



# Land and Minerals Department Tax Forfeited Lakeshore List

**INSIDE!**



## Lakeshore Lot Sale Information

- Minnesota Session Laws 2012, Chapter 236, Section 28 authorizes St. Louis County to sell tax forfeited lakeshore lots that are currently leased.
- The public sale of tax forfeited lakeshore lots is governed under the provisions of Minnesota Statutes, section 282.01, subdivision 3.
- All properties shall be sold to the highest responsible bidder. Bidding will begin at the minimum bid specified on the list.
- The Lakeshore lots only, separate from improvements, will be offered for sale. The minimum bid is the appraised **land** value.
- At the time of sale the purchaser must pay non-refundable earnest money in the amount of \$1,000.00 by certified check, cashier's check or money order, payable to the St. Louis County Auditor.
- The County Auditor shall charge and collect in full at the time of closing for the State of Minnesota, an assurance fee of three (3) percent of the total sale price of the land. Additional fees such as recording fees, deed fees, and deed taxes will be explained at the time of sale.
- The full balance of the purchase price, with fees, must be made within 15 days of the auction sale, **prior to payment to the leaseholder for improvements**, by certified check, cashier's check or money order.
- The purchaser shall reimburse the county for appraisal and survey costs allocated to the lot purchased.
- ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEE WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD.
- For septic information, please contact the St. Louis County Environmental Services Department at 218-749-0625 or 218-725-5200.

## Payment for Lakeshore Lot Improvements

- The purchaser must make payment in full to the leaseholder in the manner provided in Minnesota Statutes, section 92.06, subdivision 4, **for the value of any improvements**.
  - Payment for improvements must be made within 15 days of the auction sale, either in cash or upon terms and conditions agreeable to the owner of the improvements. If payment for improvements is not made in cash, and if there is no agreement between the parties within 15 days of the sale, St. Louis County will void the land sale and reoffer the property at a subsequent sale.

## Questions?

Please contact the St. Louis County Land and Minerals Department at  
**218-726-2606.**

**Tract 34**      **C22150173**

**Gnesen Township**  
Twp: 53 Rng: 14 Sec: 12

**Acres +/- 2.3**  
**Zoning: W-1**

**CVT: 375 Plat: 20**  
**Parcel(s): 1940**



<b>Land</b>	<b>\$20,400.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
<b>Appraisal</b>	<b>\$1,700.00</b>
<b>Survey</b>	<b>\$5,000.00</b>

Town of Gnesen.....218-721-3158  
 County Assessor Duluth.....218-726-2304  
 County Environmental Services (S).....218-725-5200

**Legal Description:**  
 THAT CERTAIN GOVERNMENT DESCRIBED PARCELS, COMMENCING AT S1/4 CORNER OF SEC 12 AND ASSIGNING A BEARING OF S83DEG18'12"W THAT RUNS NORTH TO THE MEAN HIGHER CORNER OF SECTIONS 11 AND 14, SAID TWP AND RGE, THAT LIES ON THE WLY SHORELINE OF THOMPSON LAKE, SAID UNDER CORNER LIES 2640.39 FT FROM SAID S1/4 CORNER; THENCE N34DEG22'53"E 1993.18 FT TO THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE N22DEG59'45"W 224.08 FT; THENCE S67DEG00'15"W 474 FT TO THE SHORELINE OF THOMPSON LAKE; THENCE SELY ALONG SHORELINE TO THE INTERSECTION WITH A LINE BEARING S67DEG00'12"W FROM THE POINT OF BEGINNING; THENCE N67DEG00'12"E 413 FT TO THE POINT OF BEGINNING. Sec 12, Twp 53N, Rge 14W, Town of Gnesen

SALE PENDING

**Comments:**  
 Approximately 2.3 acres with about 240 feet of frontage on Thompson Lake. Water access only. This property is forested primarily of red pine, birch and swamp conifers, with an open lawn area around the cabin. Electricity is run to the subject. Dug well. This parcel is zoned W-1 (Riparian), which requires 2.5 acres and 200 feet of lot width to meet standards. Parcel is a lot of record. Contact the Town of Gnesen zoning administrator at 218-721-3158 for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
<b>Improvements</b>	<b>\$13,500.00</b>

Improvements include a +/- 560 sq. ft. cabin, a shed and a privy. 375-0000-09260

**Driving Directions:** Thompson Lake  
 From Duluth, travel north on County Road #4 (Rice Lake Rd.). Turn right on Thompson Lake Rd., then right on Needle Lane to an unimproved boat launch area on the left side of the road. Water access only. Cabin can be identified by lease tag L03850180 on structure.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 35**      **C22150121**

