SAINT LOUIS COUNTY, MINNESOTA

LAND AND MINERALS DEPARTMENT

320 West 2nd Street, Suite 302, Duluth, MN 55802

Tax Forfeited Available List — Spring 2016

Thank You for your inquiry on the purchase of tax forfeited properties. The enclosed list of available parcels includes tax forfeited property within the boundaries of cities (urban land) and outside city boundaries (rural land).

Urban Land:
Information on parcels identified as city property (i.e. City of Duluth), can be obtained by contacting our main office at (218)726-2606.

Rural Land:
Information on parcels not identified as city property can be obtained by contacting one of our field offices.

For parcel LEGAL DESCRIPTIONS of Township 56 and higher, contact our Virginia office at (218)742-9898.

For parcel LEGAL DESCRIPTIONS of Township 55 and lower, contact our Duluth office at (218)726-2606.

All listings found advertised within this booklet are subject to change. The Land and Minerals Department encourages all prospective buyers to conduct their own research prior to purchasing tax forfeited property. Please call us, and we will be happy to answer your questions.

Please visit our website:
www.stlouiscountymn.gov

And click on the Tax Forfeit Land Sales Tab

OR

Scan this QR code with your smartphone.

stlouiscountymn.gov

218-726-2606

Saint Louis County, Minnesota
Land and Minerals Department
State Tax Forfeited Land Sale Information

Available Properties List

Thank you for your inquiry on the purchase of tax forfeited properties. The enclosed list contains many parcels of tax forfeited property within the boundaries of cities (urban) and outside of cities (rural). These properties have previously been offered for purchase to the highest bidder at a Land and Minerals Department auction, but were not acquired. All of the parcels listed in this booklet are now available for immediate purchase over-the-counter for the total price listed on each tract. Offers to purchase for less than what is listed will not be accepted.

For copies of tract information sheets, general land sale questions, location of sale or other inquiries, call *218-726-2606*.

Tract Information Sheets can be obtained at our website, www.stlouiscountymn.gov (click on the "Tax Forfeit Land Sales" button) or you may contact us at the following Land and Minerals Department Offices:

Duluth Office	Pike Lake Office	Virginia Office
Government Services Center 320 West 2nd Street, Suite 302 Duluth, MN 55802 • 218-726-2606 landdept@stlouiscountymn.gov	5713 Old Miller Trunk Highway Duluth, MN 55811 218-625-3700 landdept@stlouiscountymn.gov	7820 Highway 135 Virginia, MN 55792 218-742-9898 landdept@stlouiscountymn.gov

Email Notification System

Receive notification via email any time the Land Sale List or Available Land List is altered (if a parcel is withdrawn from sale). You can conveniently sign up to receive this free service on our website.

For specific questions regarding a tract, please contact:

Countywide
Karen Zeisler, Tax Forfeited Land Coordinator.....218-726-2606

Urban Properties
Christopher (Cricker) Johnson, Land Staff Appraiser.....218-726-2606

Southern St. Louis County Rural Properties
Jeri Georges, Land Staff Appraiser.....218-726-2606

Northern St. Louis County Rural Properties
Ruth Harristhal, Land Staff Appraiser.....218-742-9898

Countywide
Stacy Melcher, Planner I.....218-726-2606

This sale is governed by Laws of Minnesota, Chapter 282 and by resolutions of the County Board.

Disclaimer Page

1. The right to withdraw or add any parcels to this list is hereby reserved by the County Auditor and all sales will be considered **FINAL**.

2. Properties will be sold at public auction. All property will be sold to the highest responsible bidder. Bidding will begin at the minimum bid specified on the list. If parcel is not sold at auction, it will be for sale, over-the-counter, on a first come, first served basis. The County reserves the right to reject any bidder who has defaulted on a land sale contract. Payment must be made by personal check, cashier's check, certified check or money order made payable to "St. Louis County Auditor".

3. Properties sold through this auction are subject to local zoning ordinances. Please contact your local zoning administrator to obtain copies of these ordinances. No structure or part thereof shall be erected, constructed, moved or structurally altered, and no land shall change in use until the local zoning authority has approved and issued a land use permit.

4. All sales are subject to existing liens, leases, easements, and rights-of-way.

5. Any lands offered for sale may be subject to unpaid assessments against the property. Before purchasing, any prospective buyer should consult the City Treasurer's Office for properties in the City of Duluth, or the City/Town Clerk for all other locations, in respect to any unpaid assessments that may exist. Any assessments against the property for public improvements after the property forfeited to the State shall be assessed against the property and paid for at the time of purchase, pursuant to Minnesota Statutes, 282.01, Subd. 3. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a parcel in an amount equal to the remaining unpaid original assessment at the time of forfeiture. (Minnesota Stat. 429.071, Subd. 4 and 435.23)

6. Some non-platted lands listed for sale may contain non-forested marginal land or wetland as defined in Minnesota Statutes. The deed for these parcels will contain a restrictive covenant, which will prohibit enrollment of the lands in a State funded program providing compensation for conservation of marginal land or wetlands. Notice of the existence of non-forested marginal land or wetlands will be available to prospective bidders at the auction.

7. St. Louis County has not performed any wetland delineation on parcels offered for sale, unless otherwise noted. No refunds will be made due to presence of wetlands.

8. Some properties may present exposure to lead from lead-based paint that may place young children at risk of developing lead-based poisoning. If you are interested in purchasing a single-family dwelling built prior to 1978, you have the right to conduct a risk assessment or inspection for lead-based paint hazards at your expense at least ten (10) days before the sale date. Please contact the Land and Minerals Department, Government Services Center, 320 West 2nd Street, Suite 302, Duluth, MN 55802, Phone No. 218-726-2606, to arrange to see the property for such an inspection or assessment.

9. The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated concentrations are found. Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling. St. Louis County has not performed nor is aware of any radon testing on parcels offered for sale, unless otherwise noted. The County will provide a copy of the Minnesota Department of Health's *Radon in Real Estate Transactions* publication to any purchaser of residential tax forfeited property.

10. The County Auditor shall charge and collect in full at the time of sale for the State of Minnesota, an assurance fee of 3% of the total sale price of the land, timber, and structures. Additional fees such as recording fees, deed fees, and deed taxes will be explained at the time of payment.

11. For each parcel of land sold, a down payment of 10% of the purchase price or $500, whichever is greater (Board Resolution # 1988-348), must be paid at the time of the sale, or the parcel will be sold to the next highest bidder. Those parcels purchased under an installment plan will require execution of a purchase contract. The length of the contract cannot exceed ten (10) years, and the remaining principal balance will be payable in equal annual installments plus simple interest at the rate set pursuant to Minnesota Stat. 549.09. Other terms and conditions will be explained at the time of signing. The County reserves the right to require payment in full at time of sale if the bidder has previously defaulted on a land sale contract or repurchase agreement.

12. For those parcels for which there is an estimated volume of timber, the value of the timber must be paid in full at the time of purchase, in addition to the down payment stated above. If a parcel with timber sells for more than the list price, the amount bid in excess of the list price will be allocated between the land and the timber in proportion to the respective totals. The amount allocated to timber must be paid in full at the time of purchase. (Board Resolution # 1988-348)

13. ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD. ALL LANDS ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.

14. ANNUAL PROOF OF INSURANCE WILL BE REQUIRED ON ALL PARCELS WITH INSURABLE STRUCTURES. Proof must be supplied to the Land and Minerals Department within 30 days of purchase, and within ten (10) days of cancellation of insurance.

15. If a contract is canceled, and less than 50% of the principal (original sale price) has been paid, reinstatement will not be allowed. To retain the property, payment in full must be received.

Could you tell me about the St. Louis County tax forfeited land sales?

- Tax forfeited lands, classification and sale are governed by Minnesota State Statute § 282 (Tax forfeited lands; classification, sale) and resolutions of the County Board.
- Tax forfeited lands are either reserved for conservation purposes or disposed of through a classification system that is determined by the County Board and approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources).
- When a parcel forfeits, County Board resolution determines its classification, upon approval of the Commissioner of Natural Resources (Minnesota Department of Natural Resources). When a parcel is classified as non-conservation, it can be sold for private ownership via auction.
- There are three tax forfeited land sales per year (February, June and October) in the form of oral auctions.
- Parcels identified for auction (and approved as being able to sell) are sold to the highest bidder; however, not for less than the value that is set by the County Board.
- When a parcel is classified as conservation, it is set aside as primarily suitable for timber production.
- Land containing standing timber may not be sold until the timber value and the sale of the land have been approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources). Minerals in tax forfeited land and tax forfeited stockpiled metallic minerals or materials are subject to mining (mineral rights).

What happens to the money that the Land and Minerals Department brings in?

- The County Board may set aside no more than 30% for timber development (which include Memorial Forests).
- The County Board may set aside no more than 20% (by resolution) to be used for recreation.
- The Land and Minerals Department is self-supporting, with any balance remaining after operational costs as follows (this is called apportionment):
  - 40% to the County's General Fund.
  - 40% to school districts.
  - 20% to towns or cities.

Amount Due Upon Purchase

Down Payment.....10% of the total sale value or $500, whichever is greater.

State Assurance Fee.....3% of total sale price of land, timber and structures. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the State has to defend its right to forfeit land.

Assessments.....Check with city/town clerk for any additional assessments of which the Land and Minerals Department is not aware. If listed on sale listing as certified, assessments must be paid in full at the time of sale.

Timber Value.....Paid in full at the time of sale. **Please note:** The timber value increases the same percentage as the sale bid up.

Recording Fee.....$46.00 or as set by the County Recorder. If there is a well on the property, it is an additional $50.00 for well disclosure.

Deed Fee.....$25.00

Deed Tax..... .0033 times the purchase price.

SAINT LOUIS COUNTY MINNESOTA

St. Louis County Land and Minerals Department

Government Services Center

320 West 2nd Street, Suite 302, Duluth, MN 55802

Phone 218-726-2606 • Fax 218-726-2600

www.stlouiscountymn.gov

Annual Payment Schedule

Parcel Value	Length of Contract
Less than $500	Must be paid in full
$500 - $999	2 years
$1,000 - $1,999	4 years
$2,000 - $2,999	6 years
$3,000 - $3,999	8 years
$4,000 or greater	10 years

Are you interested in attending a Land and Minerals Department Properties Auction? Bidder registration and attendance is free. Mark your calendar now to be a part of our next sale to be held Thursday, June 9th, 2016 at 10:00 A.M. at the Depot!

1. What is the date, time and location of your tax sale?
We have three state tax forfeited land sales per year, one each in February, June and October. The dates will be posted by January each year to our website located at www.stlouiscountymn.gov. Click on the "Tax Forfeit Land Sales" button, then select the "Upcoming Land Sale" link. Listings for the next land sale will be available approximately one month before the sale date.

2. When and where are your tax sales advertised?
The land sales are advertised in the official newspaper of the County (currently the Duluth News Tribune www.duluthnews.com) and on our website at www.stlouiscountymn.gov. Free printed copies of our Land Sale booklets can be picked up at St. Louis County offices or from one of our multiple area wide distribution sites, which are listed on our website.

3. How and when do I register for your tax sales?
You can register early by completing and mailing the pre-registration form enclosed in the land sale booklet, by filling out the pre-registration online form found on our website at www.stlouiscountymn.gov, or by registering at the auction. Registration is not necessary to attend the auction, but it is required if you choose to bid on a parcel.

4. What are the payment requirements at the sale?
We require payment by check or money order.

5. Is payment in full required on the day of the sale?
Payment in full may not be required (if $500 or more) at the time of sale, depending upon the advertised total value listed for each parcel.

6. Does your county offer a financing program?
We take some sales under a contract for deed basis. Our contracts cannot exceed ten (10) years. Present interest rate is 10%.

7. What type of document is issued at the sale (treasurer's deed, tax deed, sheriff's deed, etc.)?
At the time of payment in full, a state deed is issued by the Minnesota Department of Revenue.

8. Once a property is acquired through your tax sale, is there a redemption period before you can take possession?
There is no redemption period once a property is acquired.

9. Do you allow investors to invest at your tax sales without attending the tax sale (i.e. absentee bidding)?
Bidders or their representatives must be present at our sales.

10. What happens to a tax sale property that has an unsatisfied mortgage held against it?
The law is unclear whether a tax forfeited property is subject to an unsatisfied mortgage against it. The Land and Minerals Department advises all buyers to consult a real estate attorney prior to purchasing tax forfeited lands with unsatisfied mortgages held against them.

11. What happens to the properties that do not sell at the auction? Are they still available for purchase?
Properties that do not sell at auction can be purchased over-the-counter from the Land and Minerals Department, and can even be purchased or financed through the mail. Properties on our Available Lands List are offered on a first come, first served basis and can be viewed on our website www.stlouiscountymn.gov. Click on the "Tax Forfeit Land Sales" button, then select the "Available Land Sale" link.

12. Would you please send me a current list of properties available for purchase?
If you wish to join our mailing list for one year to receive printed copies of our Available Lands and Land Sale Auction booklets in the mail, please send a check or money order for $25 made out to "St. Louis County Auditor" to this office with your current return address. There is no charge for viewing the lands list on our website at www.stlouiscountymn.gov. Both the upcoming auction properties and the current available properties can be viewed from this website.

13. Are you seeking access across state tax forfeited lands?
There are three ways the St. Louis County Land and Minerals Department grants access across state tax forfeited lands:

1. An authorization, allows access for short term needs.
2. A temporary, renewable lease to access private land.
3. An easement for roadways, utilities, or other access to private lands.

To request access across St. Louis County State Tax Forfeited land, please fill out the "Application for Access Across Tax Forfeited Lands" and return it to a St. Louis County Land and Minerals Department office nearest you. Filling out the application does not guarantee that access will be granted. All requests are evaluated on a case-by-case basis. To download the form from our website, click on the "Tax Forfeit Land Sales" button at www.stlouiscountymn.gov, then click on the "Access" link. Print the Application form (Adobe PDF format), or pick one up at any Land and Minerals Department office. Please read the "Instructions for Applying for Access Across Tax Forfeited Lands" for detailed information on requirements within the application.

We hope this information is of use to you, and thank you for your interest in state tax forfeited lands. Please use one of the following to contact the St. Louis County Land and Minerals Department:

Phone.....218-726-2606
Email.....landdept@stlouiscountymn.gov
Write.....St. Louis County Land and Minerals Dept.
GSC – 320 West 2nd Street, Suite 302
Duluth, MN 55802

Tract 1	City Of Duluth	010-3305-01630	Starting Bid $26,900.00	± 0.04 acres	C22150163 CJ

Location: 1425 89th Avenue West, Duluth

Legal: LOTS 75 AND 76, BLOCK 11, REARRANGEMENT OF BLKS 10 11 12 OF MORGAN PARK OF DULUTH

Land	$2,500.00
Timber	$0.00
Improvements	$22,573.52
Certified Assessments	$1,826.48
Total	$26,900.00

A 3 story rowhouse located in the Morgan Park neighborhood of Duluth. The first floor features a living room and a kitchen that suffered fire damage in 2010. The second floor contains 2 bedrooms and a full bathroom, while the third floor houses an additional 2 bedrooms. There are 2 off-street parking spaces located west of the subject building, across the alleyway. This +/- 16' x 110' parcel is zoned R-2 (Residential-Urban), which requires a minimum lot width of 50 feet and 750 sq. ft. of total lot area per family to meet multi-family zoning standards. This structure has been condemned for human habitation as a result of the fire/smoke damage. Contact the City of Duluth Building Safety office for details on the requirements for having this status removed. Check with the City of Duluth Treasurer for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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Tract 2	City Of Duluth	010-4050-00010	Starting Bid $56,500.00	± 0.05 acres	C22140030 CJ

Location: 830 North 24th Avenue West, Duluth

Legal: THAT PART OF W 50FT OF BLK 1 AND OF LOT 384 BLK 173 DUL PROP 2ND DIV LYING WITHIN 45 FT OF SLY LINE OF 9 TH ST, SPALDINGS ADDITION DULUTH

Land	$9,000.00
Timber	$0.00
Improvements	$47,500.00
Certified Assessments	$0.00
Total	$56,500.00

A 2 story, single family home, located on a corner lot in the Lincoln Park neighborhood of Duluth. This +/- 45' x 50' parcel is zoned R-1 (Residential), which requires finding the smaller of 4,000 sq. ft. or the average of developed 1-family lots on the block face, and the smaller of 40 feet or the average of developed 1-family lots with similar uses on the block face to determine conformity. The first floor features a 3-seasons porch, living and dining rooms and a kitchen. The second floor contains 2 bedrooms and a full bathroom. New furnace January 2015. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee $46.00.

