

**BUILDABLE LOTS IN
FAIRMONT, MN FOR SALE
AT PUBLIC AUCTION**

Sale to be held at the Council Chambers at the
City of Fairmont Council Chambers-100 Down-
town Plaza, Fairmont, MN

AUCTION

Tuesday, March 30th, 2021 @ 6:00 P.M.

406 NORTH ELM STREET, FAIRMONT, MN



Legal: #23.281.0320-Lot Two (2), Block Three (3), Ward's Addition to the Village (now City) of Fairmont as per the map or plat thereof on file and of record in the office of the County Recorder in and for said County and State.

1206 NORTH ELM STREET, FAIRMONT, MN



Legal: #23.162.1010-Lot Ten (10), Block Ten (10), Lake George Addition to the Village (now City) of Fairmont as per the map or plat thereof on file and of record in the Office of Register of Deeds in and for said County and State.

714 N NORTH AVENUE, FAIRMONT, MN



Legal: #23.041.0050-Commencing at a point on the East side of North Avenue in the City of Fairmont, Martin County, Minnesota, on the Section line between Sections Five (5) and Eight (8), running thence South 92 feet to place of beginning; thence South 52 feet; thence East 150 feet; thence North 52 feet; thence West 150 feet to place of beginning, all being in Township One Hundred Two (102), Range Thirty (30), West of the Fifth P.M., Martin County, Minnesota, save and except the following described premises; Commencing at the Northwest corner of the Northeast Corner (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Eight (8), Township One Hundred Two (102), Range Thirty (30), thence East on the Section line 40 feet; thence South on the East line of North Avenue in the City of Fairmont, Martin County, Minnesota, 92 feet; thence East parallel with said Section line 10 feet to place of beginning of the land herein excepted; thence South 46 feet; thence East parallel with said Section line 40 feet; thence North 46 feet; thence West parallel with said section line 40 feet to place of beginning.

614 NORTH ORIENT STREET, FAIRMONT, MN



Legal: #23.119.0270- Lot Four (4), of Block Nine (9), Extension of Gamble's Addition to the Village (now City) of Fairmont, as per map or plat thereof on file and of record in the office of Register of Deeds in and for said County

719 EAST 6TH STREET, FAIRMONT, MN



Legal: #23.239.0120- Lot Thirteen (13) of Block One (1) Stoke's Addition to the City of Fairmont, Martin County, Minnesota.

AUCTION SALE TERMS:

All bidders must register for a bidding number prior to bidding. A 5% Buyer's Premium will be added to the final bid price to arrive at the final sales contract price. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 10% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before April 30, 2021 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Properties are being sold by legal description. Properties are being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. Buyer will be responsible for 2021 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect the property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/Land Services Unlimited+ and Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE: We are honored to have the opportunity to work for the City of Fairmont! This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Auctioneers & sales staff are representing the sellers. This auction is only open to registered bidders and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff

**OWNER:
CITY OF FAIRMONT**

More Information & Pictures are available at www.landservicesunlimited.com

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060



105 South State Street Fairmont, MN 56031-507-238-4318



Summary

Parcel ID 232810320
 Property Address 406 ELM ST N
 FAIRMONT
 Sec/Twp/Rng N/A
 Brief Tax Description WARDS Lot-002 Block-003
 (Note: Not to be used on legal documents)
 Deeded Acres 0.00
 Class 20A - (NON-HSTD) RES 1-3 UNIMPR LAND
 2020 Class 961 - (NON-HSTD) Tax Forfeit
 District (2301) FAIRMONT CTY-454
 School District 2752
 Neighborhood 2310.01 - SO.RR/DEWEY/4TH/LAKE
 Contact Appraiser: [Jeremiah Fitzgerald](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
[City Of Fairmont](#)
 100 Downtown Plaza
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	RES LOT 11	0	54	150	0	8,220.000	SF
Total						8,220.000	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	CD	U	06/03/2003	VARGAS, RAMIRO C & PATRICIA P	RIESS, ROBERT W & CYNTHIA K	\$15,000	\$15,000	.
N	CD	U	08/15/1994	MILLER, THOMAS P	RIESS, ROBERT W	\$25,000	\$25,000	.
N	WD	U	08/13/1994	RIESS, ROBERT W & CYNTHIA K	SANDERS, JANICE M & CHARLIE A	\$19,000	\$19,000	.
N	WD	Q	08/05/1994	RIESS, ROBERT W	SANDERS, JANICE M	\$19,000	\$19,000	.

