

**WADENA COUNTY TAX FORFEITED ON-LINE LAND SALE**

OCTOBER 4, 5 & 6TH 2021

REGISTER AT - [WWW.bid4assets.com/Wadena](http://WWW.bid4assets.com/Wadena)

\*\*ADDITIONAL FEES AND TERMS OF THE SALE ARE AS FOLLOWS\*\*

ASSURANCE FEE: 3% OF PURCHASE PRICE (as per Minnesota Statute 284.28, Subd. 8) \*\*STATE DEED FEE: \$ 25.00 \*\*RECORDING FEE: \$ 46.00

\*\*STATE DEED TAX: .33% OF PURCHASE PRICE \*\* ADMINISTRATION FEE: \$ 100.00\*\*Bid4Assets processing fee: \$35.00

\*\*SPECIAL ASSESSMENT DISCLAIMER\*\*

IT IS THE BUYERS RESPONSIBILITY TO CONTACT THE MUNICIPALITY WHERE THE PROPERTY IS LOCATED TO SEE IF THERE ARE ANY OUTSTANDING SPECIAL ASSESSMENTS THAT MAYBE 'REASSESSED' TO THE PROPERTY AFTER IT IS PURCHASED

\*\*LAND LOCKED PARCELS\*\*

IT IS THE BUYERS RESPONSIBILITY TO CONTACT THE ADJACENT LAND OWNER AND/OR PETITION THE TOWNSHIP IN WHICH THE PROPERTY IS LOCATED TO ESTABLISH AN EASEMENT FOR ACCESS

FOR A COMPLETE LIST OF TERMS AND TO REGISTER GO TO: [www.bid4assets.com/Wadena](http://www.bid4assets.com/Wadena) \*\*REGISTRATION ENDS AT 3:00PM - CT SEPTEMBER 28, 2021