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Tract 3	City Of Biwabik	015-0056-00060	Starting Bid $98,000.00	± 0.02 acres	C22140178 KZ

Location: 6266 Giants Ridge Road, Unit #606, Aurora

Legal: LIVING UNIT 606 AND AN UNDIVIDED INTEREST IN THE COMMONS AREA, THE VILLAS AT GIANTS RIDGE 11TH SUPPLEMENTAL CONDOMINIUM PLAT

Land	$0.00
Timber	$0.00
Improvements	$98,000.00
Certified Assessments	$0.00
Total	$98,000.00

A 2-unit, second story condominium located on the Iron Range and adjacent to the Giants Ridge ski resort. There are two separate spaces, each with outdoor entrances, adjoined via an interior doorway. It has 2 bedrooms, 2 full bathrooms, a living and dining room, plus 2 kitchens and a private deck that overlooks beautiful Lake Sabin. Contact Michelle with Villas at Giants Ridge (218-865-4155) for details regarding association fees and requirements. There is an unsatisfied mortgage held against this property - consult a real estate attorney for details regarding this status. Contact the City of Biwabik for any certified, pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee $46.00.

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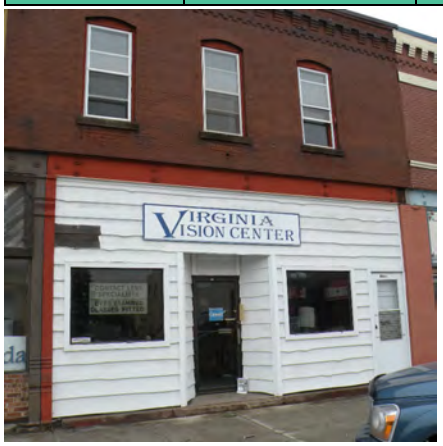
Tract 4	City Of Virginia	090-0010-06260	Starting Bid $19,900.00	± 0.06 acres	C22130141 CJ



Location: 110 & 110 1/2 Chestnut Street, Virginia

Legal: LOT 4, BLOCK 27, VIRGINIA

Land	$3,721.30
Timber	$0.00
Improvements	$16,178.70
Certified Assessments	$0.00
Total	$19,900.00

A 2 story commercial building located on the Iron Range in the downtown area of Virginia. The main level features 4 office spaces, mens and womens restrooms, and a display/showroom area. The second floor can be accessed via a separate entrance on Chestnut St., and contains 5 common rooms, 2 bedrooms, and separate mens and womens restrooms. This 25' x 120' lot is zoned B-1 (Central Business District). Please contact the City of Virginia for business zoning standards and requirements, for payment options regarding a utilities assessment of $15,137.62 held against this parcel, and for any pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee $46.00.

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Tract 5	City Of Babbitt	105-0010-01220	Starting Bid $21,700.00	± 0.21 acres	C22150132 CJ

Location: 27 Hemlock Circle, Babbitt

Legal: LOT 25, BLOCK 6, BABBITT 1ST DIVISION CITY OF BABBITT

Land	$3,000.00
Timber	$0.00
Improvements	$18,700.00
Certified Assessments	$0.00
Total	$21,700.00

A 1 story, single family home along with a detached single stall garage located in the City of Babbitt. This home features 2 bedrooms, 1 bathroom, combination living and dining room, and a full kitchen. This 75' x 120' parcel is zoned R-2 (single family residential), which requires a minimum lot width of 80 feet and 9,600 sq. ft. of total lot area to meet standards. This property does not meet the minimum standards, and is considered a legal, non-conforming lot of record. Check with the City of Babbitt for details regarding a pending assessment for unpaid utility and garbage services of +/- $483.00 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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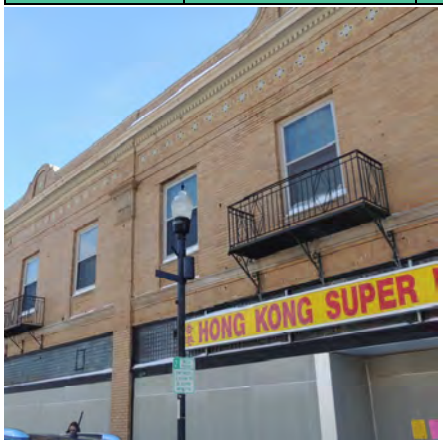
Tract 6	City Of Hibbing	140-0070-01520	Starting Bid $50,000.00	± 0.23 acres	C22140220 KZ



Location: 416 East Howard Street, Hibbing

Legal: LOTS 9 10 AND 11, BLOCK 9, CENTRAL ADDITION TO HIBBING

Land	$15,850.00
Timber	$0.00
Improvements	$34,150.00
Certified Assessments	$0.00
Total	$50,000.00

A 2 story commercial building located on historic Howard St. in the Iron Range city of Hibbing. This structure sits on a +/- 80' x 125' lot, and is zoned C2a (Commercial), which requires the preservation of the architectural characteristics. This expansive building previously housed an Asian food establishment on the first floor and business storage on the second. Check with the City of Hibbing for details on this special zoning, and any certified, pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee $46.00.

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Tract 7

Starting Bid **$21,500.00**	± 0.14 acres	C22150075 CJ

Location: 2602 6th Avenue East, Hibbing

Legal: LOTS 1 AND 2, BLOCK 9, KOSKIVILLE HIBBING

Land	$10,000.00
Timber	$0.00
Improvements	$11,500.00
Certified Assessments	$0.00
Total	$21,500.00

A 2 story home located on the Iron Range in the city of Hibbing. This house sits on a +/- 50' x 125' parcel, and is zoned R-2 (Residential), which requires a minimum lot width of 60 feet and 7,500 sq. ft. of total lot area to meet zoning standards. This property was in the process of being remodeled. The first floor features space for a kitchen, living room, bathroom and 2 bedrooms, while the second floor contains an area for 2 additional bedrooms and a bathroom. Check with the City of Hibbing for any pending or future assessments that may be reinstated. (Proof of Insurance for this structure is required within 30 days if purchased under contract.) Recording fee $46.00.

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Tract 8

City Of Hoyt Lakes	142-0024-01160	Starting Bid **$16,700.00**	± 0.21 acres	C22150161 CJ

Location: 312 Coventry Road, Hoyt Lakes

Legal: LOT 4, BLOCK 22, HOYT LAKES SUBDIVISION NO 4

Land	$4,000.00
Timber	$0.00
Improvements	$12,700.00
Certified Assessments	$0.00
Total	$16,700.00

A 2 stall, detached garage, along with a block basement foundation, located in the City of Hoyt Lakes. The condition and suitablity of improving this foundation to a single family home is unknown. This +/- 80' x 114' parcel is zoned R-3 (Residential), which requires a minimum lot width of 65 feet and 8,250 sq. ft. of total lot area to meet standards. Check with the City of Hoyt Lakes for any certified, pending or future assessments that may be reinstated. Recording fee $46.00. T#264523

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Tract 9

City Of Duluth	010-1140-02320,02360	Starting Bid **$13,250.00**	± 0.32 acres	C22120020 CJ

Location: W. 1st St. between N. 26th and 27th Aves. W.

Legal: SLY 1/2 OF ELY 28 1/2 FT OF LOT 421 & INC WLY 21 1/2 FT OF LOT 421 & INC ELY 35 1/2 FT OF LOT 423 also WLY 14 1/2 FT OF LOT 423 AND ELY 14 FT OF LOT 425, BLOCK 79, DULUTH PROPER SECOND DIVISION

Land	$13,250.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$13,250.00

Vacant parcel dotted with alder, ash, and maple trees, located in the Lincoln Park neighborhood of Duluth. This irregularly shaped piece is zoned R-2 (Residential-Urban), which requires 4,000 sq. ft. of total lot area and 30 feet of frontage to meet standards. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee $106.00. T#264074, T#252830, T#160198, T#136431

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Tract 10	City Of Duluth	010-1800-09060,09070,09080,09090,09100	Starting Bid $8,750.00	± 0.33 acres	C22120110 KZ

Location: southeast corner of the Gary St. and 101st Ave. W.

Legal: LOTS 11 THRU 15 INC PT OF VAC ALLEY ADJ, BLOCK 36, GARY FIRST DIVISION DULUTH

Land	$8,750.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$8,750.00

Vacant, grassy property on the southeast corner of 101st Ave. W. and Gary St. This +/- 138' x 108' parcel is zoned R-1 (Residential-Traditional), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face, and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face to meet minimum standards. Check with the City of Duluth Treasurer's office for any certified, pending or future assessments that may be reinstated. Recording fee $86.00. T#17151, T#189270, T#189273

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 11	City Of Duluth	See Comments	Starting Bid $70,000.00	± 0.84 acres	C22140226 KZ

Location: southeast corner of Commonwealth Ave. and E. McGonagle St.

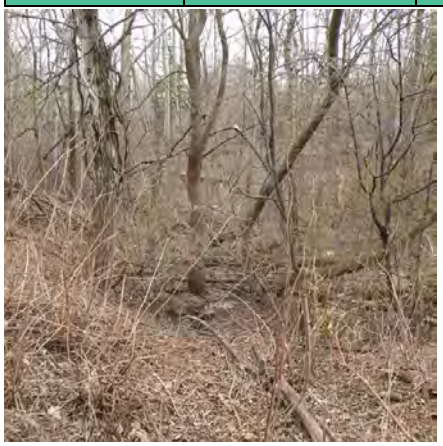
Legal: LOTS 5 THRU 18, BLOCK 48, GARY FIRST DIVISION DULUTH

Land	$70,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$70,000.00

A large, mostly wooded property on the southeast corner of Commonwealth Ave. and E. McGonagle St. in the Gary neighborhood of Duluth. This +/- 350' x 100' tract is zoned is MU-N (Mixed Use Neighborhood), which requires 4,000 sq. ft. and 30 feet of frontage to meet standards. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee $266.00. T#23152, T#70454, T#64997, T#28814, T#21380, T#142428, T#23491, T#102037, T#45977, T#160978, T#153987, T#17208
PIDs: 010-1800-12480 thru -12610

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.

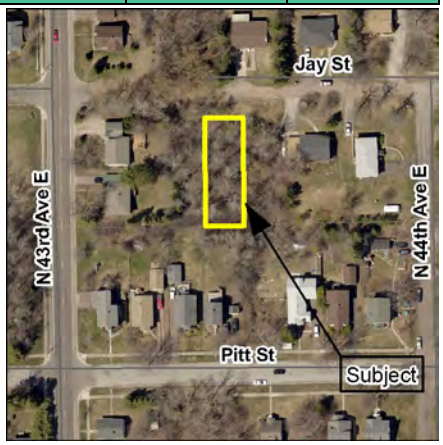
Tract 12	City Of Duluth	010-3030-02070	Starting Bid $8,800.00	± 0.16 acres	C22110084 CJ



Location: south side of Jay Street, west of 44th Avenue East

Legal: LOT 4, BLOCK 82, LONDON ADDITION TO DULUTH

Land	$8,800.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$8,800.00



Rolling terrain lot located on a dead-end street in the Lakeside neighborhood of Duluth. A mixture of mature oak, ash, red pine and alder cover this parcel. A storm-water drainage bed crosses the southern portion of this tract. This +/- 50' x 140' parcel is zoned R-1 (Traditional Residential), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face, and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 13	City Of Duluth	010-3030-02080	Starting Bid $8,800.00	± 0.16 acres	C22110083 CJ

Location: south side of Jay Street, west of 44th Avenue East

Legal: LOT 5, BLOCK 82, LONDON ADDITION TO DULUTH

Land	$8,800.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$8,800.00

Rolling terrain lot located on a dead-end street in the Lakeside neighborhood of Duluth. A mixture of mature oak, ash, red pine and alder cover this parcel. A storm-water drainage bed crosses the southern portion of this tract. This +/- 50' x 140' parcel is zoned R-1 (Traditional Residential), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face, and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee $46.00.

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Tract 14	City Of Duluth	See Comments	Starting Bid $131,000.00	± 2.40 acres	C22140222 KZ

Location: northwest corner of 88th Ave. W. and Falcon St.

Legal: LOTS 1 THRU 17, BLOCK 14, MORGAN PARK OF DULUTH

Land	$131,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$131,000.00

This property is approximately 2.4 acres on the northwest corner of 88th Ave. W. and Falcon St. in the Morgan Park neighborhood of Duluth. The eastern half of the property is zoned MU-N (Mixed Use Neighborhood), which requires 4,000 sq. ft. and 30 feet of frontage to meet standards. The western half is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee $66.00. T#330419, T#219774
PIDs: 010-3300-01460 thru -01620

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 15	City Of Duluth	See Comments	Starting Bid $10,000.00	± 1.28 acres	C22120023 CJ

Location: between Bowser and Goodhue Sts., east of 97th Ave. W.

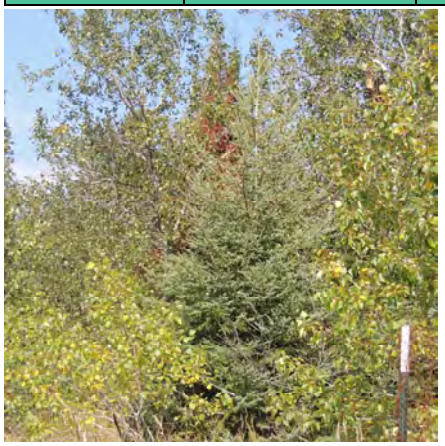
Legal: LOTS 1 THRU 16, BLOCK 30, NEW DULUTH 1ST DIVISION

Land	$10,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$10,000.00

Vacant and brushy tract located between Bowser St. and Goodhue St., just east of 97th Ave. W. Road and utilities would have to be extended. Utilities are in 97th Ave. W. Bowser St. has been vacated between 96th and 97th Aves. W. adj. block 30. This +/- 140' x 433' parcel is zoned MU-B (Mixed Use Business), which is not for residential use. Check with City of Duluth Building Safety for zoning related questions. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee $46.00.
PIDs: 010-3430-09710 through -09860

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 16	City Of Duluth	010-4400-00150,00160	Starting Bid $12,000.00	± 0.18 acres	C22150184 KZ



Location: west of Minnesota Avenue, north of 18th Street South

Legal: LOT 27 also LOT 29, UPPER DULUTH ST LOUIS AVENUE

Land	$12,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$12,000.00

Vacant parcel on Park Point, near Minnesota Ave. and 18th St. S. Level ground with mix of tree cover. This +/- 8,000 sq. ft. parcel is zoned R-1 (Traditional Residential), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face, and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face. Check with the City of Duluth for any pending or future assesments that may be reinstated. Recording fee $46.00. T#326632

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 17	City Of Duluth	010-4400-00240	Starting Bid $6,000.00	± 0.09 acres	C22140197 KZ

Location: west of Minnesota Avenue, south of 16th Street South

Legal: LOT 45, UPPER DULUTH ST LOUIS AVENUE

Land	$6,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$6,000.00

Vacant parcel on Park Point, near Minnesota Ave. between 17th and 18th St. S. Level ground with mix of tree cover. This +/- 4,000 sq. ft. parcel is parcel is zoned R-1 (Traditional Residential), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face, and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face. Check with the City of Duluth for any pending or future assesments that may be reinstated. Recording fee $46.00. T#326632

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Tract 18	City Of Duluth	010-4400-01210	Starting Bid $749,500.00	± 3.10 acres	C22140217 KZ

Location: south of Harbor Point circle, off of the undeveloped right-of-way

Legal: LOTS 8 THRU 20 EVEN NUMBERED LOTS, UPPER DULUTH ST LOUIS AVENUE

Land	$749,500.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$749,500.00

A large, undeveloped parcel, with a mix of tree cover and sand beach adjacent to St. Louis Bay in the Park Point neighborhood of Duluth. Approximately 3.1 acres, this parcel is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. This property contains mostly level ground, with many potential development options. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee $66.00. T#330325, T#120777

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 19	City Of Duluth	010-4400-01330	Starting Bid $789,000.00	± 3.33 acres	C22140218 KZ

Location: on the bay side of Park Point, off of undeveloped 17th St.

Legal: LOTS 32 THRU 44 EVEN NUMBERED LOTS, UPPER DULUTH ST LOUIS AVENUE

Land	$789,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$789,000.00

A large, undeveloped parcel, with a mix of tree cover and sand beach adjacent to St. Louis Bay in the Park Point neighborhood of Duluth. Approximately 3.33 acres, this property is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. This property contains mostly level ground, with many potential development options. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee $92.00. T#331494 and Abstract

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Tract 20	City Of Duluth	010-4480-01800	Starting Bid $6,250.00	± 0.14 acres	C22140225 KZ

Location: east side of S. 58th Ave. W., south of Redruth St.

