



BUYER BEWARE

- **Potential participants must do their own research - know what you are bidding on**
- **Property is offered by legal description NOT street address**
- **All sales are final, there are no refunds**
- **The Collector makes no warranty on the title generated by issuance of a Collector's deed. The Collector and staff will not be able to help you understand nor interpret the laws. The Collector and staff are not attorneys and cannot give legal advice for any reason.**

Properties that have received no bids after being offered at the annual tax sale for at least three successive years are available for purchase at any time for a compromised amount, beginning ten days after the close of the annual tax sale. The state statutes regarding such properties are RSMO 140.250 and RSMO 140.260, stating that these properties may be sold in this manner, without further notice to the owner.

- For a period of 10 days following the annual tax sale, all eligible properties will first be offered to the county land trustee, public interest organizations, and the cities in which each parcel may be found. After such time, any unpurchased properties will be considered available to the general public until July 31st of the following year. After July 31st, any properties that remain unpurchased will be offered again at the annual sale in August.
- The owner of the property in question shall have the right to pay the taxes due at any time prior to the minute the Collector's office receives payment of the amount bid by any purchaser, including the county land trustee, a public interest organization, or the city in which property is located.
- To make a [bid](#), any person that was not registered to bid at the most recent annual tax sale is required to submit an [affidavit](#) in compliance with RSMO 140.190 stating that they are a Missouri resident or that they are a bidder that has [designated a Clay County resident](#) to act as an agent (that agent must submit [agent appointment acceptance](#)). All bids and affidavits must be in original form and submitted to the Clay County Collector Liberty location. No electronic submission of any kind will be accepted. All bids will be held in confidence until the first business day of each month, at which time they will be opened and the properties awarded based on the highest bid from properly registered bidders.
- Each listing will contain the full amount of taxes due at the time of the most recent annual tax sale. The minimum bid will be set at 10% of the county taxes due at the time of the most recent annual tax sale. In addition to the bid, the purchaser is required to pay any subsequent taxes/fees/costs that have come due subsequent to the date of the annual sale, plus \$27.00 to cover the cost of recording the deed. The list of properties may be available online or posted at the Collector's office Liberty location. Bids may be submitted by using the form found online and must include the parcel number of the property being bid upon, and the amount of the bid. All bids must be acknowledged by the Collector's office. If you do not receive acknowledgement of your bid, do not assume it has been accepted or will be considered.
- All bids will be held in confidence until the first business day of each month, at which time they will be opened and the properties awarded based on the highest bid from properly registered bidders. Payment must be received by the Clay County Collector's office, Liberty location, by 5:00pm CST on the third business day after the bid is awarded. The Collector's office will not accept payment deposited in the drop boxes at either location, or allow postmarked dates as a received by date. Payment for all properties purchased must be made in full by cash, cashier's check, or money order. Partial payments are not accepted. If full payment is not received or the bidder is disqualified for any reason, including part/full ownership of real estate or personal property on which the taxes are delinquent, the bid will be void and the property will be awarded to the next highest bidder.