**Unorganized Township**  
Twp: 61 Rng: 13 Sec: 3

**Acres +/- 4.6**  
**Zoning: SMU-7**

**CVT: 625 Plat: 18**  
**Parcel(s): 10**



<b>Land</b>	<b>\$85,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
<b>Appraisal</b>	<b>\$1,475.00</b>
<b>Survey</b>	<b>\$3,022.60</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 1, BLOCK 1, EARLY BIRD

**Comments:**  
 Approximately 4.6 acres with about 355 feet of frontage on Bear Island Lake. The site is rugged, with a rocky shoreline and a moderately steep path up to the cabin site. Mature trees of various species, primarily balsam, aspen, maple and birch cover the site, screening the cabin from the lake. There is a small lawn area, no well, no septic, no electricity or hard wired telephone service at the site. This +/-355'x400'x537.5'x522' parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Lake access only, from public landings or private resort. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
<b>Improvements</b>	<b>\$50,000.00</b>

Improvements include a +/- 524 sq. ft. seasonal cabin and outhouse. 625-0000-09301

**Driving Directions:** Bear Island Lake  
 From Virginia, take U.S. Highway #53 north, turn north on U.S. Highway #169, east on County Road #21. Proceed on County Road #21 north of Babbitt, west on County Road #904, north on County Road #490 to public landing. Proceed by water along westerly side of Bear Island to northerly shoreline of lake. No fire numbers present, cabin can be identified by lease tag L03880005 on structure.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 36**      **C22150120**

Unorganized Township      Acres +/- 4.4      CVT: 625    Plat: 18  
 Twp: 61 Rng: 13 Sec: 3      Zoning: SMU-7      Parcel(s): 40



Land	<b>\$90,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$3,022.60</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 4, BLOCK 1, EARLY BIRD

**Comments:**  
 Approximately 4.4 acres with about 413 feet of frontage on Bear Island Lake. This site is rugged, with a rocky shoreline and a moderately steep path up to the cabin site. Mature trees of various species, primarily balsam, aspen, maple and birch cover the site, screening the cabin from the lake. There is no lawn area, no well, no septic, no electricity or hard wired telephone service at the site. This +/- 413'x423'x400'x420' parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Lake access only, from public landings or private resort. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$7,500.00</b>

Improvements include a +/- 320 sq. ft. seasonal cabin and outhouse. 625-0000-09306

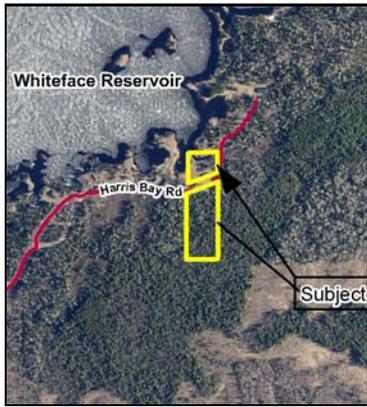
**Driving Directions: Bear Island Lake**  
 From Virginia, take U.S. Highway #53 north, turn north on U.S. Highway #169, east on County Road #21. Proceed on County Road #21 north of Babbitt, west on County Road #904, north on County Road #490 to public landing. Proceed by water along westerly side of Bear Island to northerly shoreline of lake. No fire numbers present, cabin can be located by lease tag L03900006 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 37**      **C22150133**

Unorganized Township      Acres +/- 3.1      CVT: 641    Plat: 15  
 Twp: 55 Rng: 14 Sec: 5      Zoning: SMU-7      Parcel(s): 50, 110



Land	<b>\$90,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,480.00</b>
Survey	<b>\$1,010.20</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 5, BLOCK 1, also LOT 5, BLOCK 2, BETULA BEACH 55-14

**Comments:**  
 Approximately 2.91 land acres with 250 feet of frontage on Whiteface Reservoir. The frontage is mostly in a small shallow bay off the main reservoir and on a narrow peninsula. The property is forested primarily of fir/spruce and aspen. There is an open lawn on the upland and black spruce in the wetland area south of Harris Bay Rd. Utilities are run to the subject. Zoning is SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$33,800.00</b>

Improvements include a +/- 880 sq. ft. cabin and outhouse. 641-0000-09105

**Driving Directions: 2267 Harris Bay Road, Makinen**  
 From Duluth, travel north on County Road #4, (Rice Lake Rd.), which turns into Vermilion Trl. Turn right on Harris Bay Rd. and travel to the property (fire number 2267). Cabin can be identified by lease tag L03850228 on structure.



