

PROPERTY & PUBLIC SERVICES
YELLOW MEDICINE COUNTY - GRANITE FALLS, MN
NOTICE OF SALE OF TAX FORFEITED LAND AUCTION

NOTICE IS HEREBY GIVEN that on Thursday, November 20, 2025, at 10 a.m., in the Yellow Medicine County Boardroom, located at 180 8th Ave., Granite Falls, the Property & Public Services Director shall sell to the highest bidder those parcels of land described in the attached list, which have been classified and appraised as provided by MN Statutes 282.01 to 282.13.

TERMS FOR THE SALE OF TAX-FORFEITED LAND

Minimum Starting Bid:

All parcels are offered at public auction and sold to the highest bidder on an as-is basis. The starting bid will be the Initial Price that is shown on the list of tax-forfeited land. The Initial Price is equal to the most recent estimated market value (EMV) as determined by the Yellow Medicine County Assessor’s Office for property tax valuation. If a property does not sell during the Initial Price (EMV) auction on November 20th, it will be available for sale over the counter for 30 days at the Initial Price amount.

After the 30-day available for sale period has ended, the property will again be offered for sale at auction on Tuesday, December 30, 2025 with the starting bid being set to the Minimum Bid Price as defined by Minnesota Statutes section 282.005, subd. 2. The Minimum Bid Price will be made available at the November 20th auction.

Extra Fees and Costs:

In addition to the purchase price, a 3% surcharge for state assurance fee for the Minnesota Title Assurance Fund will be assessed. Other fees include, \$25 for a state issued deed, a deed recording fee of \$46 and a state deed tax assessed at 0.33% of the sale value with a minimum amount of \$1.65. Note that some parcels may be subject to the re-assessment of prior special assessments.

RESIDENTIAL PROPERTIES RADON WARNING STATEMENT

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. Yellow Medicine Count has not performed and is not aware of any radon testing on properties offered for sale. All sales are for cash or check only. Yellow Medicine County is not responsible for locating or determining property lines or boundaries.

To set up a time to view the properties or if any questions, contact our office at 320-564-3132.