Legal: LOTS 7 AND 8, BLOCK 72, WEST DULUTH 2ND DIVISION

Land	$6,250.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$6,250.00

Vacant lots on the east side of S. 58th Ave. W. in the Lower West Duluth community of Duluth. This +/- 50' x 125' parcel is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. The structures that previously occupied this property (314 S. 58th Ave. W.) were removed in January, 2015. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee $46.00.

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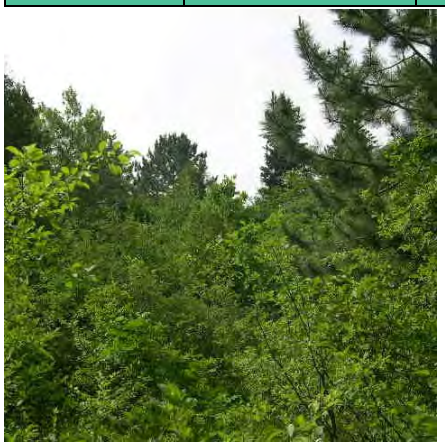
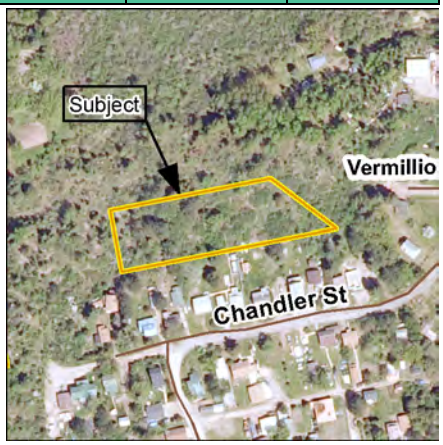
Tract 21	City Of Ely	030-0030-01760	Starting Bid $9,000.00	± 1.07 acres	C22120025 KZ



Location: east of Lakeview Ave., between Chandler St. and undeveloped Vermilion St.

Legal: LOTS 1 THRU 15, BLOCK 8, AUDITORS PLAT OF CHANDLER ADDITION TO ELY

Land	$9,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$9,000.00



A vacant, irregularly shaped parcel, approximately 1.07 acres, located in the northern MN city of Ely. This wooded lot with rocky terrain is east of Lakeview Ave., between Chandler St. and undeveloped Vermilion St. There are no utilities or developed roads adjoining (utilities are in Chandler St.). This parcel is zoned R-1 (Residential), which requires 50 feet of lot width and 6,000 sq. ft. for 1 family or 50 feet of lot width and 4,000 sq. ft. for 2 families. Check with the City of Ely for any pending or future assessments that may be reinstated. Recording fee $46.00.

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Tract 22	City Of Ely	030-0030-02000,02290,02350	Starting Bid $28,200.00	± 1.70 acres	C22120026 KZ

Location: northwest of the west end of Chandler St.

Legal: LOTS 20 THRU 24 also LOTS 49 THRU 53 also LOTS 55 THRU 63 INC, BLOCK 8, AUDITORS PLAT OF CHANDLER ADDITION TO ELY

Land	$28,200.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$28,200.00

A wooded tract, approximately 1.7 acres, located in the northern MN city of Ely. This hill straddled, rocky terrain property has a view of nearby Shagawa Lake; however, it does not adjoin the lakeshore. A public landing and park on the shores of Shagawa Lake are located in close proximity for outdoor enjoyment. This parcel is zoned R-1 (Residential), which requires 50 feet of lot width and 6,000 sq. ft. for 1 family or 50 feet of lot width and 4,000 sq. ft. for 2 families. Utilities would need to be extended from nearby Chandler St. Check with the City of Ely for any pending or future assessments that may be reinstated. Recording fee $46.00.

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Tract 23	City Of Ely	030-0030-03340	Starting Bid $10,500.00	± 0.57 acres	C22120027 KZ

Location: north side of W. Shagawa Rd., east of address #525

Legal: LOTS 71 THRU 78 INC, BLOCK 10, AUDITORS PLAT OF CHANDLER ADDITION TO ELY

Land	$10,500.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$10,500.00

Vacant, wooded lots on the north side of W. Shagawa Rd., just east of address 525 W. Shagawa Rd. This +/- 200' x 125' parcel is zoned R-1 (Residential), which requires 50 feet of lot width and 6,000 sq. ft. for 1 family. All utilities are available for this parcel. Check with the City of Ely for any pending or future assessments that may be reinstated. Recording fee $46.00.

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Tract 24	City Of Hibbing	139-0020-04011	Starting Bid $8,000.00	± 0.92 acres	C22140219 KZ

Location: Power Rd. E. between address #4402 and #4316

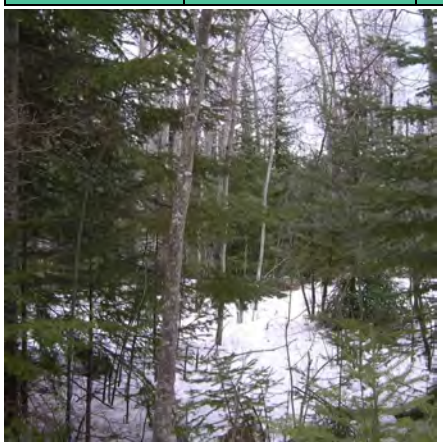
Legal: S 80 FT OF W 500 FT OF NW 1/4 OF NW 1/4, Sec 29 Twp 57N Rge 20W, CITY OF HIBBING

Land	$8,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$8,000.00

A densely wooded parcel with mature trees, located in the city of Hibbing. This +/- 80' x 500' parcel is zoned S-R (Suburban Residential), which requires 0.5 of an acre of total lot area and 100 feet of lot width to meet minimum requirements. This parcel is a lot of record. Any personal property remaining is sold with the land. Contact the City of Hibbing for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 25	Alborn Township	205-0010-06210	Starting Bid $31,200.00	± 40.00 acres	C22150114 JG



Location: approximately 0.5 of a mile west of the Alborn Junction Rd.

Legal: NW 1/4 OF SW 1/4, Sec 35 Twp 52N Rge 18W, TOWN OF ALBORN

Land	$25,100.00
Timber	$6,100.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$31,200.00

This approximately 40 acre parcel is located southwest of the town of Alborn, about 0.5 of a mile west of the Alborn Junction Rd. There is no known legal access. Most of the property is south of an unnamed creek that flows east into the Artichoke River. An overhead powerline bisects the property. The high ground is wooded with aspen, red maple and balsam. It is surrounded by private property. Zoning is FAM-3 (Forest Agricultural Management), which requires a minimum lot width of 300 feet and 9 acres of total lot area to meet standards. Check with the Town of Alborn for any pending or future assessments that may be reinstated. Recording fee $46.00. T#203834 Please respect private property by asking permission to cross for viewing this parcel.

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 26	Balkan Township	235-0010-03050	Starting Bid $22,400.00	± 40.00 acres	C22130103 RH

Location: south and west sides of Sever Road

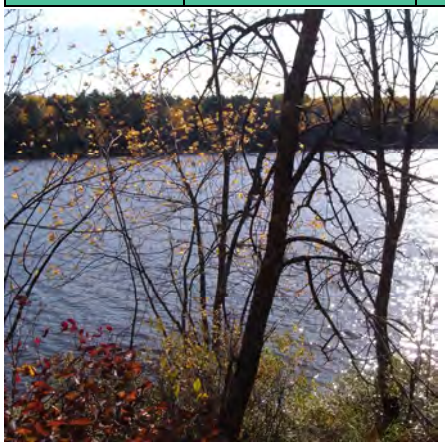
Legal: NE 1/4 OF NE 1/4, Sec 18 Twp 58N Rge 20W, TOWN OF BALKAN

Land	$20,035.00
Timber	$2,365.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$22,400.00

This parcel is approximately 40 acres, crossed by a stream in the northeast. There are areas of aspen in the west and southeast with low land through the center. This +/- 1,320' x 1,320' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Check with Balkan Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 27	Biwabik Township	260-0012-00150	Starting Bid $153,900.00	± 6.60 acres	C22140038 RH



Location: east side of Vermilion Tr., west shore of Embarrass Lake

Legal: LOT 4 EX RY R/W 5.55 AC & EX PART W OF HWY #4, Sec 11 Twp 58N Rge 16W, TOWN OF BIWABIK

Land	$151,982.00
Timber	$1,918.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$153,900.00

This irregularly shaped parcel is approximately 6.6 acres, with about 285 front feet of lakeshore on Embarrass Lake. Embarrass Lake is designated as a general development lake, requiring a 75 foot setback from the shoreline. Parcel was previously used as a gravel pit. It is rolling with a ridge sloping down to the lakeshore. The center area is grassy and the edges are timbered with aspen, fir, spruce and jack pine. This parcel is zoned SMU-11 (Shoreland Mixed Use), which requires 0.5 of an acre, a minimum width of 100 feet and 15 foot setbacks to meet zoning standards. Check with Biwabik Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

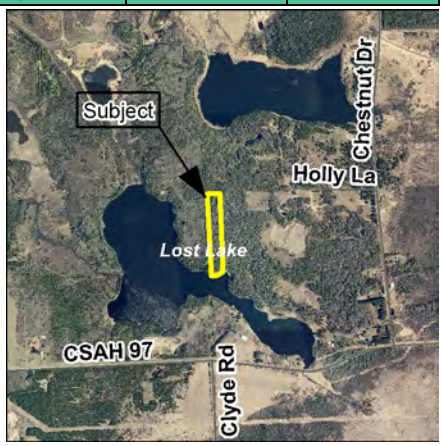
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 28	Biwabik Township	260-0015-00655	Starting Bid $47,500.00	± 4.48 acres	C22150107 RH

Location: west of the end of Holly Lane, on Lost (Horseshoe) Lake

Legal: WLY 200FT OF LOT 5, Sec 31 Twp 58N Rge 16W, TOWN OF BIWABIK

Land	$46,940.00
Timber	$560.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$47,500.00



This approximately 5 acre parcel has about 220 front feet on Lost (Horseshoe) Lake, a natural environment lake requiring a 150 foot setback. There is no known legal access. Parcel is fairly level then slopes down to the shoreline. The parcel is timbered with aspen, birch, maple, ash, cedar and spruce. This +/- 200' x 1,338' parcel is zoned RES-5 (Residential), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet standards. There may be an acreage discrepancy. Check with Biwabik Township for any pending or future assessments that may be reinstated. Recording fee $46.00. Please respect private property by seeking permission to access this parcel.

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 29	Clinton Township	295-0017-01020	Starting Bid $4,500.00	± 5.00 acres	C22150102 RH

Location: south of MN Highway #37 between Spirit Lake Road and Saint Road

Legal: NE 1/4 OF NW 1/4 EX 74/100 ACRES FOR ROAD AND EX 4.76 AC ALONG S LINE AND EX N1/2 LYING E OF W 990 FT AND EX S1/2 LYING E OF W 990 FT AND EX N1/2 OF ELY 330 FT OF WLY 990 FT AND EX N1/2 OF WLY 330 FT AND EX S1/2 OF ELY 330 FT OF WLY 660 FT AND EX S1/2 OF WLY 330 FT, Sec 30 Twp 57N Rge 18W, TOWN OF CLINTON

Land	$4,500.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$4,500.00

This rectangularly shaped parcel is grassy with pockets of brush. It is subject to a 33 foot wide road easement across it's southern border. This 330' x 660' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Parcel is a lot of record. Wetlands may impact development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with Clinton Township for any pending or future assessments that may be reinstated. Recording fee $46.00

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 30	Duluth Township	315-0010-01900	Starting Bid $18,200.00	± 6.74 acres	C22140090 JG

Location: both sides of MN Highway #61, about 0.65 of a mile north of Ryan Rd.

Legal: E 1/2 OF NE 1/4 OF NW 1/4 EX RY RT OF W AND EX HWY RT OF WAY, Sec 17 Twp 51N Rge 12W, TOWN OF DULUTH

Land	$15,400.00
Timber	$2,800.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$18,200.00

This property consists of three pieces, separated by U.S. Highway #61 and the St. Louis & Lake County Scenic North Shore Railway. There is currently no access to the site. Schmidt Creek, a designated trout stream, flows through each piece in a steep ravine. There is a conservation easement 200 feet wide lying 100 feet, to the extent possible given the location of property lines, on each side of the centerline of the designated trout stream to provide riparian protection and angler access. The northern part of this property is zoned SENSO (MUNS-4 - Multiple Use Non-Shoreland), which requires a minimum lot width of 300 feet and 4.5 acres to meet zoning standards. The middle part, south of the highway and north of the railroad, is zoned SMU-6 (Shoreland Mixed Use), which requires 200 feet of lot width and 2 acres. The southern part of the parcel is zoned SMU-8 (Shoreland Mixed Use), which requires 200 feet of lot width and 1 acre. There is a creek setback of 300 feet south and 200 feet north of the highway. Check with the Town of Duluth for questions about permitted use, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 31	Eagles Nest Township	See Comments	Starting Bid $7,350.00	± 2.63 acres	C22130104 RH

Location: south of MN Highway #1, east of the end of Rodgers Road

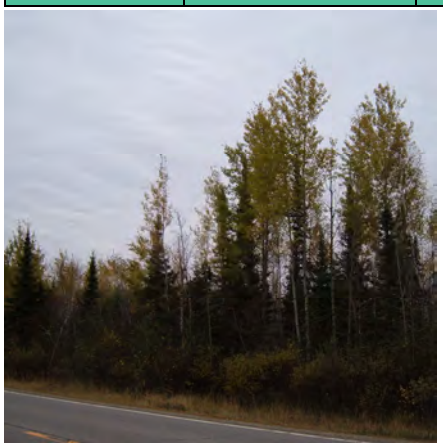
Legal: LOT 1, also LOT 2, also LOT 3, also LOTS 4 THRU 10 INC, also LOTS 11 AND 12, also LOTS 13 THRU 20 INC, BLOCK 6, also LOTS 1 THRU 12 INC, BLOCK 7, also ALL BLOCK 8, VERMILION TRAIL LODGE T OF EAGLES NEST

Land	$7,209.00
Timber	$141.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$7,350.00

Parcel is approximately 2.63 acres consisting of 5 pieces, divided by undeveloped platted roads. The pieces are +/- 125'x270', 110'x250', 125'x165', 125'x95' and 80'x40'x90'. The terrain has deep rolls with level areas in the southwest and in the north central. Areas are timbered with aspen and scattered balsam fir, and there are low areas with brush and grass. This parcel is zoned RES-7 (Residential), which requires 1 acre, a minimum width of 150 feet and 20 foot setbacks to meet standards. Check with Eagles Nest Township for any pending or future assessments that may be reinstated. Recording fee $46.00.
PIDs: 317-0220-01190,01200,01210,01220,01290,01310,01390,01510

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 32	Embarrass Township	330-0010-03040	Starting Bid $38,000.00	± 7.65 acres	C22150008 RH



Location: south side of MN Highway #135, north side of MN Highway #21

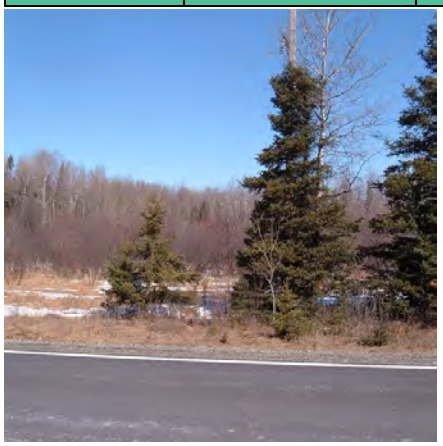
Legal: ELY 355 FT OF WLY 755 FT OF W1/2 OF SW1/4 EX THAT PART OF N1/2 LYING N OF HWY #135, Sec 21 Twp 60N Rge 15W, TOWN OF EMBARRASS

Land	$37,725.00
Timber	$275.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$38,000.00

A fairly level, irregularly shaped parcel, approximately 7.65 acres, located in Embarrass Township. This +/- 405' x 1,181' parcel is zoned MUNS-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet zoning standards. This property contains aspen regeneration, and a pocket of alder brush in the north. There is dying fir mixed with aspen in the south, as well as an area with jack pine and birch, and widely scattered ash throughout. A power line crosses this property, traveling from east to west. Check with Embarrass Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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 33	Field Township	350-0010-01292,01300	Starting Bid $12,825.00	± 15.90 acres	C22110134 RH



Location: north side of MN Highway #1, west of Alango Road

Legal: E1/2 OF E1/2 OF SW1/4 OF SE1/4 EX HWY R/W AND EX S 396 FT, also SE1/4 OF SE1/4 EX 3.46 AC FOR HWY AND EX W1/2 OF E1/2 AND EX E1/2 OF W1/2 AND EX E1/2 OF E1/2, Sec 8 Twp 62N Rge 19W, TOWN OF FIELD

Land	$8,960.00
Timber	$3,865.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$12,825.00

This irregularly shaped parcel has a power line along MN Highway #1, followed by an area of shrubby low land. The remainder of the parcel is primarily aspen with fir, spruce and ash. There is approximately 330 feet of frontage on MN Highway #1. Zoning is FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of width and 50 foot side principle to meet standards. Check with Field Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 34	Field Township	350-0010-01301	Starting Bid $9,200.00	± 10.00 acres	C22110124 RH

Location: north side of MN Highway #1 between two sections of Alango Rd.