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**Tract 38**      **C22150144**

Unorganized Township      Acres +/- 0.8      CVT: 642    Plat: 111  
 Twp: 56 Rng: 14 Sec: 28      Zoning: SMU-7      Parcel(s): 190



Land	<b>\$60,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,480.00</b>
Survey	<b>\$1,010.21</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 10, BLOCK 2, LINWOOD

**Comments:**

Approximately 0.8 of an acre with about 120 feet of frontage on Linwood Lake. This property is fairly level, with wet areas in the back and along the waterfront. It is forested primarily of birch, fir and spruce, with an open lawn area around the cabin. Utilities are run to the subject. This irregularly shaped parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$17,100.00</b>

Improvements include a +/- 640 sq. ft. cabin, a shed building, woodshed, and a privy. 642-0000-09301

**Driving Directions:** 2732 Linwood Lake Road West

From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. to the property (fire number 2730). Cabin can also be identified by lease tag L03850107 on structure.



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**Tract 39**      **C22150149**

Unorganized Township      Acres +/- 0.7      CVT: 642    Plat: 111  
 Twp: 56 Rng: 14 Sec: 28      Zoning: SMU-7      Parcel(s): 200



Land	<b>\$62,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,480.00</b>
Survey	<b>\$1,010.21</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 11, BLOCK 2, LINWOOD

**Comments:**

Approximately 0.7 of an acre with about 116 feet of frontage on Linwood Lake. This property is forested with hardwood trees, with an open lawn area around the cabin. There are wet areas along the waterfront and the back of the lot. Utilities are run to the subject. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$17,400.00</b>

Improvements include a +/- 672 sq. ft. cabin, a sauna, woodshed, and a privy. 642-0000-09302

**Driving Directions:** 2730 Linwood Lake Road West

From Duluth, travel north on County Road #4 (Rice Lake Road), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. to the property (fire number 2732). Cabin can also be identified by lease tag L03850087 on structure.



**SALE**

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 40**      **C22150143**

Unorganized Township      Acres +/- 0.8      CVT: 642    Plat: 111  
 Twp: 56 Rng: 14 Sec: 28      Zoning: SMU-7      Parcel(s): 240



Land	<b>\$62,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,480.00</b>
Survey	<b>\$1,010.21</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 15, BLOCK 2, LINWOOD

**Comments:**

Approximately 0.8 of an acre with about 183 feet of frontage on Linwood Lake. This property is about half forested with aspen, and half open lawn. There are wet areas along the back of the lot and along the waterfront. Utilities are run to the subject. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$10,300.00</b>

Improvements include a +/- 504 sq. ft. cabin, a shed with an attached woodshed, and a privy. 642-0000-09306

**Driving Directions:** 2700 Linwood Lake Road West

From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. and travel to the property (fire number 2700). Cabin can also be identified by lease tag L03850091 on structure.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 41**      **C22150151**

Unorganized Township      Acres +/- 0.8      CVT: 642    Plat: 111  
 Twp: 56 Rng: 14 Sec: 28      Zoning: SMU-7      Parcel(s): 250



Land	<b>\$62,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,480.00</b>
Survey	<b>\$1,010.21</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 16, BLOCK 2, LINWOOD

**Comments:**

Approximately 0.8 of an acre with about 158 feet of frontage on Linwood Lake. This property is forested with aspen and birch, with an open lawn area around the cabin. There are wet areas in the back and along the waterfront. Utilities are run to the subject. Point well. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

**SALE**

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$13,350.00</b>

Improvements include a +/- 396 sq. ft. cabin, a screen house, 2 sheds, and a privy. 642-0000-09307

**Driving Directions:** 2698 Linwood Lake Road West

From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. and travel to the property (fire number 2698). Cabin can also be identified by lease tag L03850092 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 42**      **C22150123**

Unorganized Township      Acres +/- 0.9      CVT: 642    Plat: 111  
 Twp: 56 Rng: 14 Sec: 28      Zoning: SMU-7      Parcel(s): 260



Land	<b>\$62,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,480.00</b>
Survey	<b>\$1,010.21</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 17, BLOCK 2, LINWOOD



**Comments:**  
 Approximately 0.9 of an acre with about 126 feet of frontage on Linwood Lake. The land cover consists primarily of aspen, birch, fir/spruce and open lawn. Utilities are run to the subject. Zoning is SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of width to meet standards. Parcel is a lot of record. Access easement in place. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$17,450.00</b>

