

# Tax Forfeiture Sale

Renville County Auditor/Treasurer  
500 East DePue Ave, Suite 202  
Olivia, MN 56277  
auditors@renvillecountymn.gov  
(320) 523-2071

**Date & Time:** Wednesday, July 30, 2025 at 10:00 a.m.

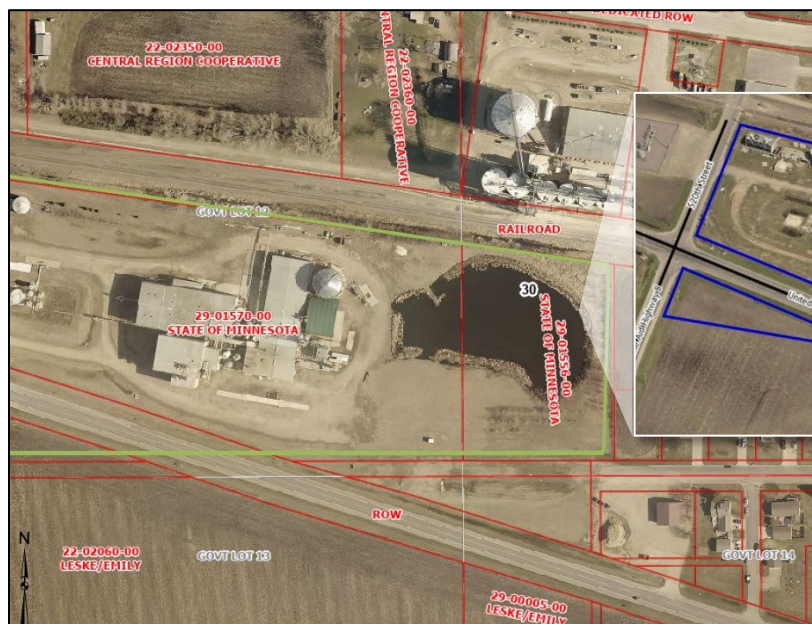
**Location:** Renville County Government Services Center  
105 S 5<sup>th</sup> Street, Rooms 116/117  
Olivia, MN 56277

## Parcel ID 29-01556-00 & 29-01570-00

**Legal Description:** • BORDEN'S REARR PT OF O L D W 327.61'  
• DRACHE'S & NELLERMOE'S 1ST ADD-O.L.-O L 9 - 13

**Property Address:** 777 Borden Avenue W, Buffalo Lake, MN 55314

**Estimated Market Value (2025):** \$14,300 & \$24,600    **Starting Bid:** \$100,000.00



**\*\*Please note environmental assessment information on the last three pages of this packet.**

**PARCEL APPRAISAL SUMMARY**  
**2025 ASSESSMENT FOR TAX PAYABLE IN 2026**

The 2025 assessment reflects the property value as of January 2nd, 2025 using sales that occurred between October 2023 and September 2024. Buildings built prior to January 2nd, 2025 or buildings which were partially complete as of January 2nd, 2025 are included here. Any buildings built after January 2nd, 2025 will be included on the January 2nd, 2026 assessment.

PARCEL 29-01556-00

BUFFALO LAKE CITY

2159 BUFFALO LAKE-HECTOR SCHL

Primary Taxpayer	Legal Description
STATE OF MINNESOTA	
C/O RENVILLE COUNTY AUDITOR	BORDEN'S REARR
500 E DEPUE AVE - STE 202	PT OF O L D W 327.61'
OLIVIA MN 56277	

Property Classification	Property Address	Lake #
STATE PROPERTY		

Estimated Market Value	14,300	<b>PRIMARY HOUSE SUMMARY</b>
Exempt Wetlands/Native Prarie		Condition
Green Acres Value Def.		Type
Rural Pres. Value Deferred		# of Units
Plat Deferement		Total Sq Ft
JOBZ Amount Exempted		Year Built
This Old House Exclusion		Year Remdl
Dis Vets Mkt. Value Excl.		Air Cond
Homestead Mkt. Value Excl.		N
Taxable Market Value	14,300	Lot 1
New Improvements included in Est. Mkt.		Lot 2
Referendum Market Value		Lot Sq Ft

