Terms of Annual Sale

Sale Date - November 15, 2011

10:00 A.M.

Cass County Auditor's Office – Commission Room

1. **Each parcel of land will be sold at auction to the highest bidder for not less than the posted minimum sale price. Terms are cash or check to be deposited immediately with the Cass County Treasurer's Office. The county is deeding its interest in the property. We recommend the successful bidder perfect their title. The county issues what is known as a "county deed". You should consult with your attorney before purchasing property and, when successful as a bidder, you should talk to your attorney about perfecting your title before investing any additional money in the property you purchase.**

   Please note that the former owner has the right to redeem the property up until the time of sale by paying the entire amount of taxes, specials, penalty, and interest against the property.

2. **The descriptions provided are based on the Official Records of the County Recorder's Office and are presumed to be correct.**

3. **Prior to the sale, prospective purchasers are urged to examine the title, location, and desirability of available properties to their own satisfaction. The County makes no guarantee, expressed or implied, relative to the title, location or condition of the properties for sale. The County assumes no liability for any other possible liens, encumbrances or easements, recorded or not recorded.**

4. **Prospective purchasers are advised that some assessments which are levied by agencies or offices other than the County may still be outstanding after the tax sale; in addition, the I.R.S. has the option of redeeming, up until 120 days after the sale, any property on which there is an I.R.S. lien recorded.**

5. **If the successful purchaser desires a survey of the property, it will be at the purchaser's own initiative and expense. The County makes no warranty, either expressed or implied, relative to the usability, the ground location, or property lines of the properties. The prospective purchaser must determine the exact location, desirability, and usefulness of the properties.**

6. **The sale of these properties should not, in any way, be equated to real estate sales by licensed salesmen, brokers and realtors. The County cannot guarantee the condition of the property nor assume any responsibility for conformance to codes, permits or zoning ordinances. You should inspect the property before investing. The burden is on the purchaser to thoroughly research, before the sale, any matters relevant to his or her decision to purchase, rather than on the county, whose sole interest is the recovery of back taxes.**

7. **Your bid is an irrevocable offer to purchase the asset.**

8. **Successful bidder shall state, in writing, the name(s) and address(es) in which the County Deed shall be issued. Note that the property will be deeded in the name of the bidder unless the bidder has written, signed permission from another party to record the deed in their name.**

9. **A copy of the deed will be mailed to the purchaser after it is signed by the Chairman of the Cass County Commission. The County Recorder will send the original deed to the owner after recording is completed.**

10. **The minimum bid price includes all taxes, penalties, interest and annual installments of specials certified to the Cass County Auditor through the 2010 tax year. The bid price also includes the estimated taxes and annual installment of special assessments for the 2011 tax year.**

11. **Upon delivery of the deed, the property becomes taxable to the purchaser for the 2012 tax year.**

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