Improvements include a +/- 1,000 sq. ft. cabin attached to a sauna with a breezeway, a small metal shed, and a privy. 642-0000-09308

**Driving Directions:** 2674 Linwood Lake Road West  
 From Duluth, travel north on County Road #4 (Rice Lake Road), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. and travel to the property (fire number 2674). Cabin can also be identified by lease tag L03850093 on structure.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 43**      **C22150147**

Unorganized Township      Acres +/- 2.4      CVT: 662    Plat: 31  
 Twp: 55 Rng: 15 Sec: 2      Zoning: SMU-7      Parcel(s): 100



Land	<b>\$105,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,480.00</b>
Survey	<b>\$1,010.20</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 7, BLOCK 2, WHITEFACE SHORES WEST



**Comments:**  
 Approximately 2.16 land acres with about 275 feet of frontage on the Whiteface Reservoir. This property is mostly forested, primarily with aspen, fir and spruce, with an open lawn area around the cabin. There are wet areas at the rear of the lot, and a narrow strip along the lakeshore. Utilities are run to the subject. This irregularly shaped parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$58,250.00</b>

Improvements include a +/- 1,024 sq. ft. cabin, a garage, and a privy. 662-0000-09107

**Driving Directions:** 2189 Whiteface Road  
 From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermillion Trl. Turn right on Whiteface Rd. and travel to the property (fire number 2189). Cabin can also be identified by lease tag L03870012 on structure.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 44**      **C22150145**

Unorganized Township  
Twp: 56 Rng: 16 Sec: 24

Acres +/- 0.78  
Zoning: SMU-7

CVT: 676 Plat: 12  
Parcel(s): 10



Land	<b>\$50,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$573.00</b>

County Assessor Virginia.....218-749-7147  
County Environmental Services (N).....218-749-9703  
County Planning & Development (N).....218-749-7103

**Legal Description:**  
LOT 1, BLOCK 1, COOT CREEK ESTATES

**Comments:**

Approximately 0.78 of an acre with about 222.42 feet of frontage on Long Lake. This property has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject lot is mixed, mostly of aspen, balsam and birch. There is a lawn area around the cabin, with a moderate slope to lake. Electricity is run to the subject. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$78,500.00</b>

Improvements include a +/- 1,024 sq. ft. cabin, shed, shed/outhouse, and a sleeper cabin. **Outbuildings encroach on state property; purchaser must remove encroaching outbuildings from state property within 1-year of sale.** 676-0000-09201

**Driving Directions:** 5907 Long Lake Road South, Makinen

From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 5907. Cabin can be identified by lease tag L03850114 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 45**      **C22150146**

Unorganized Township  
Twp: 56 Rng: 16 Sec: 24

Acres +/- 0.8  
Zoning: SMU-7

CVT: 676 Plat: 12  
Parcel(s): 30



Land	<b>\$60,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$573.00</b>

County Assessor Virginia.....218-749-7147  
County Environmental Services (N).....218-749-9703  
County Planning & Development (N).....218-749-7103

**Legal Description:**  
LOT 3, BLOCK 1, COOT CREEK ESTATES

**Comments:**

Approximately 0.8 of an acre with about 169.43 feet of frontage on Long Lake and about 147.24 feet of frontage on S. Long Lake Rd. This property has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject lot is mixed, mostly of aspen, balsam and birch. There is a lawn area around the cabin, with a moderate slope to lake, with a grassy shoreline. Electricity is run to the subject. Drilled well. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$43,000.00</b>

Improvements include a +/- 640 sq. ft. cabin, screen porch/sauna, shed, outhouse and pumphouse. 676-0000-09227

**Driving Directions:** 5915 Long Lake Road South, Makinen

From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 5915. Cabin can be identified by lease tag L03850242 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 46**      **C22150124**

Unorganized Township  
Twp: 56 Rng: 16 Sec: 24

Acres +/- 0.72  
Zoning: SMU-7

CVT: 676 Plat: 12  
Parcel(s): 50



Land	<b>\$51,500.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$573.00</b>

County Assessor Virginia.....218-749-7147  
County Environmental Services (N).....218-749-9703  
County Planning & Development (N).....218-749-7103

**Legal Description:**  
LOT 5, BLOCK 1, COOT CREEK ESTATES

**Comments:**

Approximately 0.72 of an acre with about 124.51 feet of frontage on Long Lake and about 150.38 feet of road frontage. This site has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject is mixed, mostly of moderate age to mature aspen, balsam and birch. There is lawn area around the cabin building site, with a moderate slope to the lake, with a grassy shoreline. Sand point well. No septic observed. This irregularly shaped, +/- 124.51' x 239.14' x 150.38' x 201.84' parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$32,500.00</b>

Improvements include a +/- 187 sq. ft. seasonal cabin, screen house, 2 sheds, outhouse, and pumphouse. 676-0000-09205

**Driving Directions:** 5919 Long Lake Road South, Makinen

From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 5919. Cabin can also be identified by lease tag L03850117 on structure.