Legal: E1/2 OF W1/2 OF SE1/4 OF SE1/4, Sec 8 Twp 62N Rge 19W, TOWN OF FIELD

Land	$6,133.00
Timber	$3,067.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$9,200.00

A vacant parcel, approximately 10 acres, with a low area of ash, followed by higher ground with aspen, fir and spruce, located in Field Township. This property has a power line on its southern border along MN Highway #1. This +/- 330 x 1,320 parcel is zoned FAM-3 (Forest Agricultural Management), requiring 9 acres, 300 feet width and 50 foot side principle. Check with Field Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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	Grand Lake Township	380-0010-07861	Starting Bid $26,700.00	± 1.57 acres	C22150170 JG

Location: south side of Old Miller Trunk Highway, west of Solway Road

Legal: ELY 150 FT OF WLY 437.08 FT OF LOT 3 EX HWY EASEMENT AND EX PART N OF CENTERLINE OF OLD HWY #53, Sec 36 Twp 51N Rge 16W, TOWN OF GRAND LAKE

Land	$26,635.00
Timber	$65.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$26,700.00

This irregularly shaped parcel is approximately 1.57 acres, with 150 feet lot width and frontage on Old Miller Trunk Hwy. It is nicely wooded with rolling topography. There is an overhead power line in the northern portion parallel to Old Miller Trunk Hwy., and buried telephone cable in the southern portion parallel to U.S. Highway #53. There is sewer available, but not city water. The Pike Lake Area Wastewater Collection System (PLAWCS) is the authority and can be reached at 218-729-9007. Zoning is Res-9 (Residential), which requires a minimum lot width of 150 feet and 1 acre of total lot area to meet standards. Check with Grand Lake Township for any pending or future assessments that may be reinstated. Recording fee $46.00. T#289535

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	Greenwood Township	387-0010-01736	Starting Bid $12,300.00	± 4.92 acres	C22130041 RH

Location: south of CSAH #115, west of Hunters Pass

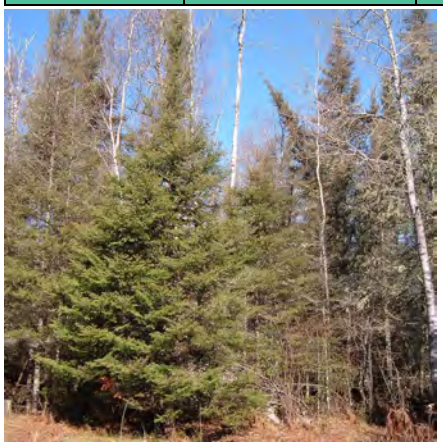
Legal: S1/2 OF G.L.4 EX ELY 1367 FT, Sec 18 Twp 62N Rge 16W, TOWN OF GREENWOOD

Land	$11,200.00
Timber	$1,100.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$12,300.00

Approximately 4.92 acres. Easement access. Non-conforming to FAM-2 zoning, which requires 17 acres and 600 feet of lot width. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00. T#261604

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	Greenwood Township	387-0250-00440	Starting Bid $11,500.00	± 1.10 acres	C22130050 RH



Location: south and west of Everett Bay Road

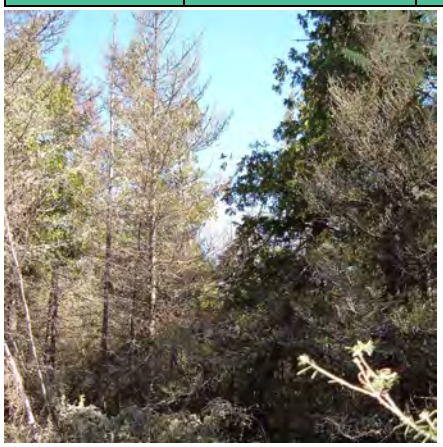
Legal: LOTS 44 THRU 52, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	$11,194.53
Timber	$305.47
Improvements	$0.00
Certified Assessments	$0.00
Total	$11,500.00

Slightly irregularly shaped rectangular parcel, approximately 1 acre. Fairly level with aspen, birch and balsam fir. Off of Everett Bay Rd., the platted roads are undeveloped. The southern border is crossed by a non-exclusive driveway easement. This +/- 105' x 480' parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 38	Greenwood Township	387-0250-00530,01030	Starting Bid $13,650.00	± 1.66 acres	C22120104 RH



Location: south and west of Everett Bay Rd.

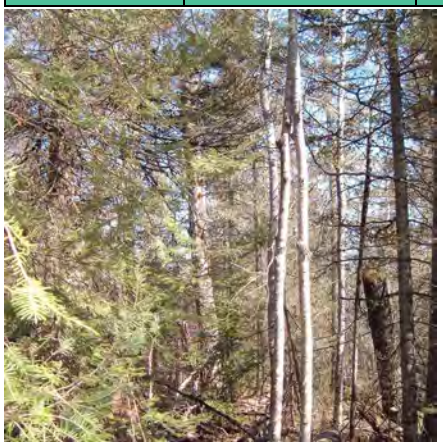
Legal: LOT 53 also OUTLOT A, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	$13,422.40
Timber	$227.60
Improvements	$0.00
Certified Assessments	$0.00
Total	$13,650.00

A rocky and vacant parcel, with pockets of low land, timbered with apsen, fir and cedar, located in Greenwood Township. This irregularly shaped parcel, approximately 1.66 acres, is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet minimum standards. Nestled just off of Everett Bay Rd., the platted roads that surround this piece are currently undeveloped. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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 39	Greenwood Township	387-0250-00580	Starting Bid $19,500.00	± 1.85 acres	C22120106 RH



Location: south and west of Everett Bay Rd.

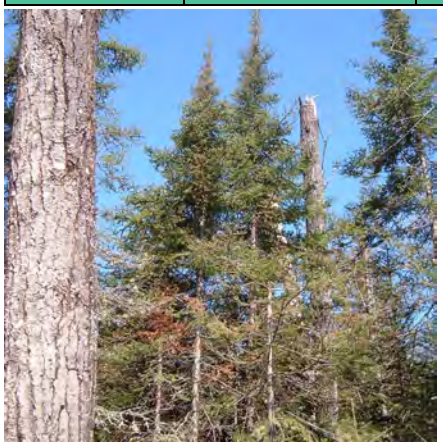
Legal: LOTS 70 THRU 84 INCL, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	$19,315.62
Timber	$184.38
Improvements	$0.00
Certified Assessments	$0.00
Total	$19,500.00

This irregularly shaped rectangular parcel is approximately 1.85 acres of fairly level terrain with aspen, birch and fir. Parcel is crossed in the southern quarter by a non-exclusive driveway easement located off of Everett Bay Rd., the platted roads are undeveloped. This +/- 650' x 125' parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

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.

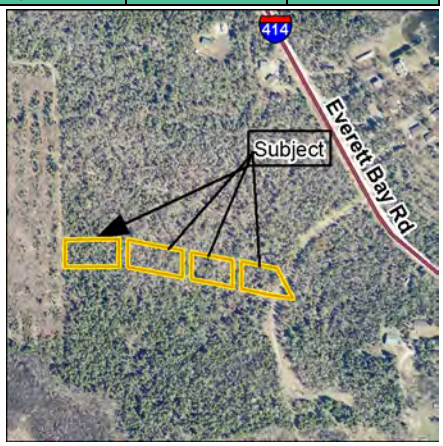
Tract 40	Greenwood Township	387-0250-00730	Starting Bid $15,750.00	± 1.67 acres	C22120108 RH



Location: south and west of Everett Bay Rd.

Legal: LOTS 93 THRU 106 INCL, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	$15,632.69
Timber	$117.31
Improvements	$0.00
Certified Assessments	$0.00
Total	$15,750.00



A fairly level parcel with birch and balsam fir, located in Greenwood Township. This property consists of 4 rectangularly shaped pieces, divided by undeveloped platted roads. This parcel is approximately 1.67 acres, zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet zoning standards. There is a non-exclusive driveway easement off of Everett Bay Rd. located on the eastern border. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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	Greenwood Township	387-0250-00890	Starting Bid $17,300.00	± 1.84 acres	C22120107 RH

Location: south and west of Everett Bay Rd.

Legal: LOTS 107 THRU 122 INCL, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	$17,155.26
Timber	$144.74
Improvements	$0.00
Certified Assessments	$0.00
Total	$17,300.00

This parcel contains 4 pieces, +/- 100' x 200' each, for a total of approximately 1.84 acres. Parcel is fairly level with aspen, fir and cedar. A non-exclusive driveway easement crosses off of Everett Bay Rd., the platted roads are undeveloped. This parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

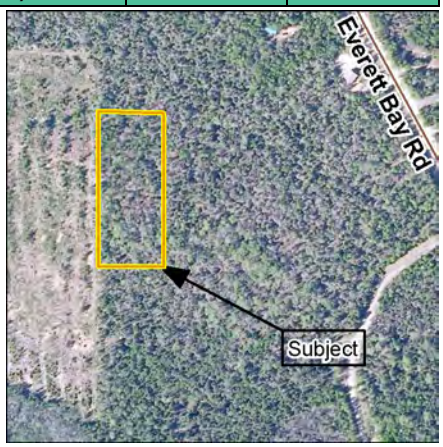
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 42	Greenwood Township	387-0250-01040	Starting Bid $18,600.00	± 2.16 acres	C22120103 RH

Location: south and west of Everett Bay Rd.

Legal: OUTLOT B, LAKE VERMILION CLUB PLAT 1 GREENWOOD

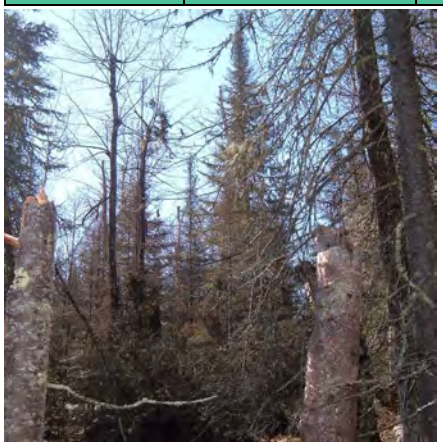
Land	$18,543.89
Timber	$56.11
Improvements	$0.00
Certified Assessments	$0.00
Total	$18,600.00



A rocky and rolling terrain parcel, approximately 2.16 acres, with pockets of low land, timbered with ash, fir and cedar, located in Greenwood Township. This +/- 472' x 200' parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet zoning standards. Nestled just off of Everett Bay Rd., the platted roads that surround this piece are currently undeveloped. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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	Greenwood Township	387-0250-01050	Starting Bid $21,500.00	± 2.24 acres	C22120102 RH



Location: south and west of Everett Bay Rd.

Legal: OUTLOT C, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	$21,337.04
Timber	$162.96
Improvements	$0.00
Certified Assessments	$0.00
Total	$21,500.00

Parcel is a slightly irregularly shaped rectangle, approximately 2.24 acres, bordered on the north by an undeveloped platted road. It has rocky, rolling terrain and is timbered with aspen and fir. This +/- 477' x 204' parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

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	Greenwood Township	387-0250-01060	Starting Bid $15,000.00	± 1.60 acres	C22120101 RH

Location: south and west of Everett Bay Rd.

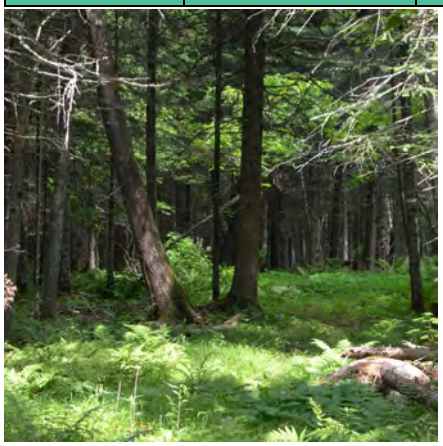
Legal: OUTLOT D AND E, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	$14,700.53
Timber	$299.47
Improvements	$0.00
Certified Assessments	$0.00
Total	$15,000.00

A rocky and rolling terrain parcel, approximately 1.6 acres, is wooded with aspen, fir, black spruce and cedar, located in Greenwood Township. This parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet minimum standards. Nestled just off of Everett Bay Rd., the platted roads that surround this piece are currently undeveloped. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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	City of Hermantown	395-0010-01100	Starting Bid $17,000.00	± 4.60 acres	C22140238 JG



Location: north side of MN Highway #194, east of Midway Rd.

Legal: E 330 25/100 FT OF S 25 AC OF SW 1/4 OF NW 1/4 EX HWY, Sec 5 Twp 50N Rge 15W, CITY OF HERMANTOWN

Land	$16,000.00
Timber	$1,000.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$17,000.00

This wooded parcel is rectangularly shaped with approximately 330 feet of frontage on MN Highway #194 in rural Hermantown. The parcel is level and moderately low, timbered with fir, cedar, aspen, and ash. This +/- 330' x 590' parcel is zoned R1 (Residential), which requires a minimum lot width of 200 feet and 2.5 acres of total lot area to meet zoning standards. Check with the City of Hermantown for any pending or future assessments that may be reinstated. Recording fee $46.00.

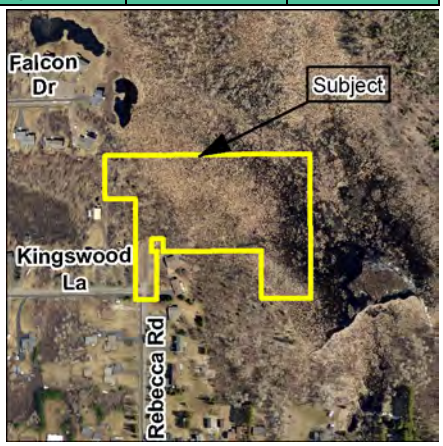
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 46	City of Hermantown	395-0010-02870,02884,02885	Starting Bid $21,700.00	± 8.30 acres	C22130094 JG

Location: north of the end of Rebecca Rd.

Legal: SE1/4 OF SW1/4 EX PART PLATTED & EX PART S OF PLAT & EX ALL THAT PART N & W OF ELY 125 FT OF SLY 66 FT LYING W OF W LINE OF REBECCA RD EXTENDED AND N OF PLAT AND EX THE WLY 522.60 FT OF SLY 500 FT OF THAT PART LYING E OF W LINE OF REBECCA RD EXTENDED AND N OF PLAT also ELY 125 FT OF THAT PART OF SE1/4 OF SW1/4 LYING 416 FT N OF PLAT OF YOUNGSTROM'S ACRES AND W OF WLY LINE OF REBECCA RD EXTENDED also PART OF SE1/4 OF SW1/4 COMM AT NW CORNER OF LOT 1 BLK 2 PLAT OF YOUNGSTROMS ACRES THENCE NLY ON EXTENSION OF E LINE OF REBECCA RD 200 FT THENCE ELY 435.60 FT THENCE NLY 300 FT THENCE WLY 522.60 FT TO EXTENSION OF W LINE OF REBECCA RD THENCE SLY TO N LINE OF PLAT THENCE ELY 87 FT TO PT OF BEG EX PART COMM AT NW COR OF SAID LOT 1 BLK 2 THENCE N0DEG 1' 52"E ON EXTENSION OF E LINE OF REBECCA RD 200 FT TO PT OF BEG THENCE N 90DEG 0' 0"E 29 FT THENCE N0DEG 1'52"E 50 FT THENCE N90DEG 0'0"W 50 FT THENCE S0DEG 1'52"W 50 FT THENCE N90DEG 0'0"E 21 FT TO PT OF BEG, Sec 10 Twp 50N Rge 15W, CITY OF HERMANTOWN

Land	$13,392.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$8,308.00
Total	$21,700.00



This irregularly shaped tract is located at the end of Rebecca Rd. in the city of Hermantown. The eastern portion is low, wet meadow as described by the National Wetlands Inventory. The remainder is primarily aspen. There is high ground on either side of an imaginary extension of Rebecca Rd. This area is zoned R-3 (Residential), which requires a minimum of 1 acre and 100 feet of road frontage to meet zoning standards. The Rebecca Rd. would have to be extended, along with utilities, for residential use. Check with the City of Hermantown for any pending or future assessments that may be reinstated. Recording fee $46.00.