Please contact Assessor's Office for CRV's prior to October 2014

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Land Value	\$6,700	\$6,700	\$5,900	\$5,000	\$4,700
+ Estimated Building Value	\$0	\$4,400	\$3,800	\$3,300	\$3,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$6,700	\$11,100	\$9,700	\$8,300	\$7,800

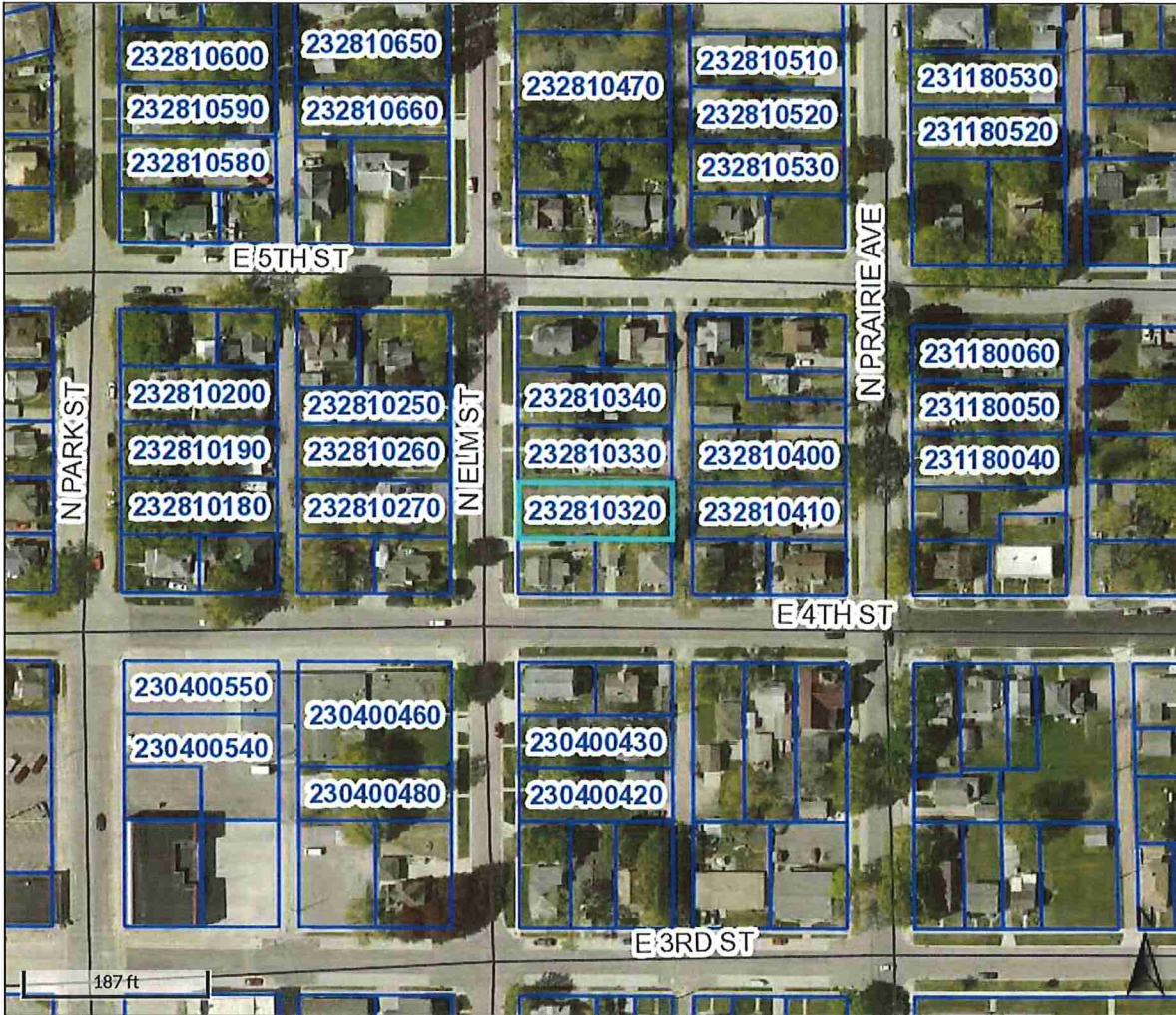
Taxation

	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Classification	961 - (NON-HSTD) Tax Forfeit	961 - (NON-HSTD) Tax Forfeit	201 - (NON-HSTD) RESIDENTIAL	201 - (NON-HSTD) RESIDENTIAL
Estimated Market Value	\$11,100	\$9,700	\$8,300	\$7,800
- Exempt Value	(\$11,100)	(\$9,700)	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$0	\$0	\$8,300	\$7,800
Net Taxes Due	\$0.00	\$0.00	\$121.00	\$105.00
+ Special Assessments	\$0.00	\$0.00	\$69.00	\$69.00
= Total Taxes Due	\$0.00	\$0.00	\$190.00	\$174.00

