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Notice of auction for state assets

Public from: 22.04.2025

Public until: for an indefinite period

Maa- ja Ruumiamet publishes this announcement under [Subsection 1 of § 58 of the State Assets Act \(RVS\)](#).

Maa- ja Ruumiamet announces the public electronic auction for the sale of immovables under the administration of the Ministry of Economic Affairs and Communications in state ownership pursuant to the State assets Act and on the basis of the authority granted by Decree No 8 of the Minister of Economic Affairs and Labour of 22.01.2025.:

According to the decisions of the Minister of Economic Affairs and Labour on the sale of state assets made on the basis of Decree No 207 of 27.10.2023, Decree No 109 of 20.03.2024, Decree No 34 of 01.02.2024, Decree No 204 of 01.07.2024, Decree No 135 of 23.04.2024, Decree No 135 of 23.04.2025, Decree No 1-17/24/883 of 12.04.2024 and Decree No 1-1/25/51 of the Director General of the Land and space Board, the immovable property under the administration of the Ministry of Economic Affairs and Communications indicated in the following list is sold. Tenders can be submitted electronically in the auction environment of the state land at riigimaaoksjon.ee from the publication of the notice until 06.05.2025 at 10:00:

1. Harju County Saue Parish Koppelmaa village Mikklimeetsa (72704:003:0392; 27441 m²; profit-making land 100%) initial price 14,030., deposit 1400., participation fee 280. -;
2. Harju County Tallinn Haabersti district Päävalille tn 14 (78401:101:5983; 1586 m²; transport country 100%) initial price 253,760., deposit 25,370., participation fee 5,000. -;
3. Harju County Tallinn North Tallinn district Treiali tn 2 (78401:101:3001; 822 m²; business land 100%) initial price 160 120., deposit 16 010., participation fee 3202. -;
4. Hiiu County Hiiumaa Rural Municipality Kärkla town Käina mnt 27 (20501:001:0978; 2514 m²; unallocated land 100%) initial price 19,310., deposit 1930, participation fee 386. -;
5. Jõgeva County Jõgeva Rural Municipality Jõgeva City Tulika tn 13 (24901:001:0178; 1507 m²; residential land 100%) initial price 11 570., deposit 1150., participation fee 231. -;
6. Jõgeva County Põltsamaa Rural Municipality Puiatu village Muki (61601:001:0088; 7966 m²; residential land 100%) initial price 4080., deposit 400., participation fee 81. -;
7. Järva County Järva Rural Municipality Järva-Jaani alev Nurme tn 19 (25701:001:0271; 2473 m²; residential land 100%) initial price 8900., deposit 890., participation fee 178. -;
8. Järva County Järva Rural Municipality Järva-Jaani alev Heina tn 3a (25701:001:0275; 3103 m²; residential land 100%) initial price 9930., deposit 990., participation fee 198. -;
9. Järva County Järva Rural Municipality Järva-Jaani alev Põllu tn 4 (25701:001:0277; 2557 m²; residential land 100%) initial price 8180., deposit 810., participation fee 163. -;
10. Järva County Järva Rural Municipality Järva-Jaani alev Sooäärse (25701:001:0278; 12591 m²; profit-making land 100%) starting price 15 110., deposit 1510., participation fee 302. -;
11. Lääne County Haapsalu town on the Tänavatsa end of Emmuvere village (67405:003:0317; 9621 m²; residential land 100%) initial price 9240., deposit 920., participation fee 184. -;
12. Lääne-Viru County Kadrina Parish Vaiatu village Laoniidukünn (27202:001:0454; 2434 m²; production land 100%) initial price 6820., deposit 680., participation fee 136. -;
13. Põlva County Räpina Municipality Pahtpää village Saarõna (70801:001:0473; 138724 m²; profit-making land 100%) starting price 33 290. -, deposit 3320. -, participation fee 665. -;
14. Pärnu County Pärnu City Aruvälja village Saardepõld (62401:001:0394; 30905 m²; profit-making land 100%) initial price 8700., deposit 870., participation fee 174. -;
15. Pärnu County Pärnu City the town of Tõstamaa Alevik vahe (82601:001:0422; 18373 m²; profit-making land 100%) initial price 24,980., deposit 2490., participation fee 499. -;
16. Pärnu County Saarde Rural Municipality Saarde village Tankla Road 2 (71201:001:0392; 6543 m²; unallocated land 100%) initial price 6280., deposit 620., participation fee 125. -;
17. Tartu County Kambja Rural Municipality Soinaste village Jaamaotsa (94901:001:0157; 1407 m²; production land 50%, business land 50%) starting price 45 020., deposit 4500., participation