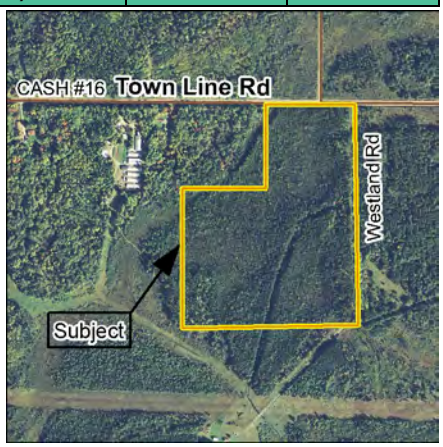
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 47	Lavell Township	420-0020-00330	Starting Bid $23,000.00	± 41.34 acres	C22120136 RH

Location: southwest corner of CSAH #16 (Town Line Rd.) and County Road #668 (Westland Rd.)

Legal: LOT 1 EX W 660 FT OF N 660 FT, Sec 3 Twp 56N Rge 19W, TOWN OF LAVELL

Land	$18,350.00
Timber	$4,650.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$23,000.00



An irregularly shaped parcel with primarily low land, located in Lavell Township. This property is zoned is FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width and 50 foot setbacks to meet minimum standards. This parcel has stagnant spruce with scattered pockets of aspen and jack pine in the south and east, and an undesignated creek crossing through the southeast corner. Wetlands may impact development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with Lavell Township for any pending or future assessments that may be reinstated. Recording fee $46.00. T#65752

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	McDavitt Township	435-0010-05930,05940	Starting Bid $5,000.00	± 9.05 acres	C22120146 RH

Location: both sides of Admiral Rd., approximately 0.75 of a mile south of Zim Rd.

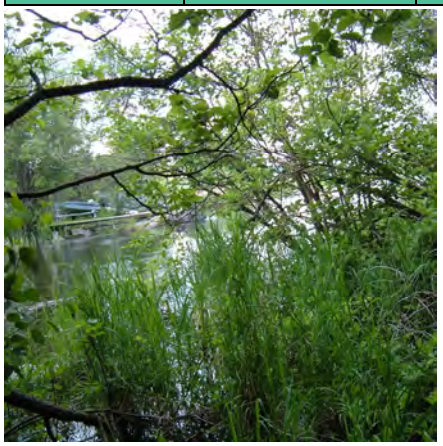
Legal: ABANDONED RY RT OF W 100 FT WIDE IN SW 1/4 OF NE 1/4 EX PART TAKEN FOR COUNTY ROAD also SW1/4 OF NE1/4 W OF RY R/W, Sec 33 Twp 56N Rge 18W, TOWN OF MCDAVITT

Land	$5,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$5,000.00

A vacant, lowland brush covered property, approximately 9.05 acres, located in McDavitt Township. This tract contains two pieces, divided by County Road #788 (Admiral Rd. S.). The first piece, +/- 1,270' x 385', is on the west side of County Road #788 (Admiral Rd. S.), while the second strip, approximately +/- 1,270' x 16', is on the east side of the road. This property is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width, and 50 foot setbacks to meet minimum standards. Wetlands may impact development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with McDavitt Township for any certified, pending or future assesments that may be reinstated. Recording fee $46.00.

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	Morse Township	465-0290-00820,00830,01060	Starting Bid $20,000.00	± 0.80 acres	C22150162 RH



Location: west of CSAH #88, north side of Shagawa River

Legal: LOT 1, also LOT 2, also LOTS 25 THRU 32, BLOCK 30, TOWN OF SPALDING TOWN OF MORSE

Land	$19,792.00
Timber	$208.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$20,000.00

This tract is approximately 0.8 of an acre divided by an undeveloped, platted alley. It is timbered with aspen in the north and ash in the south with a low, rocky and grassy shoreline. This property is fairly level in the north and slopes down to the river. It has approximately 100 front feet on the Shagawa River, and is approximately 325 feet from Shagawa Lake. The Shagawa River requires a 100 foot setback. These +/- 140' x 200' and +/- 140' x 50' parcels are zoned SMU-11 (Shoreland Mixed Use) which requires 0.5 of an acre, a minimum width of 100 feet and 15 foot setbacks to meet standards. Wetlands may impact development potential under St. Louis County land use ordiances. Contact the Planning and Community Development Department for permitted uses and zoning questions. There are undeveloped, platted roads to the property. Check with Morse Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 50	Pike Township	505-0015-05071	Starting Bid $8,200.00	± 4.31 acres	C22150105 RH

Location: north side of CSAH #21 (W. Pike Rd.), east of Karki Road

Legal: SE1/4 OF SW1/4 EX PART LYING S AND E OF ST LOUIS COUNTY HWY 21, Sec 32 Twp 60N Rge 16W, TOWN OF PIKE

Land	$7,893.00
Timber	$307.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$8,200.00

Parcel is triangularly shaped, approximately 4.31 acres, timbered with aspen and ash with an area of lowland brush in the northwest. This +/- 900' x 655' x 630' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Parcel is a lot of record. Check with Pike Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

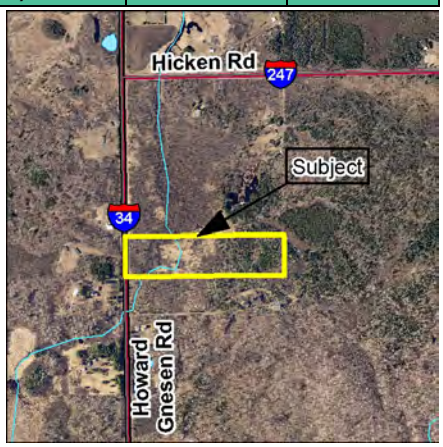
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 51	City of Rice Lake	520-0012-01460	Starting Bid $30,000.00	± 10.00 acres	C22140240 JG

Location: east of Howard Gnesen Rd., south of Hicken Rd.

Legal: N1/2 OF N1/2 OF SW1/4 OF NW1/4, Sec 15 Twp 51N Rge 14W, TOWN OF RICE LAKE

Land	$29,550.00
Timber	$450.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$30,000.00



This approximately 10 acre, wooded parcel is rectangularly shaped with about 330 feet of frontage on Howard Gnesen Rd. A creek meanders through the low front, then the land slopes upward to northern hardwoods, balsam and aspen toward the back. There is a conservation easement 150 feet in width, 75 feet on either side of the centerline of the stream to provide riparian protection and angler access. This +/- 330' x 1,320' parcel is zoned Rural 1 (Residential), which requires a minimum lot width and frontage of 300 feet and 4.5 acres of total lot area to meet zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee $46.00. T#845582

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 52	City of Rice Lake	520-0016-03460	Starting Bid $8,000.00	± 5.00 acres	C22150160 JG

Location: south side of Nelson Road, south and west of Berglund Road

Legal: E 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4, Sec 27 Twp 51N Rge 14W, TOWN OF RICE LAKE

Land	$7,900.00
Timber	$100.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$8,000.00

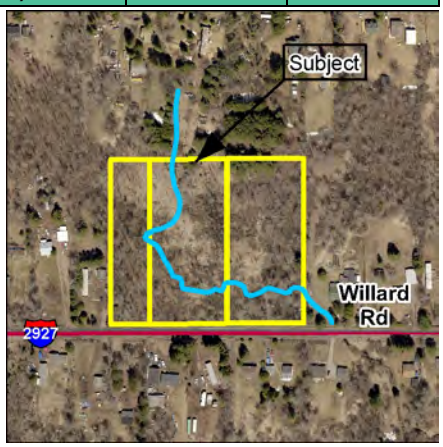
This approximately 5 acre parcel has about 330 feet of frontage on the Nelson Rd. in the City of Rice Lake. There is a small creek drainage across the northern third of the property. Amity Creek is a protected water body with a conservation easement 100 feet from the centerline of both sides of the stream to provide riparian protection as well as angler access. On the southern border of the parcel is a 100 foot wide overhead power line with a Grant-in-Aid snowmobile trail on it, encumbering the property. This parcel is zoned RR-1 (Residential), which requires a minimum lot width of 200 feet and 2.5 acres of total lot area to meet standards. Check with the clerk of the City of Rice Lake for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 53	City of Rice Lake	520-0090-00150,00160,00180	Starting Bid $16,000.00	± 4.90 acres	C22110069 JG

Location: between address #4123 and #4149 Willard Rd.

Legal: LOTS 15 THRU 19, BLOCK 1, COLMANS 4TH ACRE TRACT ADDN TO DULUTH

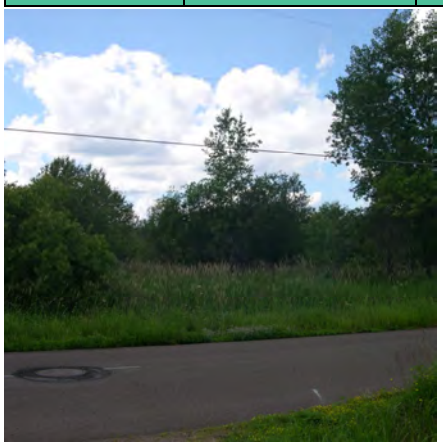


Land	$15,775.00
Timber	$225.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$16,000.00

Approximately 4.9 acres in Rice Lake Township near the Homecroft School. These lots are partially low with ash, alder and grasses along a small trout stream. There is younger aspen along the east edge that transitions to higher ground with larger aspen and scotch pine toward the back. The driveway will require an approved stream crossing. There is a dilapidated mobile home on lot 19. Any personal property remaining is sold with the land. Zoning is Rural Res 2 (Residential), requiring a minimum of 1 acre and 100 feet of lot width and frontage to meet zoning standards. These combined lots have about 500 feet of frontage on the Willard Rd. and are about 427 feet deep. There is a conservation easement 50 feet in width on each side of the centerline of the stream to provide riparian protection and public access for angling. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 54	City of Rice Lake	520-0130-00840	Starting Bid $17,500.00	± 2.90 acres	C22140244 JG



Location: west side of 3rd Ave. S., south of Calvary Rd. E

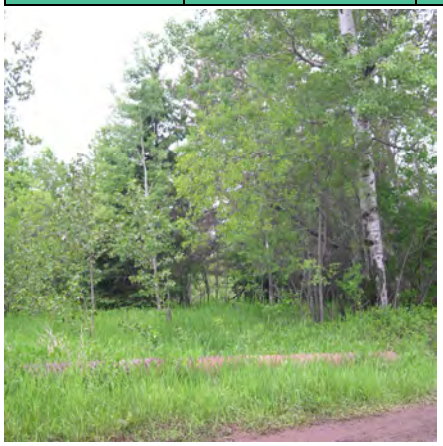
Legal: LOTS 477 THRU 479, HOMECROFT PARK TOWN OF RICE LAKE

Land	$17,400.00
Timber	$100.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$17,500.00

This irregularly shaped parcel is approximately 2.9 acres in the Homecroft area, consisting of aspen and brush. It has about 385 feet of road frontage on 3rd Ave. S. It is located across the road from the sanitary sewer substation and is north of the creek crossing. This +/- 385' x 312' parcel is zoned Rural Res 2 (Residential), requiring a minimum of 1 acre and 100 feet of lot width and frontage. There is a conservation easement 75 feet in width, lying northerly of the centerline of the stream, for the development of fish habitat and to permit angling by the public. Homecroft Elementary School (K-5) and Ridgeview Golf Club are nearby. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee $46.00. T#658279

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 55	City of Rice Lake	520-0130-01430,01540,01550	Starting Bid $15,000.00	± 5.08 acres	C22140237 JG



Location: 5th Ave. S., north of the ditch on both sides of the road

Legal: LOT 533 AND LOT 544 AND LOTS 545 THRU 547, HOMECROFT PARK TOWN OF RICE LAKE

Land	$14,900.00
Timber	$100.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$15,000.00

This irregularly shaped parcel has about 440 feet of frontage on the west side of 5th Ave. S. and about 280 feet of frontage on the east side of 5th Ave. S. in the Homecroft neighborhood. The southern border is a drainage ditch, which flows southwest into Tischer Creek, which is a protected waterway and designated trout stream with a conservation easement affecting lots 533 & 544. The easement is 75 feet in width, lying northerly of the centerline of the stream, to permit development of fish habitat and public angling. Homecroft Elementary School (K-5) and Ridgeview Golf Club are nearby. These parcels are zoned Rural Res-2 (Residential), which requires a minimum lot width and frontage of 100 feet and 1 acre of total lot area to meet zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee $106.00. T#5475, T#255846, T#255842, T#255840

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 56	City of Rice Lake	520-0130-01440,01450	Starting Bid $11,200.00	± 3.30 acres	C22140241 JG

Location: east side of 5th Ave. S., south of the ditch

Legal: LOT 534 AND LOTS 535 & 536, HOMECROFT PARK TOWN OF RICE LAKE

Land	$11,100.00
Timber	$100.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$11,200.00

This irregularly shaped tract includes about 345 feet of frontage on the east side of 5th Ave. S. The northern border is a drainage ditch which flows southwest into Tischer Creek, which is a protected waterway and designated trout stream, with a conservation easement affecting Lot 534. The easement is 75 feet in width, lying southerly of the centerline of the stream, to permit development of fish habitat and public angling. Homecroft Elementary School (K-5) and the Ridgeview Golf Club are nearby. These parcels are zoned Rural Res-2 (Residential), which requires a minimum lot width and frontage of 100 feet and 1 acre of total lot area to meet zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee $66.00. T#495040, T#658279

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 57	City of Rice Lake	520-0130-01520,01530	Starting Bid $16,800.00	± 2.30 acres	C22140236 JG

Location: west side of 5th Ave. S., south of the ditch

Legal: LOTS 542 AND 543, HOMECROFT PARK TOWN OF RICE LAKE

Land	$16,700.00
Timber	$100.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$16,800.00

This irregularly shaped tract includes about 450 feet of frontage on the west side of 5th Ave. S. The northern border is a drainage ditch which flows southwest into Tischer Creek, which is a protected waterway and designated trout stream, with a conservation easement affecting lot 543. The easement is 75 feet in width, lying southerly of the centerline of the stream, to permit development of fish habitat and to permit public angling. Homecroft Elementary School (K-5) and the Ridgeview Golf Club are nearby. These parcels are zoned Rural Res-2 (Residential), which requires a minimum lot width and frontage of 100 feet and 1 acre of total lot area to meet zoning standards. There is a driveway apron into lot 543 located approximately 130 feet south of where the ditch crosses the avenue. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee $46.00. T#658279

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 58	Sandy Township	525-0020-00830	Starting Bid $5,100.00	± 3.76 acres	C22140039 RH

Location: north side of Britt Rd. between address #8061 and #8041

Legal: E 1/2 OF SW 1/4 OF NW 1/4 EX W 275 FT OF E 400 FT AND EX W 260 FT, Sec 32 Twp 60N Rge 17W, TOWN OF SANDY

Land	$4,500.00
Timber	$600.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$5,100.00

This approximately 3.76 acre parcel is timbered with a mixture of fir, aspen and jack pine in the south, followed by a band of lowland brush in the center, and pine to the north. This +/- 125' x 1,317' parcel is zoned MUNS-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet zoning standards. Parcel is a lot of record. Check with Sandy Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 59	Solway Township	530-0010-02570,02580	Starting Bid $8,666.50	± 3.38 acres	C22150167 JG

Location: north of Maple Grove Road, east side of the railway right of way

Legal: S 8 AC OF W 15 AC OF W1/2 OF SW1/4 OF SW1/4 EX RY R/W 71/100 AC AND EX PART LYING W OF RY R/W also N 7 AC OF W 15 AC OF W1/2 OF SW1/4 OF SW1/4 EX RY R/W 1.29 AC AND EX THAT PART OF N 571 FT OF S 1320 FT OF W 385 FT LYING E OF RY R/W AND EX N 571 FT OF S 1320 FT OF W 385 FT LYING W OF R R/W, Sec 14 Twp 50 Rge 16, TOWN OF SOLWAY

Land	$8,666.50
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$8,666.50

This irregularly shaped property is approximately 186 feet wide, and extends north from the railway right of way into an active gravel pit. Gravel shall not be removed until the purchase price is paid in full. This property is zoned RES-4 (Residential), which requires a minimum lot area of 4.5 acres and 300 feet of lot width to meet standards. Parcels are lots of record. Contact St. Louis County Planning and Community Development regarding questions for use requirements. Check with the Town of Solway for any pending or future assessments that may be reinstated. Recording fee $46.00. Please respect private property rights and seek permission to view this parcel.

