

## Crow Wing County Land Sale Terms and Fees: Effective April 28, 2015

### Sale Terms:

- Sales of \$1,000 or less must be paid in cash at the time of purchase
- Minimum down payment of 15% of the purchase price due at the time of purchase.
- Sales of \$1,001.00 to \$20,000.00: balance may be payable on contract in five (5) annual installments of principal and interest as determined by Minn. Stat. § 279.03, sub. 1a; currently 10%.
- Sales over \$20,001.00: balance may be payable on contract in ten (10) annual installments of principal and interest as determined by Minn. Stat. § 279.03, sub. 1a; currently 10%.

### State Assurance Fee

- 3% of total sale price due at the time of purchase on all land sale purchases. This percentage is state mandated and goes into the State's General Fund to help pay claims ordered against the state by the district courts. (M.S. 284.28, Subd. 8)

### Special Assessments

- Special Assessments listed on the sale brochure must be paid in full at the time of sale and cannot be part of the contract.
- Check with city/township clerk for any other assessments or any pending special assessments of which Land Services is not aware.

### Timber Value

- Timber value listed on the sale brochure must be paid in full at the time of sale. Note: Timber value increases the same percentage as the sale bid up.

**Recording Fee:** \$46.00 or as set by the County Recorder.

**County Fee:** \$25.00 collected at the time of purchase on all land purchases.

**State Deed Fee:** \$25.00 collected when property is paid in full.

**State Deed Tax:** 0.0033 times the purchase price, collected when property is paid in full.

For zoning information questions for parcels within these jurisdictions, please contact:

City of Baxter.....218-454-5100	City of Fifty Lakes.....218-763-3113
City of Brainerd.....218-828-2307	City of Garrison.....320-692-4270
City of Breezy Point.....218-562-4441	City of Pequot Lakes.....218-568-6699
City of Crosby.....218-546-5021	City of Trommald.....218-546-6543
City of Crosslake.....218-692-2688	Crow Wing Township.....218-895-4151
City of Cuyuna.....218-546-5883	Irondale Township.....218-546-6499
City of Deerwood.....218-534-3152	
City of Emily.....218-763-2480	

For zoning information in all other townships, please contact:

Crow Wing County Land Services.....218-824-1010