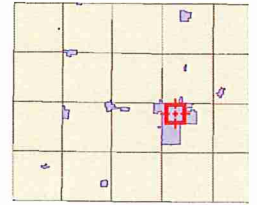
IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Unpaid Taxes

No taxes are due at this time



Overview



Legend

-  Parcels
-  Road Centerlines
-  Corporate Limits

Parcel ID	232810320	Alternate ID	n/a	Owner Address	FAIRMONT, CITY OF
Sec/Twp/Rng	--	Class	961 - Tax Forfeit		100 DOWNTOWN PLAZA
Property Address	406 ELM ST N	Acreage	n/a		FAIRMONT, MN 56031
	FAIRMONT			Note	n/a
District	FAIRMONT CTY-454				
Brief Tax Description	WARDS Lot-002 Block-003				
	(Note: Not to be used on legal documents)				

Date created: 3/29/2021
 Last Data Uploaded: 3/29/2021 1:53:28 AM



Summary

Parcel ID 231621010
 Property Address 1206 ELM ST N
 FAIRMONT
 Sec/Twp/Rng N/A
 Brief Tax Description LAKE GEORGE Lot-010 Block-010
 (Note: Not to be used on legal documents)
 Deeded Acres 0.00
 Class 20A - (NON-HSTD) RES 1-3 UNIMPR LAND
 2020 Class 961 - (NON-HSTD) Tax Forfeit
 District (2301) FAIRMONT CTY-454
 School District 2752
 Neighborhood 2305.01 - ANNA/ORIENT/10TH/GEO
 Contact Appraiser: [Jeremiah Fitzgerald](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
[City Of Fairmont](#)
 100 Downtown Plaza
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	RES LOT 6	0	47	150	0	6,899.000	SF
Total						6,899.000	

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Land Value	\$11,800	\$11,800	\$10,500	\$10,900	\$11,600
+ Estimated Building Value	\$0	\$14,200	\$12,400	\$12,900	\$13,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$11,800	\$26,000	\$22,900	\$23,800	\$25,300

Taxation

	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Classification	961 - (NON-HSTD) Tax Forfeit	961 - (NON-HSTD) Tax Forfeit	201 - (NON-HSTD) RESIDENTIAL	201 - (NON-HSTD) RESIDENTIAL
Estimated Market Value	\$26,000	\$22,900	\$23,800	\$25,300
- Exempt Value	(\$26,000)	(\$22,900)	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$0	\$0	\$23,800	\$25,300
Net Taxes Due	\$0.00	\$0.00	\$347.00	\$343.00
+ Special Assessments	\$0.00	\$0.00	\$69.00	\$69.00
= Total Taxes Due	\$0.00	\$0.00	\$416.00	\$412.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Unpaid Taxes