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 60	White Township	570-0010-00402	Starting Bid $6,825.00	± 3.64 acres	C22070060 RH

Location: west side of CSAH #100 at intersection with Township Rd. #47

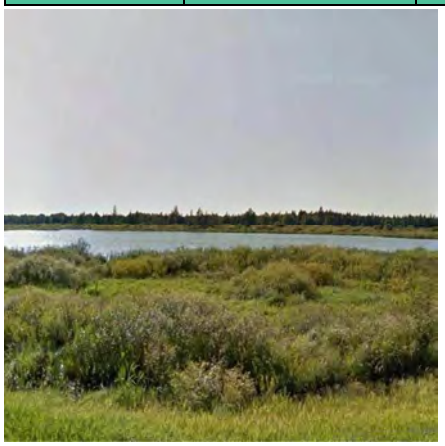
Legal: LOT 4 LYING WLY OF COUNTY ROAD, Sec 3 Twp 57N Rge 15W, TOWN OF WHITE

Land	$6,825.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$6,825.00

Non-Conforming parcel that fronts the west side of County Road #100 (where it intersects with Township Road #47), and has frontage on a small, unnamed lake. Zoning is RES-5 (Residential), which requires 2.5 acres and 200 feet of frontage. This parcel is a wetland and has no development potential per St. Louis County land use ordinances. Contact the Planning and Development Department for permitted uses and zoning questions. Check with the Town of White for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 61	White Township	570-0010-00420	Starting Bid $5,625.00	± 3.00 acres	C22070061 RH



Location: west side of CSAH #100, south of the Township Road #47 intersection

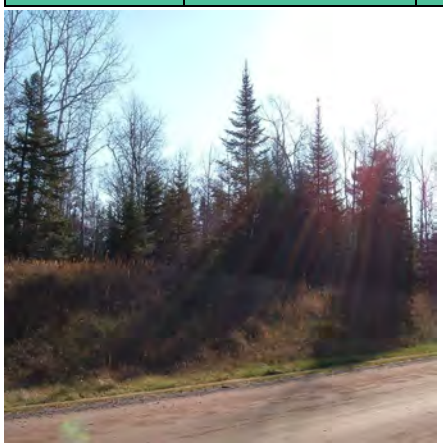
Legal: PART OF SW 1/4 OF NW 1/4 BEG 511 FT E OF NW CORNER RUNNING THENCE SWLY TO A POINT 511 FT S OF THE NW CORNER THENCE N TO SAID NW CORNER THENCE E TO POINT OF BEGINNING, Sec 3 Twp 57N Rge 15W, TOWN OF WHITE

Land	$5,625.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$5,625.00

Non-conforming parcel that lies on a small unnamed lake on the west side of County Road #100. This site is approximately 3/4 wetland. Zoning is RES-5 (Residential), which requires 2.5 acres and 200 feet of frontage. This parcel is a wetland and has no development potential per St. Louis County land use ordinances. Contact the Planning and Development Department for permitted uses and zoning questions. Check with the Town of White for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 62	White Township	570-0050-00110	Starting Bid $10,000.00	± 0.80 acres	C22120040 RH



Location: east side of S. 2nd St. W., south of S. 5th Ave. W

Legal: LOTS 11 AND 12, BLOCK 1, GARDENDALE TOWN OF WHITE

Land	$10,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$10,000.00

This approximately 120' x 292' parcel has scattered aspen and balsam fir, and a small hill going up from S. 2nd St. W. (a township road) before leveling out. This parcel is zoned RES-7 (Residential), requiring 1 acre, 150 feet of lot width and 20 foot setbacks to meet zoning standards. Public water and sewer are available (City of Aurora). This parcel is viewed as a lot of record. Check with the Town of White for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 63	White Township	570-0050-00660	Starting Bid $7,300.00	± 0.80 acres	C22120041 RH

Location: west side of S. 1st St. W. between S. 5th Ave. W. and South Ave.

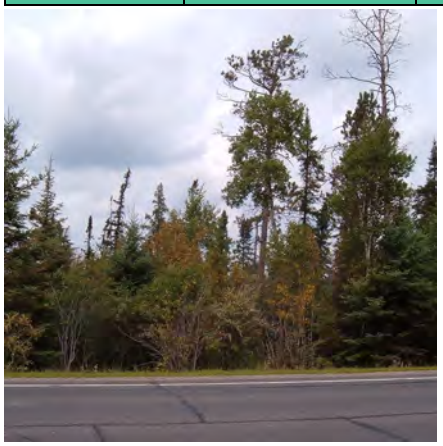
Legal: LOTS 4 AND 5, BLOCK 4, GARDENDALE TOWN OF WHITE

Land	$7,300.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$7,300.00

A +/- 120' x 292' lot of record located just south of the northern MN city of Aurora. This parcel contains partial low land, a grassy brush area near S. 1st St. W., and aspen, conifers and tamarack near the western boundary. This tract is zoned RES-7 (Residential), requiring 1 acre and 20 foot setbacks. Public water (City of Aurora) is located in the alley across S. 1st St. W. (a township road). Check with the Town of White for any pending or future assessments that may be reinstated. Recording fee $46.00.

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.

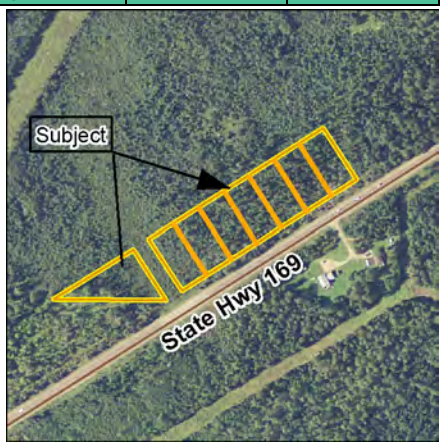
Tract 64	Wuori Township	580-0011-00010,00020,00030,00040,00050,00060,00070	Starting Bid $7,550.00	± 4.33 acres	C22130053 RH



Location: north side of MN Highway #169 between Polar Drive and Trilium Road

Legal: LOTS 1 THRU 7, ABRAHAMSONS PINE TREE ACRES TOWN OF WUORI

Land	$6,623.00
Timber	$927.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$7,550.00



This tract is located on the northerly side of MN Highway #169, approximately 2 miles east of U.S. Highway #53. Lot 1 is a mixture of jack pine, balsam fir, aspen and birch. Lot 2 is a low swamp area leading into Lots 3-7, with scattered mature red pine, balsam fir and spruce. Lot 7 is mature black spruce. Zoning is MUNS-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, 200 feet of lot width and 20 foot side principal. Check with Wuori Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 65	Unorganized Township	625-0030-00270	Starting Bid $9,150.00	± 0.50 acres	C22110045 RH

Location: west side of Joseph Street, north of the alley

Legal: LOT 27, NORTH BABBITT 61-13

Land	$9,150.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$9,150.00

This +/- 137.05' x 160' lot is level with jack pine and aspen. A power line runs along the southern border/alley. Parcel could be used for commercial, residential or cabin uses. Zoning is COM-11 (Commercial), which requires a minimum lot width of 100 feet and 0.5 of an acre of total lot area to meet standards. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 66	Unorganized Township	625-0030-00320	Starting Bid $18,500.00	± 1.74 acres	C22110046 RH

Location: north side of CSAH #70 between Robert and Joseph Streets

Legal: LOT 32, NORTH BABBITT 61-13

Land	$18,500.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$18,500.00

This lot is located on CSAH #70 between Robert and Joseph Sts., with dimensions of +/- 336.05' x 225.08'. The lot is level, timbered with jack pine and aspen, and has some blown down trees. A power line runs along the northern border/alley. Parcel could be used for commercial, residential or cabin uses. Zoning is COM-11 (Commercial), which requires a minimum lot width of 100 feet and 0.5 of an acre of total lot area to meet standards. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 67

Unorganized Township	625-0030-00330	Starting Bid $18,550.00	± 1.74 acres	C22110047 RH

Location: north side of CSAH #70 between Joseph and Terrence Streets

Legal: LOT 33, NORTH BABBITT 61-13

Land	$18,550.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$18,550.00

This lot is located on CSAH #70 between Joseph and Terrence Sts., with dimensions of +/-336.05' x 225.08'. The lot is level, timbered with jack pine and aspen, and has some blown down trees. A power line runs along the northern border/alley. This parcel could be used for commercial, residential or cabin use. Zoning is COM-11 (Commercial), which requires a minimum lot width of 100 feet and 0.5 of an acre of total lot area to meet standards. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee $46.00.

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Tract 68

Unorganized Township	625-0031-00010,00160	Starting Bid $11,600.00	± 1.00 acres	C22120039 RH

Location: between Joseph and Terrence Sts.

Legal: LOT 1 also LOT 16, NORTH BABBITT FIRST ADDITION 61-13

Land	$11,600.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$11,600.00

An approximately 1 acre tract with jack pine and aspen that slopes to the northwest with lowland brush, located near the northern MN city of Babbitt. This tract has frontage on both Joseph (gravel) and Terrence (paved) Sts. This +/- 140' x 336' tract is zoned RES-12 (Residential), which requires a minimum lot width of 100 feet and 0.33 of an acre of total lot area to meet standards. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 69

Unorganized Township	690-0010-05670	Starting Bid $10,400.00	± 17.10 acres	C22150106 RH

Location: approximately 140 feet east of Peat Plant Road

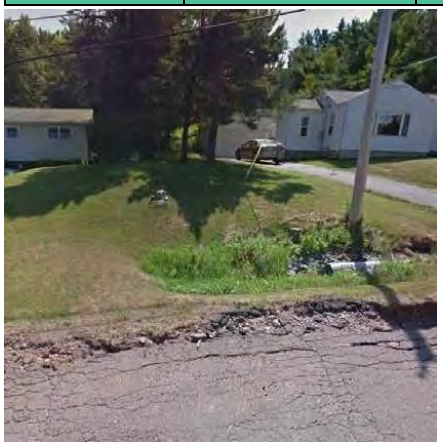
Legal: UNPLATTED PORTION OF NE1/4 OF SE1/4 DESCRIBED AS FOLLOWS BEG AT THE E1/16 COR OF SE1/4 THENCE N TO RR R.O.W. THENCE NWLY AT AN ANGLE OF 129DEG18'30" A DISTANCE OF 410 FT MORE OR LESS THENCE WLY AT AN ANGLE OF 140DEG45'30" TO A PT ON THE W LINE OF SAID FORTY THENCE S 580.37 FT TO SW COR OF SAID FORTY THENCE E AT AN ANGLE OF 90DEG13'30" A DISTANCE OF 1325.8 FT TO PLACE OF BEG EX RY R.O.W., Sec 34 Twp 56N Rge 17W, UNORGANIZED 56 17

Land	$10,284.00
Timber	$116.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$10,400.00

This irregularly shaped rectangular parcel is approximately 17.1 acres. Parcel is primarily low land with a power line crossing through the western quarter, widely scattered spruce and tamarack in the western third, and a pocket of aspen in the northwestern third. The remainder is lowland marsh with an active railroad grade along a portion of the eastern border. There is no known legal access. This +/- 455' x 1,155' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. This parcel has limited development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee $46.00. Please respect private property by seeking permission to view this parcel.

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 70	City Of Duluth	010-2250-00590	Starting Bid $900.00	± 0.02 acres	C22140078 KZ



Location: south side of Hutchinson Road between address #1926 and #2002

Legal: LOT 1, BLOCK 4, HOMEBUILDERS PARK DULUTH

Land	$900.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$900.00

A non-conforming, triangularly shaped parcel, located on the south side of Hutchinson Rd. between Selkirk St. and Exhibition Dr. This +/- 753 sq. ft. parcel is zoned R-1 (Residential), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee $46.00. T#179568

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 71	City Of Duluth	010-4520-08500	Starting Bid $400.00	± 0.01 acres	C22130035 CJ

Location: between address #811 and #813 N. 59th Ave. W.

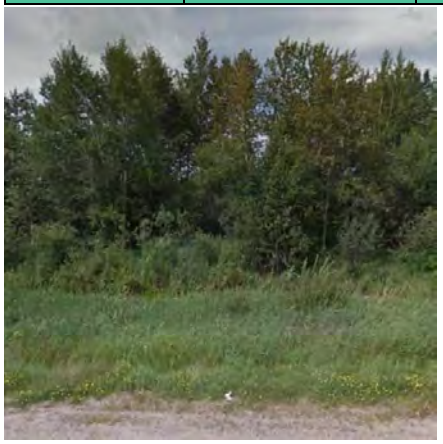
Legal: S 1 1/2 FT OF E 75 FT LOT 4, BLOCK 60, WEST DULUTH 6TH DIVISION

Land	$400.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$400.00

A non-conforming +/- 1.5' x 75' strip of vacant land that does not meet minimum R-1 zoning requirements. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 72	City Of Chisholm	020-0060-00220,00280,00300,00380	Starting Bid $3,500.00	± 3.90 acres	C22150024 KZ



Location: north side of McNiven Road, just east of address #5357

Legal: LOT 21, also LOTS 27 AND 28, also LOT 29, also LOTS 36 AND 37 EX HWY EASEMENT, CARLIN 2ND ADDITION TO CHISHOLM

Land	$3,500.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$3,500.00

A vacant property comprised of 4 parcels, located in the City of Chisholm. This irregularly shaped parcel is zoned R-2 (Residential), which requires a minimum lot width of 100 feet and 40,000 sq. ft. of total lot area to meet standards. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

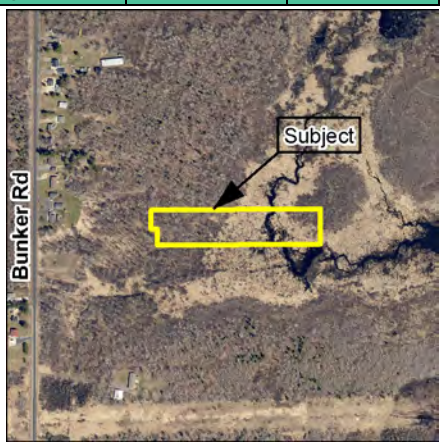
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 73	City Of Hibbing	141-0010-01040	Starting Bid $1,200.00	± 3.16 acres	C22120100 RH

Location: east of Bunker Rd., south of Town Line Rd.

Legal: LOT 3 EX N 900 FT AND EX S 100 FT OF N 1000 FT OF W 600 FT AND EX W 633 FT OF S 80 FT OF N 1080 FT AND EX PART LYING SLY OF N 1080 FT, Sec 6 Twp 56N Rge 20W, CITY OF HIBBING

Land	$1,109.00
Timber	$91.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$1,200.00



An approximately 3.16 acre parcel that consists of mostly low land and features a small creek. There is currently no known legal access to this parcel. This +/- 180' x 670' parcel is zoned S-R (Suburban Residential), which requires 1 acre of total lot area and 100 feet of lot width to meet standards. Check with the City of Hibbing for any outstanding and/or future assessments. Recording fee $46.00. Please respect private property by seeking permission to access the parcel.