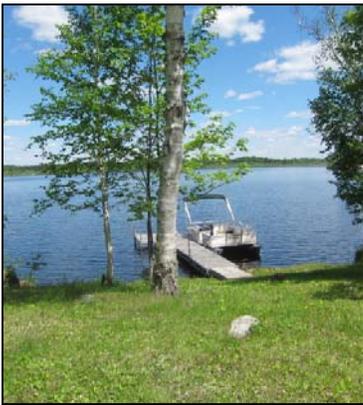
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 47**      **C22150125**

Unorganized Township  
Twp: 56 Rng: 16 Sec: 24

Acres +/- 0.77  
Zoning: SMU-7

CVT: 676 Plat: 12  
Parcel(s): 110



Land	<b>\$51,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$573.00</b>

County Assessor Virginia.....218-749-7147  
County Environmental Services (N).....218-749-9703  
County Planning & Development (N).....218-749-7103

**Legal Description:**  
LOT 11, BLOCK 1, COOT CREEK ESTATES

**Comments:**

Approximately 0.77 of an acre with about 111.87 feet of frontage on Long Lake and about 115.54 feet of road frontage. This site has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject is mixed, mostly of moderate age to mature aspen, balsam and birch. There is lawn area around the cabin building site, with a moderate slope to the lake with grassy shoreline. There is a small ridge in the center of the site, and a small seasonal wet area. Sand point well. No septic. This irregularly shaped, +/- 111.87' x 281.17' x 115.54' x 172.63' x 114.46' parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$50,500.00</b>

Improvements include a +/- 672 sq. ft. seasonal cabin, deck, log shed, outhouse and pumphouse. 676-0000-09211

**Driving Directions:** 5953 Long Lake Road South, Makinen

From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 5953. Cabin can be identified by lease tag L03850123 on structure.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 48**      **C22150148**

Unorganized Township  
Twp: 56 Rng: 16 Sec: 25

Acres +/- 0.74      CVT: 676 Plat: 12  
Zoning: SMU-7      Parcel(s): 240



Land	<b>\$51,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$573.00</b>

County Assessor Virginia.....218-749-7147  
County Environmental Services (N).....218-749-7903  
County Planning & Development (N).....218-749-7103

**Legal Description:**  
LOT 24, BLOCK 1, COOT CREEK ESTATES

**Comments:**  
Approximately 0.74 of an acre with about 122.35 feet of frontage on Long Lake and about 149.5 feet of frontage on S. Long Lake Rd. This property has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject lot is mixed, mostly of aspen, balsam and birch. There is a lawn area around the cabin, with a moderate slope to lake. Electricity is run to the subject. Drilled well. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$140,000.00</b>

Improvements include a +/- 832 sq. ft. cabin, shed, barrel sauna building and pumphouse. 676-0000-09224

**Driving Directions:** 6007 Long Lake Road South, Makinen  
From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 6007. Cabin can be identified by lease tag L03850136 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

**Tract 49**      **C22150174**

Unorganized Township  
Twp: 56 Rng: 16 Sec: 25

Acres +/- 1.02      CVT: 676 Plat: 12  
Zoning: SMU-7      Parcel(s): 400



Land	<b>\$59,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$573.00</b>

County Assessor Virginia.....218-749-7147  
County Environmental Services (N).....218-749-7903  
County Planning & Development (N).....218-749-7103

**Legal Description:**  
LOT 40, BLOCK 1, COOT CREEK ESTATES

**Comments:**  
Approximately 1.02 acres with about 119.79 feet of frontage on Long Lake and about 151.15 feet of frontage on S. Long Lake Rd. This property has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject lot is mixed, mostly of aspen, balsam and birch. There is a lawn area around the cabin, with a moderate slope to lake. Electricity is run to the subject. Point well. This irregularly shaped parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$37,000.00</b>

Improvements include a +/- 576 sq. ft. cabin, shed, outhouse and pumphouse. 676-0000-09540

**Driving Directions:** 6103 Long Lake Road South, Makinen  
From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 6103. Cabin can be identified by lease tag L03850151 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.