning laws

There is no guaranteed access to the property. The property is sold “as is, where is” and may not conform to local building or zoning codes. The County makes no representations regarding the soil conditions. All sales are final with no refunds or exchanges allowed.

Parcels Not Sold At Auction: Any parcels for which no bid is received during the public sale may be purchased over the counter beginning the next business day, July 7, 2026 at 8:00 a.m. at the Office of Property Tax & Elections. The sale price will remain the Estimated Market Value for the following thirty (30) days.

Title, Proof of Ownership: The Buyer will receive a receipt at the time of the sale. The Department of Revenue will issue a State Quitclaim Deed after full payment is made. A State Deed has the characteristics of a patent from the State of Minnesota. Any questions as to the validity or marketability of a state deed should be directed to a competent real estate attorney.

Unplatted Parcel Deeds: Deeds for unplatted parcels will contain a restrictive covenant, which prohibits enrollment of the land in a state-funded program providing compensation for conservation of marginal land or wetlands.

For information related to forfeited parcels, contact the Steele County Property Tax & Elections Director, 630 Florence Ave., Owatonna, MN 55060, 507-444-7410, or email at auditor@steelecountymn.gov.