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 74	City Of Iron Junction	145-0030-00136	Starting Bid $2,000.00	± 0.23 acres	C22070047 KZ

Location: west side of Highway #7, north of address #4051

Legal: N 200 FT OF S 950 FT OF E 100 FT OF NE 1/4 OF NE1/4 EX HWY R/W, Sec 22 Twp 57N Rge 18W, IRON JUNCTION LANDS IN THE CITY

Land	$2,000.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$2,000.00

Small, approximately 0.23 acre tract, on the west side of County Road #7, +/- 500 feet south of Iron Junction Rd. Non-Conforming lot. Contact the City of Iron Junction for zoning questions, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 75	Clinton Township	295-0017-01950	Starting Bid $400.00	± 0.26 acres	C22150064 RH

Location: north side of Town Line Road, west of CSAH #7

Legal: BEGINNING 416 FT W OF SE CORNER OF SE 1/4 OF SE 1/4 RUNNING THENCE N 109 FT THENCE W 104 FT THENCE S 109 FT THENCE E 104 FT TO POINT OF BEGINNING, Sec 34 Twp 57N Rge 18W, TOWN OF CLINTON

Land	$400.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$400.00

This parcel is approximately 0.26 of an acre, with about 104 feet of frontage on Town Line Rd. Parcel is fairly level, timbered with aspen, cedar, spruce and fir. This +/- 104' x 109' parcel is zoned MU-4 (Multiple Use), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setacks to meet standards. Check with Clinton Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

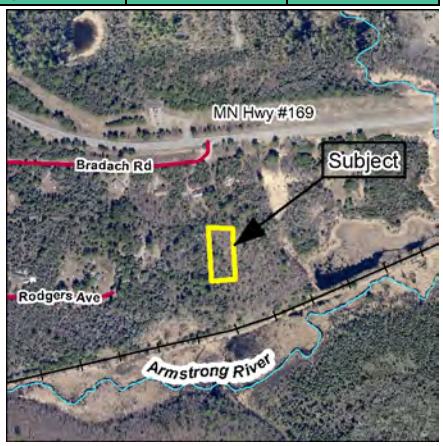
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 76	Eagles Nest Township	317-0220-01080	Starting Bid $2,450.00	± 0.77 acres	C22130091 RH

Location: south of MN Highway #1, east of the end of Rodgers Road

Legal: LOTS 12 THRU 22 INC, BLOCK 5, VERMILION TRAIL LODGE T OF EAGLES NEST

Land	$2,250.00
Timber	$200.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$2,450.00



This rectangularly shaped parcel is approximately 0.77 of an acre located on undeveloped platted roads. The parcel is level, then slopes to the south and is timbered with aspen and scattered balsam fir. This +/- 125' x 270' parcel is zoned RES-7 (Residential), which requires 1 acre, a minimum width of 150 feet and 20 foot setbacks to meet standards. Parcel is a lot of record. Check with Eagles Nest Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 77	Greenwood Township	387-0430-02450	Starting Bid $400.00	± 0.11 acres	C22130047 RH

Location: north of CSAH #115

Legal: LOTS 45 AND 46, BLOCK 5, VERMILLION GROVE

Land	$379.00
Timber	$21.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$400.00

Approximately 0.11 of an acre. Undeveloped platted roads. Undesignated trail crosses through the center of the parcel. Non-conforming to MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres and 300 feet of lot width. Recording fee $46.00.

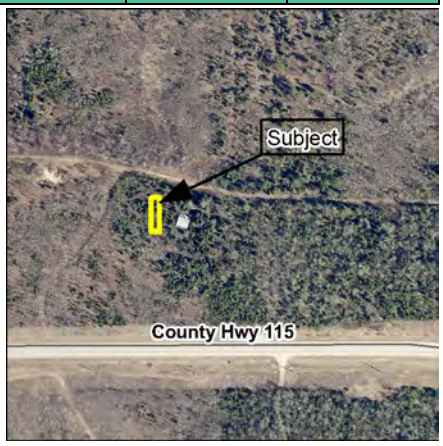
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 78	Greenwood Township	387-0430-02690	Starting Bid $360.00	± 0.06 acres	C22090113 RH

Location: north of CSAH #115

Legal: LOT 19, BLOCK 6, VERMILION GROVE

Land	$360.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$360.00



Non-conforming parcel that consists of regeneration aspen. This +/- 25' x 100' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet width and 50 foot side principle. There are undeveloped, platted roads to the parcel. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

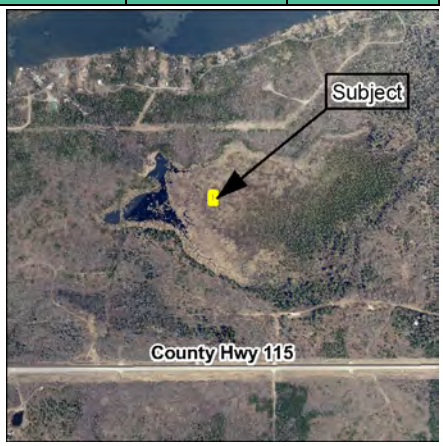
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 79	Greenwood Township	387-0430-05430	Starting Bid $330.00	± 0.11 acres	C22090112 RH

Location: north of CSAH #115

Legal: LOTS 5 AND 6, BLOCK 32, VERMILLION GROVE

Land	$330.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$330.00



Non-conforming parcel is low land with brush. This +/- 50' x 100' is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet width and 50 foot side principle. There are undeveloped, platted roads to the parcel. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 80	Greenwood Township	387-0430-07560	Starting Bid $360.00	± 0.06 acres	C22090133 RH

Location: north of CSAH #115

Legal: LOT 26, BLOCK 46, VERMILION GROVE

Land	$360.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$360.00

Non-conforming parcel that consists of regenerated aspen. This +/- 15 ' x 100' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width and 50 foot side principle. There are undeveloped, platted roads to the parcel. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

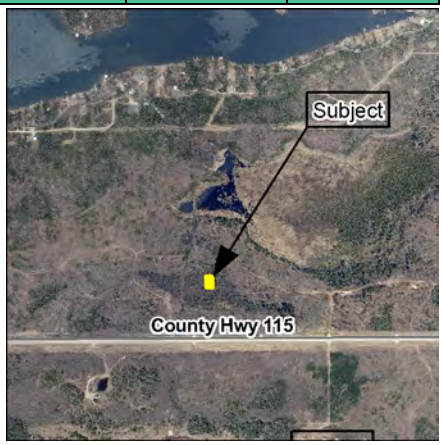
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 81	Greenwood Township	387-0430-07730	Starting Bid $660.00	± 0.11 acres	C22090134 RH

Location: north of CSAH #115

Legal: LOTS 43 AND 44, BLOCK 46, VERMILLION GROVE

Land	$660.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$660.00



Non-conforming parcel that consists of aspen and balsam fir. This +/- 50' x 100' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width and 50 foot side principle. There are undeveloped, platted roads to the parcel. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

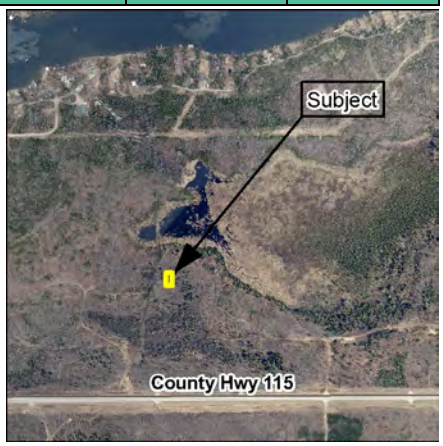
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 82	Greenwood Township	387-0430-07810	Starting Bid $660.00	± 0.11 acres	C22090135 RH

Location: north of CSAH #115

Legal: LOTS 3 AND 4, BLOCK 47, VERMILLION GROVE

Land	$660.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$660.00



Non-conforming parcel that consists of regenerated aspen and balsam fir. This +/- 50' x 100' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width and 50 foot side principle. There are undeveloped, platted roads to the parcel. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 83	Greenwood Township	387-0430-08530	Starting Bid $660.00	± 0.11 acres	C22090130 RH

Location: south of CSAH #115

Legal: LOTS 7 AND 8, BLOCK 18, VERMILLION GROVE

Land	$660.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$660.00

Non-conforming parcel that consists of regenerated aspen. This +/- 50' x 100' parcel is zoned FAM-1 (Forest Agricultural Management), which requires 35 acres, 600 feet of lot width and 100 foot side principle. There are undeveloped, platted roads to the parcel. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

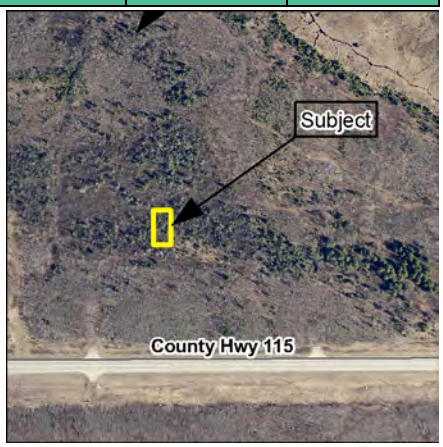
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 84	Greenwood Township	387-0430-21430	Starting Bid $550.00	± 0.11 acres	C22090156 RH

Location: north of CSAH #115

Legal: LOTS 7 AND 8, BLOCK 45, VERMILLION GROVE

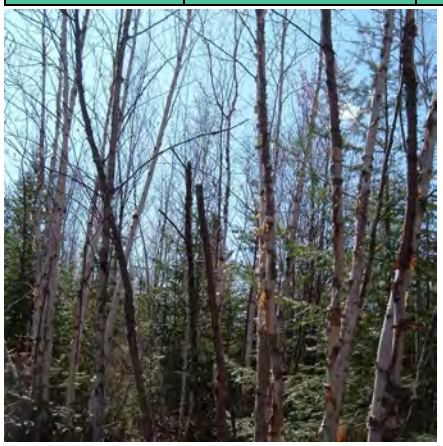
Land	$550.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$550.00



Non-conforming parcel that contains low land with spruce. This +/- 50' x 100' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width and 50 foot side principle. There are undeveloped, platted roads to the parcel. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 85	Greenwood Township	387-0430-26890	Starting Bid $660.00	± 0.11 acres	C22090137 RH



Location: north of CSAH #115

Legal: LOTS 1 AND 2, BLOCK 57, VERMILLION GROVE

Land	$660.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$660.00

Non-conforming parcel that contains aspen and birch regeneration. This +/- 50' x 100' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width and 50 foot side principle. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

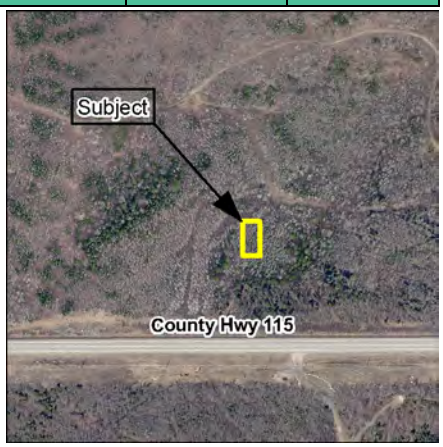
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 86	Greenwood Township	387-0430-33050	Starting Bid $660.00	± 0.11 acres	C22090157 RH

Location: north of CSAH #115

Legal: LOTS 41 AND 42, BLOCK 69, VERMILLION GROVE

Land	$660.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$660.00



Non-conforming parcel that contains regeneration aspen. This +/- 50' x 100' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width and 50 foot side principle. There are undeveloped, platted roads to the parcel. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 87	Greenwood Township	387-0430-33150,33160	Starting Bid $660.00	± 0.11 acres	C22090114 RH

Location: north of CSAH #115

Legal: LOT 3 also LOT 4, BLOCK 70, VERMILLION GROVE

Land	$660.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$660.00

This tract is non-conforming with regenerated aspen. This +/- 50' x 100' property is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet width and 50 foot side principle. There are undeveloped, platted roads to the parcel. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 88	Greenwood Township	387-0430-38480	Starting Bid $1,725.00	± 0.23 acres	C22090140 RH

Location: east corner where the private drive turns west, south of Frazer Bay Rd.

Legal: LOTS 45 THRU 48, BLOCK 81, VERMILLION GROVE

Land	$1,725.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$1,725.00

Non-conforming parcel that contains regeneration aspen. This +/- 100' x 100' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width and 50 foot side principle. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 89	Greenwood Township	387-0430-39080	Starting Bid $400.00	± 0.06 acres	C22130046 RH

Location: north of CSAH #115

Legal: LOT 9, BLOCK 83, VERMILLION GROVE

Land	$379.00
Timber	$21.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$400.00

Approximately 0.06 of an acre parcel. Undeveloped platted roads. Non-conforming to MUNS-4 (Multiple Use Non-Shoreland) zoning, which requires 4.5 acres and 300 feet of lot width. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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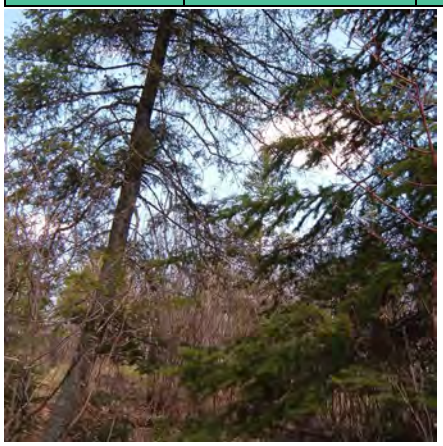
Tract 90	Greenwood Township	387-0430-44430,44440	Starting Bid $660.00	± 0.11 acres	C22090116 RH



Location: north of CSAH #115

Legal: LOT 24 also LOT 25, BLOCK 94, VERMILLION GROVE

Land	$660.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$660.00

Non-conforming tract that is steeply sloped to the south, with a mixture of brush and balsam fir. This +/- 50' x 100' property is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width and 50 foot side principle. There are undeveloped, platted roads to the property. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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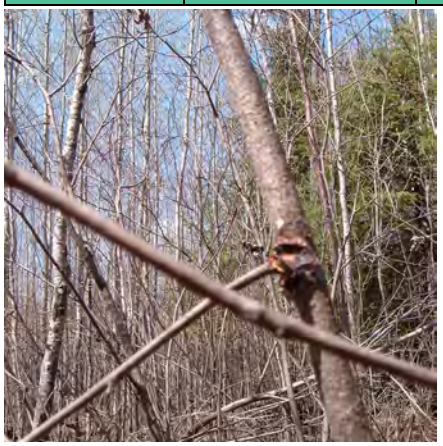
Tract 91	Greenwood Township	387-0430-44850	Starting Bid $660.00	± 0.11 acres	C22090141 RH



Location: north of CSAH #115

Legal: LOTS 20 AND 21, BLOCK 95, VERMILLION GROVE

Land	$660.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$660.00

Non-conforming parcel of regeneration aspen slopes to the north. This +/- 50' x 100' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet width and 50 foot side principle. There are undeveloped, platted roads to the parcel. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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Tract 92	Greenwood Township	387-0430-46840,46860	Starting Bid $1,725.00	± 0.23 acres	C22090143 RH

Location: west side of the private drive, south of Frazer Bay Rd.

Legal: LOTS 27 AND 28 also LOTS 29 AND 30, BLOCK 99, VERMILLION GROVE

Land	$1,725.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$1,725.00

Non-conforming tract that contains aspen and balsam fir, and slopes down to the north. This +/- 100' x 100' property is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width and 50 foot side principle. There are undeveloped, platted roads to the property. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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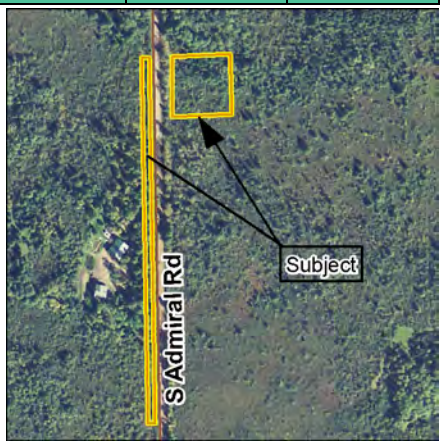
Tract 93	McDavitt Township	435-0010-05892,05900	Starting Bid $1,750.00	± 2.79 acres	C22120142 RH

Location: both sides of Admiral Rd., approximately 0.5 of a mile south of Zim Rd.

