

# PUBLIC SURPLUS AUCTIONS

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

## HOW TO BID ON ST. LOUIS COUNTY – LAKESHORE LOT SALES

### How do I bid on auctions?

#### Are you registered with Public Surplus?

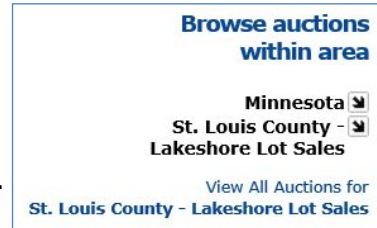
If not, please go to: <https://www.publicsurplus.com/sms/register/user> to register.

#### To view/bid on St. Louis County – Lakeshore Lot Sales:

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 – Lakeshore Lot Sales**.

#### Click on View All Auctions for St. Louis County – Lakeshore Lot Sales.

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.

A screenshot of a bid entry form. It has a light blue background. On the left, there are three rows of labels: "\* Your proxy bid:", "Currency:", and "Bid Deposit:". The first row has a text input field with a dollar sign and a cursor. The second row has "USD" next to it. The third row has "REQUIRED" next to it. Below these is a "Submit" button.

Before you bid, please read all of the terms, such as payment methods, description and Terms and Conditions. St. Louis County – Lakeshore Lot Sales has specific 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, Appraisal and Survey Costs, 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 telling them they have won. It is your responsibility to contact the seller to complete the transaction.

### 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 make earnest payment within ten (10) business days may result in the item going to the next highest bidder. Failure to reach an agreement with the former leaseholder and pay the land value in full, plus fees, within the required timeframe 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.