PARCEL #	LEGAL DESCRIPTION	ADDRESS	NOTES/ASSESSOR VALUE	MINIMUM BID
			*CITY SPECIAL ASSESSMENTS ARE FOR INFORMATION ONLY - SUBJ TO CHANGE	
<b>BLUEBERRY TWP</b>				
02.001.2020	SECT-01 TWP-138 RANG-35 1.31 AC - THOSE PTS OF GOV LOT 2 & 3 DESC AS FOLLOWS: COMM AT THE NW CORNER OF LOT 1 MALCHOW'S LAKE ADDTN TO TWIN LAKES; THN S 57DEG 09'02" W THE W LI OF LT 1 (MALCHOW'S LAKE ADDTN TO TWIN LAKES WAS ASSIGNED A BEARING OF S 00° 10'56"E) ALNG THE OLD SESTLY ROW LI OF CSAH #21 (FORMER CSAH #4) 464' TO POB; THN CONT S 57° 09.02' W ALNG SAID ROW LI 150.11'; THN S 30° 36'55"E 375' M OR L TO THE SHORELINE OF LOWER TWIN LAKE; THN NESTLY ALNG SAID SHORELINE TO THE INTERSECTION WITH A LI THAT BEARS S 30° 36'55"E FROM POB; THN N 30° 36'55"W 384M OR L TO POB; SUBJ TO EASEMENT FOR CSAH #21 ROW	38854 TWIN LAKES RD - MENAUGA VALUE: \$ 76,500	19,225	
<b>BULLARD TWP</b>				
03.014.1290	SECT-14 TWP-135 RANG-33 66.40 AC - LOTS 3 & 4 LESS PARK EASEMENT REA *THIS PROPERTY HAS A TORRENS TITLE - ADDITIONAL TITLE WORK MAYBE NEEDED BY PURCHASER		VALUE: \$ 138,900	34,825
<b>LYONS TWP</b>				
06.009.3010	SECT-09 TWP-136 RANG-33 "LAND LOCKED" 60.00 AC - SE1/4 SW1/4 & W1/2 NW1/4 SE1/4		VALUE: \$ 15,800	4,050
<b>NORTH GERMANY</b>				
08.010.1110	SECT-10 TWP-136 RANG-34 3.03 AC - PT NW1/4 NE1/4 BEG AT NW COR OF ABOVE THE S 800' TO POB; THN E 1320'; THN S 100'; TH W 1320'; TH N 100' TO POB "LAND LOCKED"		VALUE: \$ 800	300
<b>ORTON TWP</b>				
08.029.4012	SECT-29 TWP-136 RANG-34 20.00 AC - E 660' OF THE N1/2 SE1/4	23288 181ST AVE - SEBEKA	VALUE: \$ 29,500 (LAND \$ 28,900 BUILDING: \$ 600)	7,475
<b>ORTON TWP</b>				
09.007.2030	SECT-07 TWP-137 RANG-33 16.31 AC - LOT NO 5 "LAND LOCKED"		VALUE: \$ 29,500	7,475
<b>ORTON TWP</b>				
09.018.2020	SECT-18 TWP-137 RANG-33 5.00 AC - W1/2 SW1/4 NW1/4 NW1/4	21907 320TH ST - SEBEKA	VALUE: \$9,600 (LAND: \$8,200 BUILDING: \$1,400)	2,500
<b>WADENA TWP</b>				
14.310.0290	LOT-5 BLK-4 - WEST BROOK		VALUE: \$ 5,000	1,350
<b>WING RIVER TWP</b>				
15.007.2010	SECT-07 TWP-135 RANG-34 7.94 AC - FR NW 1/4 NW1/4 & W 4AC OF NE1/4 NW1/4 EXC W 1028' OF N 424' OF NW1/4 NW1/4 *EXC S1/2 NW1/4 NW1/4 AKA: GOV LOT 1 & *EXC THE S 2 AC OF W 4 AC OF NE1/4 NW1/4	20942 163RD AVE - SEBEKA	VALUE: \$ 65,300 (LAND: \$ 30,500 BUILDING: \$ 34,800)	16,425
<b>WING RIVER TWP</b>				
15.012.3090	SECT-12 TWP-135 RANG-34 5.00 AC - W1/2 E1/2 E1/2 NW1/4 SW1/4		VALUE: \$ 6,000	1,600
<b>ALDRICH CITY</b>				
16.035.1020	SECT-35 TWP-134 RANG-34 PT SW1/4 SW1/4 NE1/4 BEG AT PT ON SW COR OF ABV SUBD, BEING CENT OF SEC 35; THN E 330' TO PT ON THE CENT LI OF ASH ST IN ALDRICH VILLAGE; TH N 40' TO N LI OF ASH ST TO POB; TH N 300' TO PT TH DIR W WO W LI OF SW1/4 SW1/4 NE1/4 WHERE SD W LI INT WI N LI ASH ST; THEN ALONG N LI TO BEG	102 ASH ST NE - ALDRICH 64 ASH ST NE - ALDRICH	VALUE: \$ 7,700 (LAND: \$ 3,200 BUILDING: \$ 4,500)	2,025