No taxes are due at this time

Tax Statements

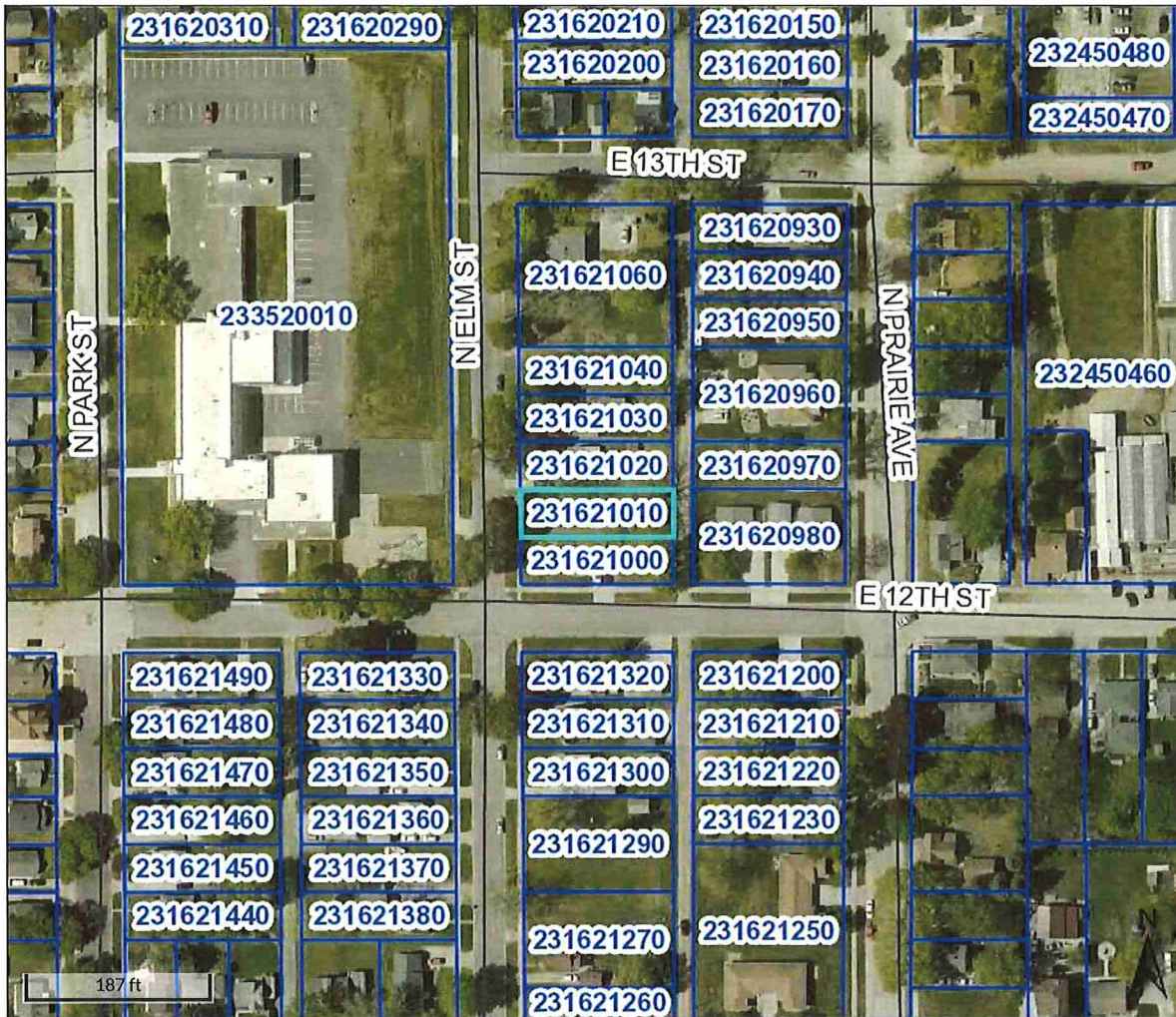


[2018 Tax Statement](#)

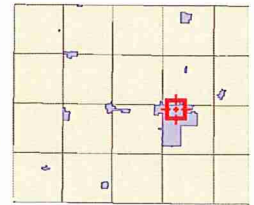
Valuation Notice



[2021 Valuation Notice \(PDF\)](#)



Overview



Legend

-  Parcels
-  Road Centerlines
-  Corporate Limits

Parcel ID	231621010	Alternate ID	n/a	Owner Address	FAIRMONT,CITY OF
Sec/Twp/Rng	--	Class	961 - Tax Forfeit		100 DOWNTOWN PLAZA
Property Address	1206 ELM ST N	Acreage	n/a		FAIRMONT, MN 56031
	FAIRMONT			Note	n/a
District	FAIRMONT CTY-454				
Brief Tax Description	LAKE GEORGE Lot-010 Block-010				
	(Note: Not to be used on legal documents)				

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Developed by  **Schneider**
 GEOSPATIAL

Beacon™ Martin County, MN

Summary

Parcel ID 230410050
 Property Address 714 NORTH AVE N
 FAIRMONT
 Sec/Twp/Rng N/A
 Brief Tax Description AUDITOR'S PLAT AP (EX TO SIMPSON) N1/2 OF 3
 (Note: Not to be used on legal documents)
 Deeded Acres 0.00
 Class 20A - (NON-HSTD) RES 1-3 UNIMPR LAND
2020 Class 961 - (NON-HSTD) Tax Forfeit
 District (2301) FAIRMONT CTY-454
 School District 2752
 Neighborhood 2305.4 - E8/DEWEY/SO,RR,N.NO
 Contact Appraiser: [Angie DeBoer](#)
 Creation Date 07/07/1989



