

# PUBLIC SURPLUS AUCTIONS

[publicsurplus.com](http://publicsurplus.com)

## HOW TO BID ON ST. LOUIS COUNTY – LAND SALES AUCTIONS

### How do I bid on auctions?

**Are you registered with Public Surplus?** If not, go to: <https://www.publicsurplus.com/sms/register/user> to register. For assistance or if you have questions regarding how to make an account, please contact Public Surplus via the chat function in the upper left side of their webpage, or email [support@publicsurplus.com](mailto:support@publicsurplus.com). After you enter your first bid, Public Surplus may ask for a bid deposit. You will need a credit card and you may be charged a fee if you are the winning bidder and do not follow through with the purchase.

Note: the Registration Form on the St. Louis County Tax-Forfeited Land Sale page is for contract/deed purposes, NOT for Public Surplus registration.



**To view/bid on St. Louis County – Land Sales Auctions:** On the Public Surplus Home Page, on the right side under Browse Auctions Within Area, click on the *Select Region* drop down box and select Minnesota. Then click on the drop down box *Select Agency*, scroll down and click on St. Louis County. On the left side of the screen, select *Real Estate* from the menu options.

**Click on View All Auctions for St. Louis County.** Clicking on the auction title will take you to the bid page.

**How do I make a bid?** Enter the amount you want to bid and click the "Submit" button.



Before you bid, please read all of the terms, such as payment methods, description and Terms and Conditions. St. Louis County has specific Terms and Conditions for their auctions. **Please make sure you read them carefully.**

**Note:** There are additional fees that are NOT included in your bid. Additional fees that will be added to the final price ON TOP OF the final bid amount include, but are not limited to: 3.5% Buyer Premium, 3% State Assurance Fee, Certified Assessments, Deed Fee, Deed Tax, Recording Fee, and Well Fee (if applicable).

## FAQ'S

### How do I know if I am outbid?

As soon as a bid is placed higher than yours, you will be notified by email that you have been outbid. If you have placed a proxy bid, you are only notified once someone has beat your maximum amount.

### How do I know if I have won?

After an auction ends the winning bidder will receive an email from Public Surplus telling them they have won. Do not pay from the Public Surplus notification – St. Louis County does not charge sales tax on tax-forfeited land sales. The St. Louis County Land and Minerals Department will also send you an email asking for a completed Registration Form in order to prepare your sale paperwork correctly and calculate the correct amount owed. It is your responsibility to promptly respond in order to complete the transaction in a timely manner.

### How does proxy bidding work?

Proxy bidding means you set the maximum amount that you are willing to pay for a tract and Public Surplus automatically increases your initial bid for you in set increments. For example: an item that you would like to bid on is currently listed at \$60 with an increment level of \$5; you don't want to pay more than \$100. The proxy bid will set your first bid at \$65 so that you are the winning bidder. If another bid is made for \$75, the proxy bid will automatically increase your bid amount to \$80. It will continue until it reaches your maximum bid amount of \$100. If you have been outbid, you will receive notification through email.

### Keep in mind:

St. Louis County reserves the right to block/ban bidders who refuse to pay for land purchased. Failure to complete registration or make payment and submit paperwork within ten (10) business days may result in the item going to the next highest bidder.

The failure or omission of any bidder to inspect the site or examine any form, instrument or document shall in no way relieve any bidder from any obligation in respect to their bid.

Remember: Your bid is the same as a contract - Please only bid on land you are serious about buying. **Bogus bidders will be blocked!** A winning bid constitutes a legally binding contract.