<b>MENAUGA CITY</b>				
17.022.1100	SECT-22 TWP-138 RANG-35 THE W 250' OF THE E 901' OF THE N 140' OF SW1/4 NE1/4 & PART OF NW1/4 NE1/4 DESC AS: COMM AT THE SE CORNER OF SAID NW1/4 NE1/4; THN ON AN ASSUMED BEARING S 89° 28'07" W ALNG THE S LI OF SAID NW1/4 NE1/4 739.11' TO THE POB OF THE PARCEL TO BE DESC; THN CONT S 89° 28'07" W ALNG SAID S LI 84.81' TO THE SESTLY ROW LI OF CSAH #21; THN N 63° 01'47" E ALNG SAID ROW 70.47'; THN S 30° 33'18" E 29.90'; THN S 51° 25'55" E 8.70' TO THE POB; LESS PT OF SW1/4 NE1/4 TO ZIESKA'S SUBJ TO EASEMENTS	622 1 NE - MENAUGA	VALUE: \$ 8,400 *CITY SPECIAL ASSESSMENTS - \$ 21,722.94	2,200
<b>MENAUGA CITY</b>				
17.300.0460	ORIGINAL TOWNSITE W 30' OF LOTS 11 & 12 BLK 2		VALUE: \$ 800	300
<b>MENAUGA CITY</b>				
17.340.0090	E P LANES SUBDIV 1 LOTS 8 & 9 BLK 3 & EASTERLY 20' OF LT 7 BLK 3	219 1 NE - MENAUGA	VALUE: \$ 35,100 (LAND: \$ 5,600 BUILDING: \$ 29,500) *CITY SPECIAL ASSESSMENTS - \$ 3,914.32	8,875
<b>MENAUGA CITY</b>				
17.350.0120	LOT-12 BLK-1 - RISTINENS	234 1ST ST NW - MENAUGA	VALUE: \$ 17,700 (LAND: \$ 2,600 BUILDING: \$ 15,100) *CITY SPECIAL ASSESSMENTS - \$ 8,255.00	4,525
<b>MENAUGA CITY</b>				
17.350.0200	LOT-20 BLK-1 RISTINENS	231 MAIN ST NW - MENAUGA	VALUE: \$ 3,100 *CITY SPECIAL ASSESSMENTS - \$ 1,551.79	875
<b>MENAUGA CITY</b>				
17.380.0070	MURSUS - LOT 4 & E 1/2 OF LOT 3, BLK 2	520 1ST ST SE - MENAUGA	VALUE: \$ 16,200 (LAND: \$ 3,800 BUILDING: \$ 12,400)	4,150
<b>MENAUGA CITY</b>				
17.420.0020	POWERS 1 W 33' OF LOT 1 (EX E 4') ALL OF 2 & 3 OF BLK 1	215 1ST ST NW - MENAUGA	VALUE: \$ 16,600 (LAND: \$ 5,600 BUILDING: \$ 11,000) *CITY SPECIAL ASSESSMENTS - \$ 11,717.60	4,250
<b>MENAUGA CITY</b>				
17.620.0060	LOT-3 BLK-2 ODLANDS PINE ACRES 4TH		VALUE: \$ 6,800 *CITY SPECIAL ASSESSMENTS - \$11,850.95	1,800
<b>MENAUGA CITY</b>				
17.620.0070	LOT-4 BLK-2 ODLANDS PINE ACRES 4TH		VALUE: \$ 6,800 *CITY SPECIAL ASSESSMENTS - \$11,850.95	1,800
<b>MENAUGA CITY</b>				
17.620.0180	LOT-8 BLK-3 ODLANDS PINE ACRES 4TH		VALUE: \$ 6,800 *CITY SPECIAL ASSESSMENTS - \$11,850.95	1,800
<b>MENAUGA CITY</b>				
17.620.0190	LOT-9 BLK-3 ODLANDS PINE ACRES 4TH		VALUE: \$ 6,800 *CITY SPECIAL ASSESSMENTS - \$11,850.95	1,800
<b>MENAUGA CITY</b>				
17.630.0090	LOT-9 BLK-1 ODLANDS PINE ACRES 5TH		VALUE: \$ 6,600 *CITY SPECIAL ASSESSMENTS - \$ 11,813.75	1,750
<b>MENAUGA CITY</b>				
17.630.0100	LOT-10 BLK-1 ODLANDS PINE ACRES 5TH		VALUE: \$ 6,700 *CITY SPECIAL ASSESSMENTS - \$11,842.55	1,775
<b>SEBEKA CITY</b>				
19.133.4020	SECT-33 TWP-137 RANG-35 1.00 AC - 1 AC IN THE SW1/4 SE1/4 OF SE1/4 DESC AS: COMM AT A POINT ON THE S LI OF SAID SEC, 8 RODS E OF THE SW CORNER OF THE SE1/4 SE1/4; THN RUNNING DUE N 20 RODS; THN DUE E 8 RODS; THN DUE S 20 RODS; THN DUE W 8 RODS TO THE POB		VALUE: \$ 11,500	2,975
