

Tax forfeited parcel to purchase over the counter

Parcel Id	Parcel information	UPDATED 8-7-2026
12-0040700	Landlock - Hartford Township Map Appraised Value: Specials before Forfeiture: Sale Price: Fees are not included Type: Approximate Lot Size: Total Sales Price After Fees:	https://arcg.is/1H180i5 \$4,200.00 \$900.00 Residential 5.2 Acres \$1,249.65
20-0036700	Landlock – Reynolds Township Map Appraised Value: Specials before Forfeiture: Sale Price: Fees are not included Type: Approximate Lot Size: Total Sales Price After Fees:	https://arcg.is/OzDaGG1 \$ 1,100.00 \$263.00 Residential 0.23 \$593.54
22-0010500	Wisconsin Ave SE - Staples MN Map Appraised Value: Specials before Forfeiture: Sale Price: Fees are not included Type: Approximate Lot Size: Total Sales Price After Fees:	https://arcg.is/1bfeTG3 \$20,000.00 \$8,000.00 Residential 4.95 Acres \$8,587.40
29-0003201	43368 County 23 Bertha MN Map Appraised Value: Specials before Forfeiture: City Assessment - Call Bertha City Hall Sale Price: Fees are not included Type: Approximate Lot Size: Total Sales Price After Fees:	https://arcg.is/1qSHC54 \$144,600.00 \$80,000.00 Commercial Land 3.0 Acres \$ 82,985.00
30-0004800	4th St W Browerville MN Map Appraised Value: Specials before Forfeiture: City Assessment - Call Browerville City Hall Sale Price: Fees are not included Type: Approximate Lot Size: Total Sales Price After Fees:	https://arcg.is/00qePL0 \$6,900.00 \$4,650.00 Residential Vacant .42 Acres \$5,125.85

Tax forfeited parcel to purchase over the counter

30-0034900	741 Creamery Ave N Browerville MN	
	Map	
	Appraised Value:	\$38,000.00
	Specials before Forfeiture: City Assessment - Call Browerville City Hall	
	Sale Price: Fees are not included	\$30,000.00
	Type:	Residential
	Approximate Lot Size:	.48 Acres
Total Sales Price After Fees:		\$31,320.00
33-0016300	229 Clark St E Eagle Bend	
	Map	
	Appraised Value:	\$5,700.00
	Specials before Forfeiture: City Assessment - Call Eagle Bend City Hall	
	Sale Price: Fees are not included	\$3,900.00
	Type:	
	Approximate Lot Size:	.22 Acres
Total Sales Price After Fees:		\$4,350.87

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 an 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
- **Payment must be paid in full**

❖ For purchases in 2026, taxes will be payable in 2027.

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.

Tax forfeited parcel to purchase over the counter

- 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.

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](tel: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](tel:320-732-4473) or taxforfeit@co.todd.mn.us