Legal: 1 AC IN THE NW COR OF THE FOLLOWING DESCRIPTION NW1/4 OF NE1/4 E OF R.R. R.O.W. also ABANDONED RY RT OF W 200 FT WIDE IN NW 1/4 OF NE 1/4 EX PART TAKEN FOR COUNTY ROAD EX THE WLY 150 FT, Sec 33 Twp 56N Rge 18W, TOWN OF MCDAVITT

Land	$1,750.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$1,750.00



A grass and lowland brush covered property with a few black spruce and tamarack, approximately 2.79 acres, located in McDavitt Township. This tract contains two pieces, divided by County Road #788 (Admiral Rd. S.). The first piece is +/- 225' x 208' with a strip +/- 1,062' x 16' extending south on the east side of the road, while the second strip, +/- 1,270' x 16', is on the west side of the road. This property is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width, and 50 foot setbacks to meet minimum standards. This tract is a lot of record. Wetlands may impact development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with McDavitt Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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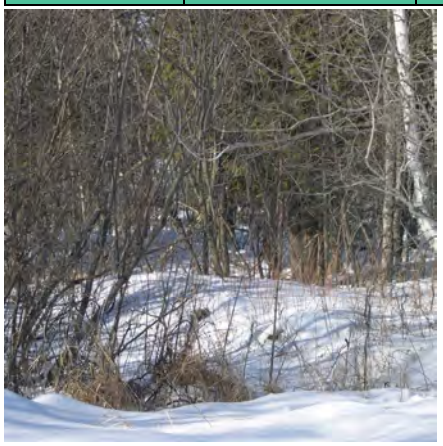
Tract 94	Midway Township	450-0010-00230	Starting Bid $3,000.00	± 10.00 acres	C22150110 JG



Location: approximately 1,120 feet west of the end of the Voltzke Road

Legal: NW 1/4 OF NE 1/4 OF SW 1/4, Sec 4 Twp 49N Rge 15W, TOWN OF MIDWAY

Land	$2,900.00
Timber	$100.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$3,000.00

This approximately 10 acre parcel is rural low land without access, about 0.25 of a mile west of the end of the Voltzke Rd. It has minimal amounts of tamarack, black ash, and northern white cedar for tree cover, with abundant amounts of lowland brush throughout. It is located within 0.5 of a mile of the active Proctor Railroad yard. It is also located in the floodplain of Kingsbury Creek, which floods seasonally. This +/- 660' x 660' parcel is zoned RR-1 (Rural Residential), which requires a minimum width of 330 feet and 5 acres to meet standards. An access road would have to be extended from Voltzke Rd. for residential use. Lowland wetland filling would likely be required also. Check with the Town of Midway for any pending or future assessments that may be reinstated. Recording fee $46.00. Please respect private property by seeking permission to view this parcel.

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Tract 95	Midway Township	450-0010-00445	Starting Bid $700.00	± 0.31 acres	C22150068 JG

Location: north side of Stark Road, north and west of Summit Avenue

Legal: S 133 FT OF E 150 FT OF W 695 5/10 FT OF SE 1/4 OF SE 1/4 EX ELY 50 FT, Sec 4 Twp 49N Rge 15W, TOWN OF MIDWAY

Land	$700.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$700.00

This parcel is approximately 0.31 of an acre, with about 100 feet of frontage on Stark Rd. Zoning is RR-1 (Rural Residential), which requires a minimum of 5 acres. Parcel partially resides in an Environmental Protection Zone that prohibits development within 300 feet of the high water mark of Kingsbury Creek. Contact Midway Township regarding questions for use requirements, and for any pending or future assessments that may be reinstated. Recording fee $46.00.

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Tract 96	Pike Township	505-0015-04270	Starting Bid $1,700.00	± 1.00 acres	C22150101 RH

Location: north side of Taylor Road just west of address #6637

Legal: BEGINNING AT THE SW CORNER OF NE 1/4 OF NW 1/4 RUNNING THENCE E ALONG THE S LINE OF SAID FORTY 208 71/100 FT THENCE N 208 71/100 FT THENCE W 208 71/100 FT THENCE S ALONG THE W LINE OF SAID FORTY 208 71/100 FT TO PLACE OF BEGINNING, Sec 28 Twp 60N Rge 16W, TOWN OF PIKE

Land	$1,700.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$1,700.00

Parcel is approximately 1 acre, with lowland brush in the west and northwest, and an area of ash and tamarack in the southeast. This +/- 208.71' x 208.71' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Parcel is a lot of record. This parcel has limited development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with Pike Township for any pending or future assessments that may be reinstated. Recording fee $46.00.

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Tract 97	City of Rice Lake	520-0090-00020	Starting Bid $4,400.00	± 0.96 acres	C22110080 JG

Location: on the north side of Willard Road, east of Rutter Road

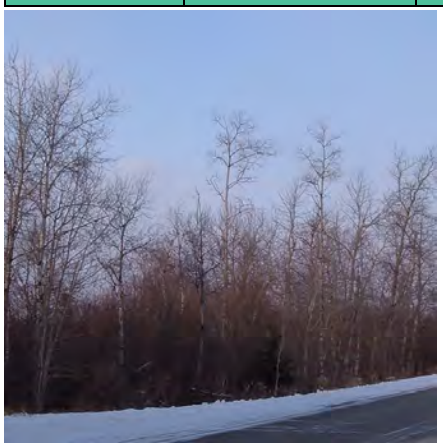
Legal: LOT 2, BLOCK 1, COLMANS 4TH ACRE TRACT ADDN TO DULUTH

Land	$4,400.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$4,400.00

Mostly cleared lot with about 100 feet of road frontage and a wooded area in the back. Nice location near Homecroft School. Willard Rd. is a public, gravel road, with electricity and no other city utilities. This area is zoned RR-2 (Rural Residential), requiring 1 acre of total lot area and a minimum lot width frontage of 100 feet to meet zoning standards. This parcel is viewed as a non-conforming lot of record due to it meeting previous standards. Check with the City of Rice Lake for any pending or future assessments that may be reinstated. Recording fee $46.00.

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 98	Sturgeon Township	545-0010-01705	Starting Bid $1,700.00	± 5.70 acres	C22120083 RH



Location: southwest corner of MN Highway #73 and County Road #491 (Gustafson Rd.)

Legal: BEG AT NW CORNER OF NW 1/4 OF NW 1/4 THENCE S 1315 FT THENCE E 160 FT THENCE NLY ALONG STATE HWY NO 73 1215 FT THENCE NWLY TO A POINT 115 FT E OF NW CORNER OF SAID TRACT THENCE WLY 115 FT TO POINT OF BEG, Sec 11 Twp 61N Rge 20W, TOWN OF STURGEON

Land	$1,700.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$1,700.00

This non-conforming parcel is open and grassy with areas of brush, located in Sturgeon Township. Approximately 5.7 acres, this parcel does not meet current zoning standards. Zoning is FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of width and 50 foot side principle to meet minimum standards. Contact the St. Louis County Planning and Community Development Department for zoning questions. Check with Sturgeon Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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Tract 99	White Township	570-0040-02900	Starting Bid $400.00	± 0.07 acres	C22140087 RH

Location: south side of Walter Ave., east of Theil St.

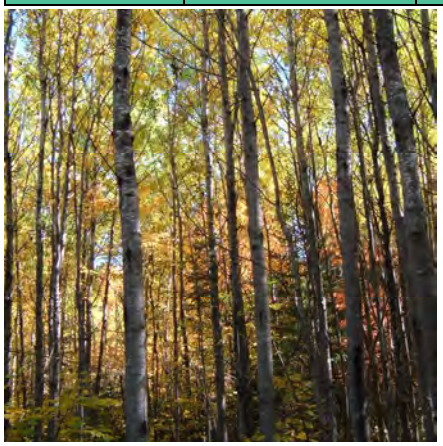
Legal: LOT 10 INC PT OF VAC ALLEY ADJ, BLOCK 15, COTTON TOWN OF WHITE

Land	$400.00
Timber	$0.00
Improvements	$0.00
Certified Assessments	$0.00
Total	$400.00

This non-conforming parcel is approximately 0.07 of an acre, located in White Township. It is grassy, encumbered by a driveway and power line. This +/- 25' x 125' parcel does not meet current zoning standards. Zoning is RES-11 (Residential), which requires 0.5 of an acre, 100 feet of lot width and 15 foot setbacks to meet minimum zoning standards. Contact the St. Louis County Planning and Community Development Department for zoning questions. Check with White Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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 100	Willow Valley Township	575-0010-04030	Starting Bid $2,900.00	± 1.84 acres	C22150014 RH



Location: south side of MN Highway #73, approximately 1.5 miles southwest of U.S. Highway #53

Legal: NW 1/4 OF SW 1/4 EX 3 30/100 AC FOR ROAD & EX PART N OF HWY # 73, Sec 25 Twp 63N Rge 20W, TOWN OF WILLOW VALLEY

Land	**$2,625.00**
Timber	**$275.00**
Improvements	**$0.00**
Certified Assessments	**$0.00**
Total	**$2,900.00**

A fairly level parcel, approximately 1.84 acres, timbered with aspen, scattered fir and pockets of ash, located in Willow Valley Township. This triangularly shaped +/- 430' x 317' x 305' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width, and 50 foot setbacks to meet minimum zoning standards. This parcel is a lot of record. Check with Willow Valley Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00.

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.

Important Phone Numbers

Entity	Phone #	Tract(s)
City of Babbitt	218-827-3464	5
City of Biwabik	218-865-4183	3
City of Chisholm	218-254-7900	72
City of Duluth Building Safety	218-730-5300	1, 2, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 70, 71
City of Duluth Treasurer	218-730-5350	1, 2, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 70, 71
City of Ely	218-365-3224	21, 22, 23
City of Hermantown	218-729-3600	45, 46
City of Hibbing	218-262-3486	6, 7, 24, 73
City of Hoyt Lakes	218-225-2344	8
City of Iron Junction	218-744-1412	74
City of Rice Lake	218-721-3778	51, 52, 53, 54, 55, 56, 57, 97
City of Virginia	218-748-7500	4
County Assessor Duluth	218-726-2304	1, 2, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 25, 30, 51, 52, 53, 54, 55, 56, 57, 59, 70, 71, 97
County Assessor Virginia	218-749-7147	26, 27, 28, 29, 31, 32, 33, 34, 47, 48, 49, 50, 58, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 75, 76, 93, 96, 98, 99, 100
County Auditor Virginia	218-749-7104	65, 66, 67, 68, 69
County Planning & Development (North)	218-749-7103	26, 27, 28, 29, 31, 32, 33, 34, 47, 48, 49, 50, 58, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 75, 76, 93, 96, 98, 99, 100
County Planning & Development (South)	218-725-5000	25, 59
PLAWCS	218-729-9007	35
Town of Alborn	218-345-6704	25
Town of Balkan	218-254-5283	26
Town of Biwabik	218-865-4238	27, 28
Town of Clinton	218-780-3678	29, 75
Town of Duluth	218-525-5705	30
Town of Eagles Nest	218-365-4573	31, 76
Town of Embarrass	218-984-2084	32
Town of Field	218-666-2487	33, 34
Town of Grand Lake	218-729-8978	35
Town of Greenwood	218-753-2231	36, 37, 38, 39, 40, 41, 42, 43, 44, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92
Town of Lavell	218-263-9787	47
Town of McDavitt	218-744-4213	48, 93
Town of Midway	218-624-7985	94, 95
Town of Morse	218-365-2613	49
Town of Pike	218-749-3613	50, 96
Town of Sandy	218-749-3374	58
Town of Solway	218-729-5134	59
Town of Sturgeon	218-969-6381	98
Town of White	218-229-2813	60, 61, 62, 63, 99
Town of Willow Valley	218-787-2123	100
Town of Wuori	218-741-0997	64
Villas at Giants Ridge	218-865-4155	3

Frequently Asked Questions

How large is St. Louis County?

- Total square miles is 6,741 (4,314,298 acres, calculated from official original survey plats). It is the largest county east of the Mississippi River.
- Approximately 583 square miles of water surface area (373,516 acres).
- There are 1,040 lakes.
- Population is 200,319 (U.S. Census Bureau, 2012).
- Public, tribal and mining lands make up 63%.
- County tax forfeited lands consist of 893,040 acres.
- Federal acres are approximately 831,000 acres.
- State lands consist of 541,000 acres.
- State Parks make up 8,800 acres.
- There are 245,300 permit to mine acres.
- There are 23,243 acres of tribal lands (including Nett Lake and Fond du Lac tribal lands).
- Private lands total 1,486,300 acres.
- There are 32 persons per square mile.
- There are over 2.2 million acres of forested areas.
- Bog/Marsh/Fen areas make up 972,431 acres.
- Brushland comprises about 387,000 acres.

When are Land and Minerals Department auctions held, and what do I need in order to participate?

- There are three (3) tax-forfeited land auctions per year (one each in February, June and October). These land auctions are advertised in the official newspaper of the county (currently the Duluth News Tribune, www.duluthnews.com).
- Free printed booklets that list auction properties are available from our offices, various locations around the county, or may be viewed on our website, www.stlouiscountymn.gov .
- Pre-Registration is not necessary, just show up at one of our sales.
- Payment is required through check or money order.

What happens to Land and Minerals Department properties that do not sell at auction?

- Properties that do not sell at auction are placed on our Available Lands List. These may be immediately purchased from us after each auction for the listed price. Properties can remain on the available list for up to two (2) years.
- If you wish to receive three (3) Available Lands as well as three (3) Auction booklets, please send a check or money order for $25 made out to "St. Louis County Auditor" and mail it to our office with your current address. The subscription will be good for one (1) year.

What are some examples of other Land and Minerals Department activities and programs?

- Timber Sales
- Tax Forfeited Land Sales
- County Fee Lands
- Easements
- Recreational Cabin Leases
- Lakeshore Leases
- Commercial Leases (cell towers, etc.)
- Urban Leases (parking, garden, yard, dock, etc.)
- Maintains approximately 145 miles of permanent management roads. Other permanent roads are part of the city, county, state or federal transportation system.
- Manages a seed orchard.
- Administers commercial gravel permits.
- Allocates commercial peat leases.
- Sells permits for the harvest of Black Spruce Christmas trees.
- The Land and Minerals Department does not establish or maintain recreational trails or facilities; however, it cooperates with other entities on trail issues.

Who can buy timber from the Land and Minerals Department, and when are timber sales?

- There are four timber auctions held per year.
- Because St. Louis County is a public body, it is restricted in rejecting bids and putting restriction on the potential purchasers of timber sales.
- Timber sale contracts stipulate the season in which timber may be harvested, and is dependant on soil conditions.
- Timber auctions may actually be harvested 3-5 years after the purchase.
- Timber auctions are open to any "Responsible Operator" (application form on website).
- The purchaser of the timber may or often uses contractors to harvest the timber on their behalf. This means that often the operators are not directly bound by contracts to St. Louis County.

SAINT LOUIS COUNTY MINNESOTA

The *Dos* and *Don'ts* of MN State Tax Forfeited lands use:

An overview of activities you CAN and CANNOT partake in on MN State Tax Forfeited lands managed by the St Louis County Land and Minerals Department

Dos: Things you CAN do...

- You can hunt on MN State Tax Forfeited land. (All federal, state and local laws and regulations apply.)
- You can gather on MN State Tax Forfeited land. (All federal, state and local laws and regulations apply.)
- You can enjoy authorized trails and recreate on MN State Tax Forfeited land. (All federal, state and local laws and regulations apply.)

Don'ts: Things you CANNOT do...

- You cannot dispose of garbage, refuse or electronics on MN State Tax Forfeited land.
- You cannot build a structure or fixture (this includes sheds, lean to, garage, fencing, barricades, gates, etc.) on MN State Tax Forfeited land.
- You cannot park your vehicle frequently on MN State Tax Forfeited land (for example, you have a tax forfeited lot near your house or work, you are not allowed to park without a permit or lease).
- You cannot construct permanent deer stands on MN State Tax Forfeited land.
- You cannot cut trees or any other vegetation without a permit or lease on MN State Tax Forfeited land. This includes harvesting of dead and down trees.
- You cannot access MN State Tax Forfeited land through private property without permission.
- You cannot place fill on MN State Tax Forfeited land without a permit.
- You cannot place a Posting of No Trespassing or Private Property signs (or any other type of sign) on MN State Tax Forfeited land.
- You cannot construct or create parking areas or access routes of any material including sand, gravel, asphalt or concrete on MN State Tax Forfeited land.
- You cannot construct or create garden areas, including raised beds and fences, on MN State Tax Forfeited land without the proper lease issued by the Land and Minerals Department.

SAINT LOUIS COUNTY, MINNESOTA

LAND AND MINERALS DEPARTMENT

320 West 2nd Street, Suite 302, Duluth, MN 55802

Tax Forfeited Available List **Spring 2016** **stlouiscountymn.gov**

Our next Land Sale will be held on

Thursday, June 9, 2016

at 10:00 A.M.

at

The Depot

506 West Michigan St.

Duluth, MN 55802

Barrier Free: All St. Louis County auctions are accessible to the handicapped. Attempts will be made to accommodate any other individual needs for special services. Please contact the St. Louis County Land and Minerals Department at 218-726-2606 prior to the auction, so necessary arrangements can be made. Notice: Tracts shown in this booklet can be purchased over-the-counter for the full total price that is listed on each tract. Purchase offers for less than the total price will not be accepted. Please contact any of our Land and Minerals Department offices and we would be happy to answer your questions.