<b>SEBEKA CITY</b>				
19.330.0040	ORIGINAL TOWNSITE E 512' OF LT 2; W 282' LT 3 BLK 1	116 MINNESOTA AVE W - SEBEKA	VALUE: \$ 32,300 (LAND: \$ 5,500 BUILDING \$ 26,800)	8,175
<b>SEBEKA CITY</b>				
19.330.0060	ORIGINAL TOWNSITE E 26' OF LT 3 BLK 1	114 MINNESOTA AVE W - SEBEKA	VALUE: \$ 28,300 (LAND: \$ 1,800 BUILDING \$ 26,500)	7,175
<b>SEBEKA CITY</b>				
19.350.0150	WHITNEY & MURRAY'S ADDTN SEBEKA-LT 15 BLK 1	308 1ST ST SE - SEBEKA	VALUE: \$ 20,100 (LAND: \$ 3,300 BUILDING \$ 16,800)	5,125
<b>SEBEKA CITY</b>				
19.350.0210	WHITNEY & MURRAY'S ADDTN SEBEKA LTS 3,4 & 5 BLK 2	217 MINNESOTA AVE - SEBEKA	VALUE: \$ 4,900 - LAND ONLY	1,325
<b>SEBEKA CITY</b>				
19.350.0340	WHITNEY & MURRAY'S ADDTN SEBEKA-LT 15 BLK 2	208 1ST ST SE - SEBEKA	VALUE: \$ 21,000 (LAND: \$ 3,300 BUILDING \$ 17,700)	5,350
<b>SEBEKA CITY</b>				
19.350.0370	WHITNEY & MURRAY'S ADDITION SEBEKA LT 18 LESS NTHLY 65' BLK 2	11 CLIFFORD AVE - SEBEKA	VALUE: \$ 1,800	550
<b>SEBEKA CITY</b>				
19.370.0620	SLOVER & ANDERSON'S ADDTN SEBEKA S 150' LOT "H"	6 SLOVER AVE N - SEBEKA	VALUE: \$ 1,100	375
<b>SEBEKA CITY</b>				
19.380.0040	LOT-4 BLK-1 DAWSON'S SUBDV "C" SLOVER & ANDERSON	206 3RD ST NE - SEBEKA	VALUE: \$ 3,300 - LAND ONLY	925
<b>SEBEKA CITY</b>				
19.440.0080	RIVERSIDE ADDITION PT OF LT 7 BLK 1; COM AT NE COR OF LT 7 THN IN WSTLY DIR 80' ALNG NTHLY LI OF LT 7; THN STHLY 80'; THN ETLY 80' TO E LI OF LT 7; THN NTHLY ALNG E LI OF LT 7 TO POB; EXC A PERPETUAL EASEMENT OVER & ACROSS THE ESTLY 20' FOR ACCESS TO SEWER & WATER		VALUE: \$ 5,100	1,375
<b>WADENA CITY</b>				
22.008.2150	SECT-08 TWP-134 RANG-35 PT. OF S1/2 OF NW BG AT THE NW COR OF THE ABOVE 40; TH 100E ON THE N LI OF SD 40; THN S IN A LI PARALLEL WI THE W LI OF SD 40 TO U CR; TH WTLY ANLG U CR TO W LI OF SD 40; THN N ALNG W LI OF SD 40 TO POB	517 COLFAX SE - WADENA	VALUE: \$ 24,000 (LAND: \$ 19,100 BUILDING \$ 4,900) *CITY SPECIAL ASSESSMENTS - \$2,136.90	6,100
<b>WADENA CITY</b>				
22.470.0750	LOT-8 BLK-7 SLEEPERS ADDTN	406 3 NW - WADENA	VALUE: \$ 47,200 (LAND: \$ 5,300 BUILDING \$ 41,900) *CITY SPECIAL ASSESSMENTS - \$273.98	11,900
<b>WADENA CITY</b>				
22.470.0760	SLEEPERS LOTS 9 & 10 BLK 7	410 3 NW - WADENA	VALUE: \$ 74,100 (LAND: \$ 10,700 BUILDING \$ 63,400) *CITY SPECIAL ASSESSMENTS - \$ 1,011.93	18,625
<b>WADENA CITY</b>				
22.770.0010	LT-1 BLK-1 - WINKELS ADDTN SUBJ TO EASEMENT		VALUE: \$ 3,500	975
<b>WADENA CITY</b>				
22.770.0020	LT-2 BLK-1 - WINKELS ADDTN SUBJ TO EASEMENT		VALUE: \$ 11,700	3,025

FOR MORE INFORMATION OR QUESTIONS GO TO: [WWW.CO.WADENA.MN.US](http://WWW.CO.WADENA.MN.US) -OR- CALL MISSY LUND @ 218-631-7785 / [missy.lund@co.wadena.mn.us](mailto:missy.lund@co.wadena.mn.us)  
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