LIST OF TAX FORFEITED LAND FOR PUBLIC AUCTION NOVEMBER 20, 2025				
Township/City	Parcel #	Description	Prior Special Assessments	Initial Price
Canby	31-300-0927	<u>Property Address: 201 Oscar Ave N. Canby MN</u>	#91238 - 2014 Infra S/W \$7,233.67 #91240 - 2015 Infra Priv Work \$283.68 #91917 - 2015 Proj Concrete \$283.68 #91915 - 2015 Delq Util \$250.40 #91918 - 2015 Mowing \$150.00 #91932 - 2019 Mowing \$200.00	\$25,900
	Formerly owned by: Lanbo Properties, LLC	The Northwesternly Eighty-two and One Half (82-1/2) feet of Lots Twenty-seven (27) and Twenty-eight (28) in Block Nine (9), Original Town, City of Canby, in said County and State, according to a plat laid down and on file and of record in the office of the County Recorder in and for the County of Yellow Medicine, Minnesota.		
	31-414-2801	<u>Property Address: 511 Poplar Ave N. Canby, MN</u>	#91232 - 2010 Infra Replcmt \$3,225.02 #91241 - 2019 Infra Repl 2&3 \$5,275.50 #91934 - 2021 Unpd Util \$323.71	\$2,800
	Formerly owned by: Zaragoza & Maria Maldonado	Lot One (1), Block Twenty-Eight (28), Fourth (4th) Railroad Addition to the City of Canby, excepting the Southwesterly (SW'ly) Fifty-two (52) feet thereof.		
	31-414-2908	<u>Property Address: 401 6th St W. Canby, MN</u>	#91232 - 2010 Infra Replcmt \$5,719.92	\$3,100
	Formerly owned by: Jerry Dean Wigton/ Ross Holmlund	Lot numbered Eight (8) and the Southeasterly one-half of Lot numbered Nine (9) of Block Twenty-nine (29) of the Fourth (4th) Railroad Addition to the Town (now City) of Canby, Minnesota, less the Northeasterly (NE'ly) Eighty-two and one-half feet (82½') thereof.		
	31-479-7803	<u>Property Address: 104 Ring Ave S Canby, MN</u>	#91238 - 2014 Infra S/W \$4,958.29	\$19,400
	Formerly owned by: Earnest L Crooks & Verna V Moulton	Lots Three (3) and Four (4) of Block Seventy eight (78) of Swenson's Ninth (9th) Addition to the City of Canby		
	31-530-0105	<u>Property Address: None</u>	#91238 - 2014 Infra S/W \$3,727.60	\$300
	Formerly owned by: Gregory J Waltz	Lot Five (5) of Snortum’s Subdivision as part of Outlot V of Outlot H to V, Canby, Minnesota		
Clarkfield	32-300-0408	<u>Property Address: NA</u>	#92107 - 2020 Infra Replacement . . . \$6,000 - partial pymt of \$421.34 rec'd	\$1,400
	Formerly owned by: Scott P Berg	Lots Seven (7) and Eight (8) in Block Four (4) of the Original Townsite of the Village of Clarkfield, Minnesota, except the westerly Thirty (30) feet of Lots Seven (7) and Eight (8) in Block Four (4) of the Original Townsite of the Village of Clarkfield, Minnesota, together with any alley vacated or to be vacated along the westerly line of Lots Seven (7) and Eight (8), Block Four (4), Original Townsite of the Village of Clarkfield, Minnesota		
	32-412-0801	<u>Property Address: 705 11th Ave. Clarkfield, MN</u>	#92107 - 2020 Infra Replacement . . . \$6,000	\$8,300 (includes Assmt)
	Formerly owned by: James S & Lorre C Walters	Lot One (1) and the East Fifteen (15) feet of Lot Two (2) in Block Eight (8) of Monson’s Third Addition to the village, now city, of Clarkfield, Minnesota.		
	32-412-0805	<u>Property Address: 717 11th Ave. Clarkfield, MN</u>	#92107 - 2020 Infra Replacement . . . \$6,000 - partial pymt of \$139.92 rec'd	\$3,600
	Formerly owned by: Adam Goschey	Lots Five (5) and Six (6) in Block Eight (8) of Monson’s Third Addition to the City of Clarkfield, Minnesota.		
	32-441-0107	<u>Property Address: NA</u>	#92107 - 2020 Infra Replacement . . . \$6,000	\$1,300
	Formerly owned by: Alexander Derringer	Lot Seven (7), Block One (1), Anderson's Second Addition to the village of Clarkfield, MN		
	32-441-0108	<u>Property Address: 804 7th St. Clarkfield, MN</u>	#92107 - 2020 Infra Replacement . . . \$6,000	\$1,800
	Formerly owned by: Jerome J Koenigs	Lot numbered Eight (8) in Block One (1) of Anderson’s Second Addition to the village, now city, of Clarkfield, Minnesota.		