Owner

Primary Taxpayer
[City Of Fairmont](#)
 100 Downtown Plaza
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	RES LOT 10	0	52	110	0	5,720.000	SF
Total						5,720.000	

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Land Value	\$4,800	\$4,200	\$4,100	\$4,100	\$3,700
+ Estimated Building Value	\$0	\$8,900	\$8,600	\$8,600	\$7,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$4,800	\$13,100	\$12,700	\$12,700	\$11,600

Taxation

	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Classification	961 - (NON-HSTD) Tax Forfeit	961 - (NON-HSTD) Tax Forfeit	201 - (NON-HSTD) RESIDENTIAL	201 - (NON-HSTD) RESIDENTIAL
Estimated Market Value	\$13,100	\$12,700	\$12,700	\$11,600
- Exempt Value	(\$13,100)	(\$12,700)	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$0	\$0	\$12,700	\$11,600
Net Taxes Due	\$0.00	\$0.00	\$185.67	\$157.76
+ Special Assessments	\$0.00	\$0.00	\$242.33	\$534.24
= Total Taxes Due	\$0.00	\$0.00	\$428.00	\$692.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Unpaid Taxes

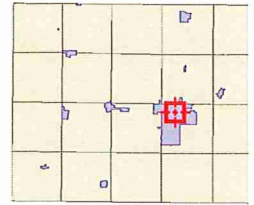
No taxes are due at this time

Taxes Paid



Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
255678	4/30/2013	2013	\$0.00	\$0.00	\$0.00	(\$516.00)



Overview



Legend

-  Parcels
-  Road Centerlines
-  Corporate Limits

Parcel ID	230410050	Alternate ID	n/a	Owner Address	FAIRMONT,CITY OF
Sec/Twp/Rng	--	Class	961 - Tax Forfeit		100 DOWNTOWN PLAZA
Property Address	714 NORTH AVEN FAIRMONT	Acreage	n/a	Note	FAIRMONT, MN 56031
District	FAIRMONT CTY-454				n/a
Brief Tax Description	AUDITOR'S PLAT AP (EX TO SIMPSON) N1/2 OF 3 (Note: Not to be used on legal documents)				

Date created: 3/29/2021
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Developed by  **Schneider**
GEOSPATIAL

Beacon™ Martin County, MN

Summary

Parcel ID 231190270
 Property Address 614 ORIENT ST N
 FAIRMONT
 Sec/Twp/Rng N/A
 Brief Tax Description GAMBLES EXT. Lot-004 Block-009 6771 7 1
 (Note: Not to be used on legal documents)
 Deeded Acres 0.00
 Class 20A - (NON-HSTD) RES 1-3 UNIMPR LAND
 2020 Class 958 - (NON-HSTD) MUNICIPAL PUB-OTHER
 District (2301) FAIRMONT CTY-454
 School District 2752
 Neighborhood 2305.4 - E8/DEWEY/SO.RR/N.NO
 Contact Appraiser: [Angie DeBoer](#)
 Creation Date 07/07/1989



Owner

Primary Taxpayer
[City Of Fairmont](#)
 100 Downtown Plaza
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	RES LOT 10	0	52	150	0	7,800.000	SF
Total						7,800.000	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	U	08/20/2012	CITY OF FAIRMONT	SKOG, JEFFREY A & NANCY K	\$4,818	\$4,818	.
N	WD	U	06/26/2012	SKOG, NANCY K	WALTERS, CAROL KAY ECKMANN	\$30,000	\$30,000	.
N	CD	U	12/27/1996	SKOG, NANCY K	WALTERS, CHARLES & CAROL	\$30,000	\$30,000	.

