Prohibited Buyer or Bidders (Delinquent Taxes)

Anyone with delinquent real or personal property taxes in Todd County is prohibited from purchasing state tax-forfeited land.

If you are interested in purchasing tax-forfeited property on the available list or at public auction, you must pay all your delinquent taxes prior to purchasing or bidding.

Available Properties List

Properties that do not sell at auction will be available over the counter on a first come, first served basis for the total price listed on each tract. Offers to purchase for less than what is listed cannot be accepted pursuant to state statue.

Available properties are posted at https://www.co.todd.mn.us. You may also contact any of our offices to learn more, or find these properties reference in the Tax-Forfeited Land Sale layer on the County Land Explorer at: https://www.co.todd.mn.us/divisions/soil-water-conservation-anddevelopment/gis-mapping/

Settlement Sales – Revenue Generated

What happens to the money that the land and minerals department brings in?

Settlement Sales are not subject to apportionment.

75 percent of the proceeds of any sale on or before June, 2027, and 85 percent of the proceeds of any sale between July 1, 2027, and June 30, 2029, will be remitted to the state of Minnesota for deposit in the general fund to help offset the $109 million global settlement.

The remaining proceeds will be retained by the county to help cover of administering the sales.

This sale is governed by Laws of MN, 2024, Chapter 113, as amended by Chapter 127, Article 70, Sec. 9.

Amount Due Upon Sale

When purchasing tax-forfeited property, the following fees apply:

- **State Assurance Fee** – 3% of total sale value. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the state has to defend its right to forfeit land.
- **Recording Fee** - $46.00 or as set by the County Recorder. If there is a well on the property, it is and additional $50.00 for well disclosure.
- **Deed Tax** - $1.65 for sales up to $3,000.00 or .0033 times the Total Sale Value plus buyer premium for sales over $3,000.00
- **Deed Fee** - $25.00
- **Todd County Administration Fee -** $250.00 for each parcel
- **Buyer Premium** – For online auctions, there is a buyer premium of 5% of the total sale price (final bid).
- **Payment must be paid in full**

❖ **For purchases in 2025, taxes will be payable in 2026**.

Online Auction

- Auction will be held by Bid4Assets – https://www.bid4assets.com/ToddMN

- A single $250.00 deposit (plus a $35.00 non-refundable processing fee) is required to participate in the Todd County Tax-Forfeited Properties Sale. *****Please note that for Todd County, all perspective bidders MUST fill out their vesting information before they are allowed to access the deposit instructions. ***** Your deposit must be received by Bid4Assets NO LATER THAN 4:00 PM ET (3:00 PM CT) Monday, November 10th. Please make your deposit well in advance of the auction in order to ensure your eligibility to bid.

- All deposits to non-winning bidders will be refunded via eCheck within 10 business days after the close of this auction.

Other Terms and Conditions

- Special Assessments that were canceled at forfeiture may be reassessed by the municipalities after the sale.
- **Land Lock Property –** the buyer is responsible in obtaining an easement to this parcel. Todd County does NOT obtain an easement.
- All property is sold "AS IS" and may not conform to local building and zoning ordinances. COUNTY MAKES NO WARRANTY that the land is "buildable". COUNTY IS NOT RESPONSIBLE for the location of, nor the determination of any property lines or boundaries. The buyer will be responsible for any costs incurred in the determination of property boundaries, such as any survey. NO WARRANTIES as to physical condition of the property or soil conditions have been made by the County, its employees or agents. There are NO GUARANTEED ACCESSES to the property.
- Property Purchased at a tax-forfeited land sale may not be free and clear of mortgage-like liens and encumbrances.
- The State Deed issued from the State of Minnesota is a Quit Claim Deed, which has the characteristics of a Patent from the State. If you would like an explanation of how this type of deed affects ownership and title, please contact an attorney.
- All parcels of said land shall be subject to liens, existing roads, easements, leases and zoning ordinances, if any.
- Todd County reserves the right, in the interest of the public, to withdraw from the land sale, any parcel prior to its sale.

Sylvan Shores Property

- PLEASE NOTE: When you purchase any parcels located in the Sylvan Shores Development, you must become a member of their association. If you are interested in any parcels that are located in the Sylvan Shores Development, please contact the Sylvan Shores Association at 218-894-1065 or at https://www.sspoa@twecwb.com for more information on the association's rules and regulations.

Information about the sale of tax-forfeited lands in Todd County can be obtained:

a) at the office of the Todd County Auditor/Treasurer, 215 First Ave South, Suite 201, Long Prairie, MN 56347;
b) at Todd County's website, www.co.todd.mn.us, under the Auditor/Treasurer's Office Link; or
c) contact Becky at 320-732-4473 or taxforfeit@co.todd.mn.us