LIST OF TAX FORFEITED LAND FOR PUBLIC AUCTION NOVEMBER 20, 2025				
Township/City	Parcel #	Description	Prior Special Assessments	Initial Price
Echo	33-300-1209	<u>Property Address: 243 2nd Ave W, Echo, MN</u>	None	\$500.00
	Formerly owned by: Helena Tkacenkova	West one half of lot Nine (9) and all of lot Ten (10) of Block Twelve (12) of the original plat of the City of Echo, Minnesota.		
Granite Falls	34-300-3103	<u>Property Address: 235 7th Ave, Granite Falls, MN</u>	#94410 - 2014 Utility Imprvmt . . . \$1,406.38 #94334 - 2010 Proj 6 Alley \$6,982.50 #94915 - 2018 Unpd Misc \$455.00	\$32,300
	Formerly owned by: Terry L VanDerPol	The West Half (W½) of Lot Numbered Two (2) and the East Half (E½) of Lot Numbered Three (3) in Block Numbered Thirty-one (31) of the Original Plat of Granite Falls, Minnesota.		
	34-300-3307	<u>Property Address: 275 5th Ave, Granite Falls, MN</u>	#94410 - 2014 Utility Imprvmt . . . \$3,516.00	\$3,500
	Formerly owned by: Crystal G Johnson	The West One-Half (W½) of Lot Seven (7) and all of Lot Eight (8), in Block Thirty-three (33) of the Original Plat of the City of Granite Falls, Minnesota.		
	34-300-3310	<u>Property Address: 295 5th Ave Granite Falls, MN</u>	#94410 - 2014 Utility Imprvmt . . . \$1,406.38 #94428 - 19 Prj6 3rd S, 5th 6th . . \$6,982.50 #94922 - 2018 Unpd Util \$793.44	\$63,200
	Formerly owned by: Mark V Anderson	Lot Number Ten (10) of Block Thirty-three (33) in the Original Townsite (now City) of Granite Falls, Minnesota		
	34-300-3414	<u>Property Add: 270 5th Ave, Granite Falls, MN</u>	#94410 - 2014 Utility Imprvmt . . . \$2,344.00	\$3,000
	Formerly owned by: Gabriel Thomas Ross	Lot Fourteen (14), Block Thirty-four (34), Original Plat of the City of Granite Falls, Minnesota.		
	34-400-0307	<u>Property Address: 793 7th St Granite Falls, MN</u>	#94409 - 2013 Utility Imprvmt \$369.00	\$16,300
	Formerly owned by: Gloria Anspach	Lot Seven (7) of Block Three (3) of Pillsbury's Second Addition to the City of Granite Falls, Minnesota		
	34-400-2903	<u>Property Address: 1148 Granite St, Granite Falls, MN</u>	#94917 - 2016 Unpd Util \$233.77 #94922 - 2018 Unpd Util \$533.84 #94927 - 2021 Unpd Util \$2,469.50 #94929 - 2022 Unpd Util \$1,181.60	\$11,800
	Formerly owned by: Darryl L Busenbark	Lot Three (3) and the South Half (S1/2) of Lot Two (2) in Block Twenty-nine (29) Pillsbury's Second (2nd) Addition to the City of Granite Falls, Minnesota.		
	34-422-0801	<u>Property Address: NA</u>	#94409 - 2013 Utility Imprvmt \$294.08 #94926 - 2020 Misc Asmts \$18,399	\$4,700
	Formerly owned by: Janine Anderson	Lot 1 of Block 8, Aakre's Third Addition to the City of Granite Falls, Minnesota		
Hazel Run	36-410-0203	<u>Property Address: 31 Chestnut Ave Hazel Run, MN</u>	#96104 - 2023 Unpd Util \$2,142.44	\$34,900
	Formerly owned by: Gerald D Shultz & Sharon L Lynne Shultz	Lot Three (3) and the East Half of Lot Four (E1/2 4), in Block Two (2), of Isaacson's Addition to the Village of Hazel Run, Minnesota,		
St. Leo	38-004-2070	<u>Property Address: 105 Main St S, St Leo, MN</u>	#98905 - 2015 Unpd Util \$219.70	\$500
	Formerly owned by: Nathan Shipley/ Suzanne M Smith	Commencing at a point 133 feet South from the Northwest corner of Section Four (4), Township One Hundred Fourteen (114) North of Range Forty-three (43) West of the Fifth Principal Meridian, thence East 133 feet, thence South 50 feet, thence West 133 feet, thence North 50 feet to place of beginning.		
	38-400-0205	<u>Property Address: 106 Washington St N, St Leo, MN</u>	#98904 - 2014 Unpd Util \$111.00 #98905 - 2015 Unpd Util \$120.50	\$300
	Formerly owned by: Donald & Monica Woods/Bessie J Holaday	Beginning at the Northeast corner of Lot numbered Four (4) of Block numbered Two (2) of Jacob Geib's Addition to St. Leo, thence running along the South line of an alley for a distance of One Hundred Thirty-seven (137) feet; thence South at right angles a distance of Thirty (30) feet; thence East at right angles a distance of One Hundred Thirty-seven (137) feet to Washington Street; thence North along the West line of Washington Street a distance of Thirty (30) feet to the place of beginning and being the North Thirty (30) feet of Lots numbered Four (4), Five (5) and Six (6) of Block Two (2) Jacob Geib's Addition to St. Leo, Minnesota		
Wood Lake	39-300-0807	<u>Property Address: 124 4th Ave E, Wood Lake, MN</u>	None	\$30,700
	Formerly owned by: Kathy R Mulligan Woodcock	Lots Seven (7) and Eight (8), all in Block Eight (8), Original Plat to the City of Wood Lake, Minnesota.		