Please contact Assessor's Office for CRV's prior to October 2014

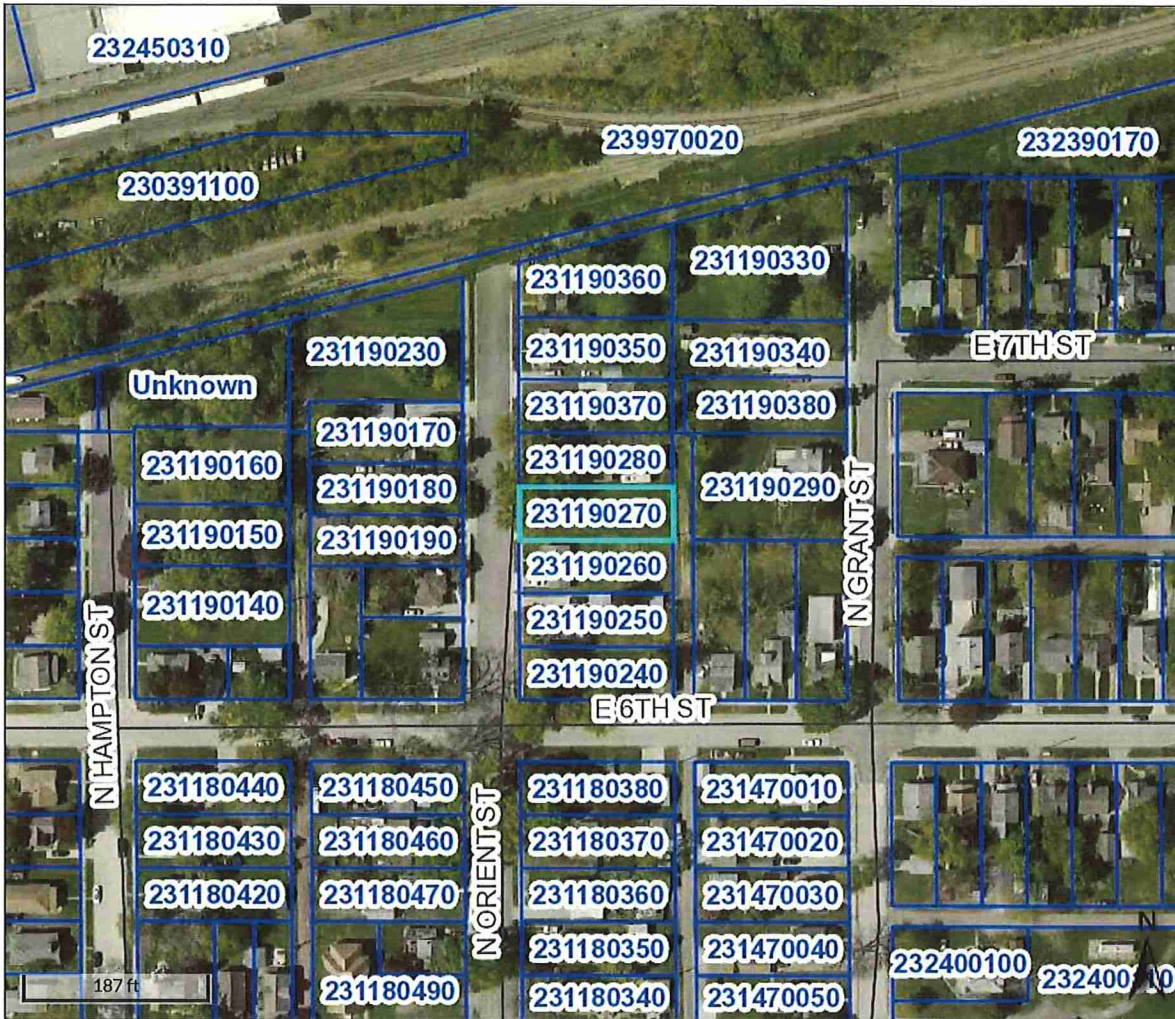
Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Land Value	\$4,100	\$5,200	\$5,000	\$5,000	\$4,600
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$4,100	\$5,200	\$5,000	\$5,000	\$4,600

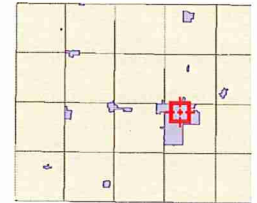
Taxation

	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Classification	958 - (NON-HSTD) MUNICIPAL PUB- OTHER	958 - (NON-HSTD) MUNICIPAL PUB- OTHER	958 - (NON-HSTD) MUNICIPAL PUB- OTHER	958 - (NON-HSTD) MUNICIPAL PUB- OTHER
Estimated Market Value	\$5,200	\$5,000	\$5,000	\$4,600
- Exempt Value	(\$5,200)	(\$5,000)	(\$5,000)	(\$4,600)
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$0	\$0	\$0	\$0
Net Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$0.00	\$0.00	\$0.00	\$0.00


IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE



Overview



Legend

-  Parcels
-  Road Centerlines
-  Corporate Limits

Parcel ID	231190270	Alternate ID	n/a	Owner Address	FAIRMONT, CITY OF
Sec/Twp/Rng	--	Class	961 - Tax Forfeit		100 DOWNTOWN PLAZA
Property Address	614 ORIENT ST N FAIRMONT	Acreage	n/a	Note	FAIRMONT, MN 56031
District	FAIRMONT CTY-454				n/a
Brief Tax Description	GAMBLES EXT. Lot-004 Block-009 6771 7 1 (Note: Not to be used on legal documents)				

Date created: 3/29/2021
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Summary

Parcel ID 232390120
 Property Address 719 6TH ST E
 FAIRMONT
 Sec/Twp/Rng N/A
 Brief Tax Description STOKE'S Lot-013 Block-001
 (Note: Not to be used on legal documents)
 Deeded Acres 0.00
 Class 961 - (NON-HSTD) Tax Forfeit
2021 Class 201 - (NON-HSTD) RESIDENTIAL
 District (2301) FAIRMONT CTY-454
 School District 2752
 Neighborhood 2310.01 - SO,RR/DEWEY/4TH/LAKE
 Contact Appraiser: [Jeremiah Fitzgerald](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
[City Of Fairmont](#)
 100 Downtown Plaza
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	RES LOT 11	0	43	140	0	6,020.000	SF
Total						6,020.000	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	Q	08/02/2005	RICHEY, SCOTT CHARLES	COTTEW, RICK D & RUTIANNA	\$53,000	\$53,000	

Please contact Assessor's Office for CRV's prior to October 2014

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Land Value	\$5,500	\$5,500	\$5,500	\$4,800	\$4,100
+ Estimated Building Value	\$0	\$6,100	\$6,100	\$5,400	\$4,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$5,500	\$11,600	\$11,600	\$10,200	\$8,800