YEAR	ITEM	TYPE	QUANT/SF	CER
BUILT	LOT TYPE	SF	143,312.41	

Totals
LAND 14,300 BUILDINGS TOTAL 14,300

## PARCEL APPRAISAL SUMMARY

### 2025 ASSESSMENT FOR TAX PAYABLE IN 2026

The 2025 assessment reflects the property value as of January 2nd, 2025 using sales that occurred between October 2023 and September 2024. Buildings built prior to January 2nd, 2025 or buildings which were partially complete as of January 2nd, 2025 are included here. Any buildings built after January 2nd, 2025 will be included on the January 2nd, 2026 assessment.

PARCEL 29-01570-00

BUFFALO LAKE CITY

2159 BUFFALO LAKE-HECTOR SCHL

Primary Taxpayer	Legal Description
STATE OF MINNESOTA C/O RENVILLE COUNTY AUDITOR 500 E DEPUE AVE - STE 202 OLIVIA MN 56277	DRACHE'S & NELLERMOE'S 1ST ADD-O.L.- O L 9 - 13

Property Classification	Property Address	Lake #
STATE PROPERTY	777 BORDEN AVE W 55314	

Estimated Market Value	24,600	<b>PRIMARY HOUSE SUMMARY</b>
Exempt Wetlands/Native Prairie		Condition
Green Acres Value Def.		Type
Rural Pres. Value Deferred		# of Units
Plat Deferment		Total Sq Ft
JOBZ Amount Exempted		Year Built
This Old House Exclusion		Year Remdl
Dis Vets Mkt. Value Excl.		Air Cond
Homestead Mkt. Value Excl.		
Taxable Market Value	24,600	Lot 1
New Improvements included in Est. Mkt.		Lot 2
Referendum Market Value		Lot Sq Ft

YEAR BUILT	ITEM	TYPE	QUANT/SF	CER
	LOT TYPE	SF	99,000.00	
	LOT TYPE	AC	11.76	

Totals			
LAND 24,600	BUILDINGS		TOTAL 24,600

June 14, 2024

VIA EMAIL

Marc Iverson  
Renville County  
500 E Depue Ave Ste 202  
Olivia, MN 56277

RE: Approval of Construction Contingency Plan  
BLAB, 777 Borden Ave W, Buffalo Lake  
MPCA Site ID: BF0002355  
Billing ID: 116145  
PIN: 29155600, 29157000

Dear Marc Iverson:

The Minnesota Pollution Control Agency (MPCA) staff in the Petroleum Brownfield (PB) and Voluntary Investigation and Cleanup (VIC) Programs has reviewed the Construction Contingency Plan (CCP) submitted for the BLAB site, located at the address referenced above (the Site). The CCP dated March 2024, was prepared and submitted on your behalf by WSP USA Environment & Infrastructure Inc. (WSP).

The Site has been historically used as agricultural land since the 1930s. An ethanol plant was developed in the mid-1990s and was in operation until 2019. Site structures were demolished with foundations/slabs and debris remaining on site. Several per- and polyfluoroalkyl substances (PFAS) and perfluorooctane sulfonate (PFOS) compounds were detected in groundwater at concentrations greater than the Health Risk Limit (HRL) established by the Minnesota Department of Health for drinking water purposes. Tetrachloroethene (PCE) was detected in soil vapor at concentrations slightly greater than its residential intrusion screening value (ISV).

The CCP is approved, subject to the following conditions/clarifications:

1. Petroleum-contaminated soils encountered at the site, at or greater than 200 parts per million (PPM) as measured by a photoionization detector (PID), should be excavated and properly managed at an MPCA approved off-site treatment/disposal facility.
2. Petroleum-contaminated soils less than 200 PPM (PID) may be thin spread on-site under paved surfaces.
3. Petroleum-contaminated soils less than 100 PPM (PID) may be used to construct on-site landscape berms. Soils must be mixed 50/50 with clean soils and covered with two feet of clean cover soils, along with a vegetative cover.
4. Petroleum-contaminated soils at or greater than 10 PPM (PID) encountered during the installation of underground utilities should be removed and properly managed as part of the CCP. If contamination remains at or above 10 PPM a vapor barrier is required.