fee 900. -; 18. Tartu County Tartu Rural Municipality in the ditch of Viiteke village (79403:004:0197; 16797 m²; profit-making land 100%) initial price 3630., deposit 360., participation fee 72. -; 19. Viljandi County Mulgi Rural Municipality Abja-Paluoja town Lina (10501:001:0315; 9550 m²; unallocated land 100%) initial price 5810., deposit 580., participation fee 116. -; 20. Viljandi County Mulgi Rural Municipality Päädre village Sun's VKT 2 (48001:001:0151; 1069 m²; residential land 100%) initial price 4280., deposit 420., participation fee 85. -; 21. Viljandi County Mulgi Rural Municipality Päädre village Sun's VKT 11 (48001:001:0150; 1024 m²; residential land 100%) initial price 4100., deposit 410., participation fee 82. -; 22. Viljandi County Viljandi Rural Municipality Uusna village Saareküla tee 10 (89901:001:1149; 8841 m²; profit-making land 100%) initial price 6220., deposit 620., participation fee 124. -; 23. Viljandi County Viljandi Rural Municipality Vissuvere village Vissi (89901:001:1247; 12908 m²; profit-making land 100%) initial price 7740., deposit 770., participation fee 154. -; 24. As a whole, Kivila_tanav for the common price initial price 154,700. -, deposit 15,470. -, participation fee 3094. - sold: 1. Harju County, Tallinn, Lasnamäe district, Kivila tn 32a, (78401:101:5371; 44 m²; production land 100%); 2. Harju County, Tallinn, Lasnamäe district, Kivila tn 32b, (78401:101:3136; 1246 m²; business land 100%); 25. Collectively, for the common price of the duck puddle, the starting price is 274,860. -, deposit 27,480. -, participation fee 5,000. - sold: 1. Harju County, Tallinn, North Tallinn district, Pardiloigu tn 9, (78401:101:2907; 3549 m²; production land 100%); 2. Harju County, Tallinn, North Tallinn district, Pardiloigu tn 9a, (78401:101:6039; 30 m²; production land 100%); conditions for participation in the auction: 1. Estonian and foreign citizens and companies may participate in the auction and purchase state land if the law does not impose restrictions on the acquisition of immovables. Restrictions on the acquisition of immovables arising from the restrictions on the acquisition of immovables Act (WOULD BE lost) are further described in the terms and conditions of the auction published on the website of the Land and space Board and in the auction environment of state land. 2. The auction participant is required to carefully review the immovable in the wild before making the offer: 2.1. An immovable may be reviewed in the wild at any time unless the time and conditions for examination of a particular immovable are specified separately in the notice of auction. In the event of failure to examine the immovable and the information concerning the immovable, the tenderer cannot subsequently claim that the tenderer was not aware of the condition of the immovable; 2.2 examine the information published on the object to be sold in the auction environment of the state land, including the information contained in the restriction card and all documents annexed; 2.3 When applying for agricultural support, examine the conditions for applying for support for an immovable <https://www.pria.ee/toetused/pollud-ja-metsandus> on the website of the Agricultural registers and information Board (ARIB), including to ascertain whether and to what extent the obligation to restore permanent grassland has been imposed on the immovable. The obligation to restore permanent grassland must be examined in the public web map of the ARIB <https://kls.pria.ee/kaart/> and a more detailed guide can be found on the website of the ARIB at <https://www.pria.ee/infokeskus/kuidas-pria-avalikult-veebikaardilt-leida-pusirohumaade-sailitamise-ja-tagasirajamisega>. In the case of additional questions related to agricultural support, information must be requested from the ARIB area and animal support helpline 737 7679; 2.4 ask the local authority for information on the initiation and adoption of the preparation of the detailed spatial plan and on the design specifications and the possibilities for granting building permits. The seller cannot guarantee the preservation of the current intended purpose of the immovable, the adoption of a detailed spatial plan or the issue of design specifications and building permit; 2.5 register with an ID card, Mobile ID or Smart ID in the auction environment of the state land at riigimaaoksjon.ee and mark all required data in the registration form; 2.6 When participating in the auction environment as a representative of another person (incl. a company), complete the required information concerning both the representative (the person submitting the offer on behalf of the legal or private person) and the tenderer (the person on whose behalf the offer is made) and submit the corresponding authorisation letter to the sales organiser (Land and space Board) by e-mail (address maarium@maarium.ee) or by post (Land and space Board, Academy 4 Tartu 51003) before the end of the auction. It is not necessary to submit a power of attorney if the right of representation of the person submitting the offer on behalf of the company is reflected in the electronic commercial register. If the person who made the offers in the name of another person at the auction did not have the right of representation at the time of making the offer, the person is not deemed to be a participant in the auction; 2.7 examine the terms and conditions of the auction before signing up