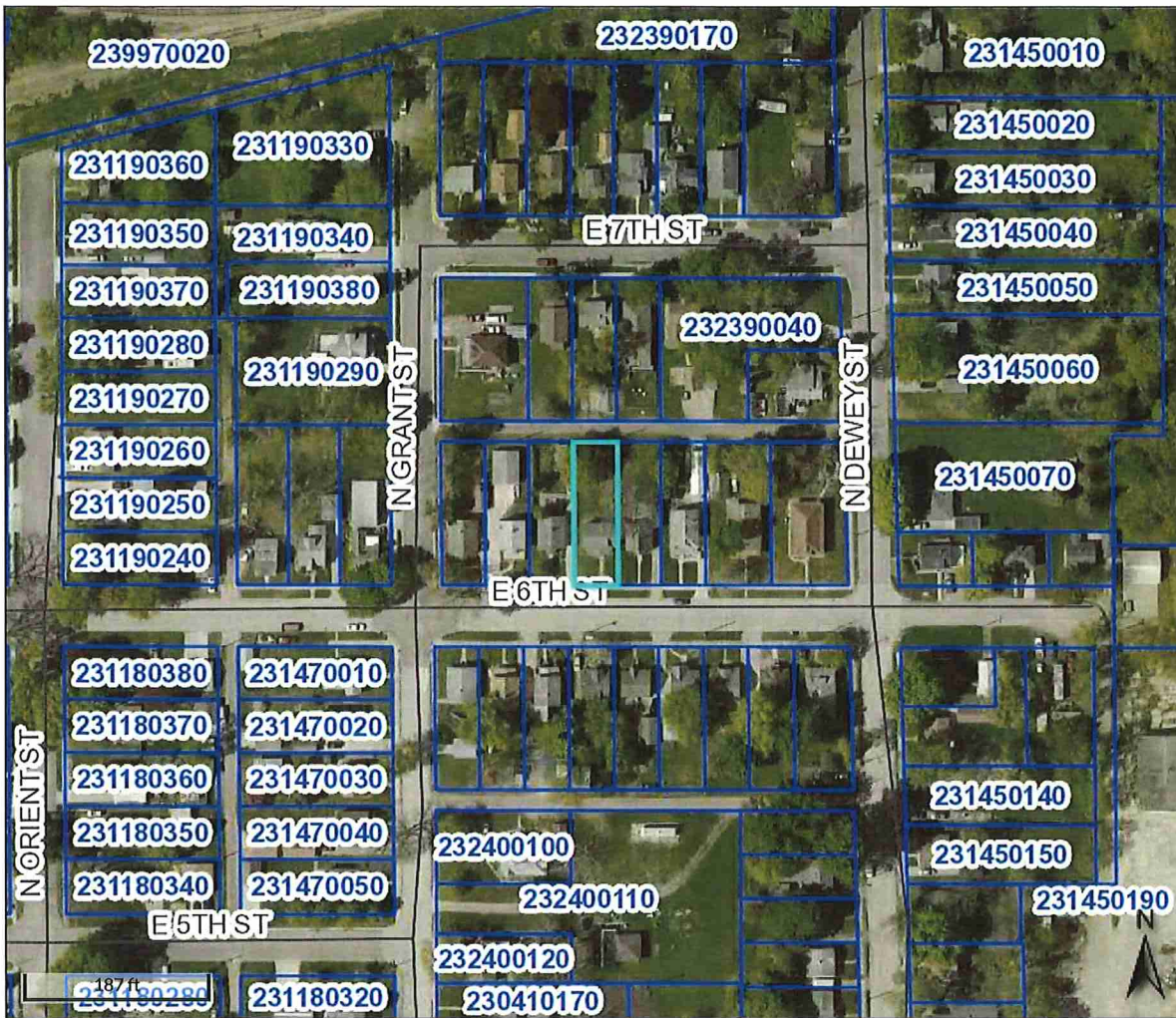
Taxation

Classification	2021 Payable	2020 Payable	2019 Payable	2018 Payable
	201 - (NON-HSTD) RESIDENTIAL	201 - (NON-HSTD) RESIDENTIAL	201 - (NON-HSTD) RESIDENTIAL	201 - (NON-HSTD) RESIDENTIAL
Estimated Market Value	\$11,600	\$11,600	\$10,200	\$8,800
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$11,600	\$11,600	\$10,200	\$8,800
Net Taxes Due	\$162.00	\$168.00	\$144.20	\$127.91
+ Special Assessments	\$0.00	\$0.00	\$1,357.80	\$1,438.09
= Total Taxes Due	\$162.00	\$168.00	\$1,502.00	\$1,566.00

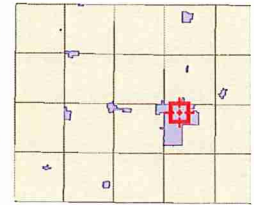
IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Unpaid Taxes

	2021 Payable
Unpaid Tax	\$162.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$162.00



Overview



Legend

-  Parcels
-  Road Centerlines
-  Corporate Limits

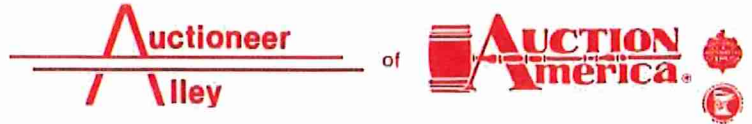
Parcel ID	232390120	Alternate ID	n/a	Owner Address	FAIRMONT,CITY OF
Sec/Twp/Rng	--	Class	961 - Tax Forfeit		100 DOWNTOWN PLAZA
Property Address	719 6TH ST E	Acreeage	n/a		FAIRMONT, MN 56031
	FAIRMONT			Note	n/a
District	FAIRMONT CTY-454				
Brief Tax Description	STOKE'S Lot-013 Block-001				
	(Note: Not to be used on legal documents)				

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Zoning Details for City-owned Properties						Mar. 2021
Address	Zone	Apx. Dimensions	*Apx. Buildable*	*Apx. Setbacks*	Notes	
406 N Elm St	R-1	54x150	44x83	30 (front), 5 (sides), 37 (rear)		
1206 N Elm St	R-1	47x150	37x83	30 (front), 5 (sides), 37 (rear)		
714 N North Ave	B-1	52x110	42x53	30 (front), 5 (sides), 27 (rear)	business setbacks different than shown	
614 N Orient St	R-2S	52x150	42x83	30 (front), 5 (sides), 37 (rear)		
719 E 6th St	R-2S	43x140	35x75	30 (front), 4 (sides), 35 (rear)		

*Information shown is approximate and for building a residence on the lot. Some other types of development have different setbacks than shown.

*To be sure about your unique development, contact Peter Bode with the City at 507-238-3940.



105 South State Street, Fairmont, MN 56031 • 507-238-4318 • www.landservicesunlimited.com



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MN/IA CERTIFIED GENERAL APPRAISER
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AUCTIONEERALLEY@GMAIL.COM

WWW.LANDSERVICESUNLIMITED.COM

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