5. Imported soil and excess fill targeted for off-site reuse shall be from a native source and/or meet the MPCA's criteria for [unregulated fill](#). Soils that do not meet unregulated fill criteria may not be used at the discretion of the contractor or other project personnel.
6. Any contaminated soils removed from the Site must be treated or disposed of in a method approved by the MPCA. Contaminated soils transported to an approved landfill must be in compliance with all state and local permits. Please include all transportation and handling manifests for such soils in the final implementation report.
7. This CCP approval is contingent on the applicant obtaining all other required state, federal, and local government permits.
8. The MPCA Brownfield Program staff does not review or approve dewatering actions, including the testing, discharge and/or treatment of groundwater, stormwater, or any other dewatering action.

An implementation report describing the completed response actions, sampling results, soil management and disposal, and imported soils shall be prepared and submitted to the MPCA. If the implementation report will not be submitted within one year of the date of this letter, please notify the MPCA project staff of the status of the project.

This letter is subject to the disclaimers found in Attachment A. If you have any questions about this letter, please contact Amanda Guertin, Project Manager, at 651-757-2369 or by email at [amanda.guertin@state.mn.us](mailto:amanda.guertin@state.mn.us) or Holly Johnson, Petroleum Project Manager, at 651-757-2124 or by email at [holly.e.johnson@state.mn.us](mailto:holly.e.johnson@state.mn.us) or Chuck Krueger, Hydrologist, at 651-757-2077, or by email at [chuck.krueger@state.mn.us](mailto:chuck.krueger@state.mn.us).

Sincerely,

*Amanda Guertin*

*This document has been electronically signed.*

Amanda Guertin  
Hydrologist  
Remediation Division

*Holly Johnson*

*This document has been electronically signed.*

Holly Johnson  
Environmental Specialist  
Remediation Division

AG/HJ/CK:mh

Enclosure

cc: Josh Wilson, City Clerk (electronic) (w/attachment)  
Scott Refsland, Renville County Director Environmental Services (electronic) (w/attachment)  
Emma Driver, WSP (electronic) (w/attachment)

**Disclaimers**

**BLAB**

**MPCA Site ID: BF0002355**

**1. Reservation of authorities**

The Minnesota Pollution Control Agency (MPCA) Commissioner reserves the authority to take any appropriate actions with respect to any release, threatened release, or other conditions at the Site. The MPCA Commissioner also reserves the authority to take such actions if the voluntary party does not proceed in the manner described in this letter or if actions taken or omitted by the voluntary party with respect to the Site contribute to any release or threatened release or create an imminent and substantial danger to public health and welfare.

**2. No MPCA assumption of liability**

The MPCA, its Commissioner, and staff do not assume any liability for any release, threatened release or other conditions at the Site or for any actions taken or omitted by the voluntary party with regard to the release, threatened release, or other conditions at the Site, whether the actions taken or omitted are in accordance with this letter or otherwise.

**3. Letter based on current information**

All statements, conclusions, and representations in this letter are based upon information known to the MPCA Commissioner and staff at the time this letter was issued. The MPCA Commissioner and staff reserve the authority to modify or rescind any such statement, conclusion or representation and to take any appropriate action under the Commissioner's authority if the MPCA Commissioner or staff acquires information after issuance of this letter that provides a basis for such modification or action.

**4. Disclaimer regarding use or development of the property**

The MPCA, its Commissioner, and staff do not warrant that the Site is suitable or appropriate for any particular use.

**5. Disclaimer regarding investigative or response action at the property**

Nothing in this letter is intended to authorize any response action under Minn. Stat. § 115B.17, subd. 12.

**6. This approval does not supplant any applicable state or local stormwater permits, ordinances, or other regulatory documents.**