and confirm acceptance of the terms and conditions. The Participant hereby declares that it has examined and agrees to all the terms and conditions of the auction; 2.8 to pay the deposit as specified in the payment notice prepared by the auction environment. Upon payment of the deposit in cash to the bank, the number of the current account and the name of the account holder shall be indicated upon registration. When paying a deposit from a foreign bank, the SWIFT/BIC code of the current account bank must also be entered upon registration. In case of inaccurate submission of any data upon payment, participation in the auction is not possible. In order to ensure sufficient time for the payment information paid to reach the national land auction environment, we recommend paying the payment at least 2 hours before the end of the auction. 3. Tenders must be submitted: 3.1 only in the public land auction environment after registering as a participant and receiving a deposit (and participation fee, if any) in the account indicated in the payment notice; 3.2 in euros, as an integer (without cents), broken down by bid step as indicated in the terms of the auction; 3.3 an amount which must not be less than the starting price. 4. The tenderer shall examine the instructions for the use of the auction environment available on the auction environment home page. If there are technical obstacles to participation in the auction and the making of tenders, the tenderer shall immediately inform the contact persons published on the website of the Land and space Board and in the auction environment thereof. 5. A tenderer who has submitted a valid tender within the specified term shall be deemed to be a participant in the auction. 6. By approving the offer, the tenderer undertakes to pay the price offered for the object of sale and to enter into the contract of sale under the conditions specified in the notice of auction and within the established term. 7. The participants in the auction are involved in their bid from the time the bid is made until the results of the auction are confirmed. The person or persons for whose benefit the results of the auction are confirmed shall be bound by their tender until the conclusion of the contract. 8. The electronic auction is at an increasing end. Tenders shall expire on the date and time indicated above if no new tenders have been received 15 minutes before the time indicated. If a new tender is received within 15 minutes before the due date, the moment of receipt of that tender shall be deemed to be the new beginning of the extended end period. The auction will be renewed by 15 minutes until a new bid is received during that time. The auction ends when no new offers have been received within 15 minutes. 9. A notarial sales contract and a real right contract shall be entered into within 6 weeks as of the approval of the results. Before entering into a contract of sale, a corresponding request must be submitted to the seller or notary for examination of the draft contract of sale. The rules for ascertaining the results of the auction established on the basis of the State assets Act, application of the prerogatives arising from subsections 66 (6) and (7) and 105 (2) of the State assets Act, approval of the results of the auction, payment and refund of the deposit and entry into the contract are described more precisely on the website of the Land and space Administration at the address www.maaruum.ee and in the auction environment of the state land in the terms of the auction published in riigimaaaksjon.ee, which the participant is required to examine before making the offer. If necessary, additional information can be requested by telephone from the telephones specified in the auction notice published on the website of the Land and space Board and in the auction environment of the state land: • the participation in the sale of immovable property and the auction before the closing date for the submission of tenders. • other issues related to the auctions on each working day. Questions to be submitted in writing concerning the properties to be sold or the terms and conditions of participation in the auction shall be submitted no later than five working days before the closing date for submission of tenders by e-mail to the address maaruum@maaruum.ee or postal address Academy 4, 51003 Tartu.

Bids can be submitted until electronically in the auction environment of the state land at the address <https://riigimaaaksjon.ee> from publication of the notice until 06.05.2025 within the term specified in the auction notice (at the time above)

Additional information: missing

Business names

Maa- ja Ruumiamet, invalid business names: Maa-amet.

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