

# SAINT LOUIS COUNTY, MINNESOTA

## LAND AND MINERALS

### DEPARTMENT

325 W 1st Street, 3rd Floor  
Duluth, MN 55802

Tax Forfeited Properties Auction Thursday, February 12, 2015



INSIDE:

Lakeshore Property

Homes

Recreational Land

Investment Property

Pre-Registration Form

February 12, 2015  
10:00 A.M.

Public Safety Building  
2030 Arlington Ave.  
Duluth, MN 55811



All listings advertised in this booklet are subject to change. The Land and Minerals Department encourages all prospective buyers to conduct their own research prior to bidding at auction. Please call us, and we will be happy to answer your questions.

Please visit our website:

[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

And click on the Tax Forfeit  
Land Sales tab.

OR

Scan this QR code  
with your smartphone.



[stlouiscountymn.gov](http://stlouiscountymn.gov)

218-726-2606



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

\*Notice of Land Sale Auction – Saint Louis County\*
State Tax Forfeited Lands to be offered for sale by the Auditor of St. Louis County
Date: Thursday, February 12, 2015
Time: 10:00 A.M.
Location: Public Safety Building
Address: 2030 Arlington Ave. - Duluth, MN 55811

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:

Table with 3 columns: Duluth Office, Pike Lake Office, Virginia Office. Each column contains address, phone number, and email address.

Email Notification System

Receive notification via email any time the Land Sale List or Available Lands List is altered (if a parcel is withdrawn from sale).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, Planning Technician.....218-726-2606

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

## Disclaimer Page

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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 serve 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 the 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, 325 W 1st Street, 3rd Floor, 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 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 GUARANTEE 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. Reinstatement of a contract will not be allowed if less than 50% of the original sale price has not been paid.

## 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.**



## St. Louis County Land and Minerals Department

325 W 1st Street, 3rd Floor, Duluth, MN 55802  
 Phone 218.726.2606 • Fax 218.726.2600  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)

## Annual Payment Schedule

<u>Parcel Value</u>	<u>Length of Contract</u>
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

**REMEMBER!!! All of the tracts shown in this booklet that do not sell at our February 12, 2015 auction will immediately be placed on our Available Lands List and 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.**

**1. What is the date, time and location of your tax sale?**

We have 3 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](http://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 1 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](http://www.duluthnews.com)) and on our website at [www.stlouiscountymn.gov](http://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 this booklet, by filling out the pre-registration online form found on our website at [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov), or by registering at the auction. Registration is not necessary to UHVbX 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 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 serve basis and can be viewed on our website [www.stlouiscountymn.gov](http://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 (1) 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 lists on our website at [www.stlouiscountymn.gov](http://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](http://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 St. Louis County 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.  
325 W 1st Street, 3rd Floor  
Duluth, MN 55802



**Land Sale Auction  
Pre-Registration Form**

E-mail: [landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

Mail: St. Louis County Land and Minerals Department  
325 W 1st Street, 3rd Floor  
Duluth, MN 55802  
Fax: 218-726-2600

**Please PRINT CLEARLY and submit this form to the Land and Minerals Department for pre-registration via mail, fax or email no later than 4:30pm the day prior to the auction. Form submission prior to the auction allows bidder to use the convenient "Pre-Registered Bidder" line at the auction. Pre-registering allows you to simply sign in and pick up your bidder number saving you time. If you choose not to pre-register, simply complete this form and submit it at the auction. If bidding on behalf of a company, you must fill out the "Company Information" portion below.**

Bidder Name \_\_\_\_\_  
(First name) (Last name)

Purchaser Name (Name EXACTLY as to appear on contract or deed).

\_\_\_\_\_  
(First name) (Last name)

\_\_\_\_\_  
(First name) (Last name)

Mailing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_

Phone number \_\_\_\_\_ E-mail \_\_\_\_\_

Marital Status (for Deed purposes only)

Please check appropriate boxes below:

- Single ownership  Co-ownership: joint tenancy  
 Co-ownership: other  Co-ownership: tenancy in common

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**Company Information**

\_\_\_\_\_  
(First name) (Last name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Name of company) (Type of company, e.g. LLC, Inc. etc.)

\_\_\_\_\_  
(State in which company is organized)

**Tract 1** City Of Duluth 010-0760-01170 Starting Bid **\$129,500.00** ± 0.34 acres C22140224 <sup>CJ</sup>



**Location:** 3665 East 3rd St.  
 LOT 22 INC 1/2 VAC ALLEY ADJ, BLOCK 8, CRESCENT VIEW PARK DULUTH

Land	\$27,997.32
Timber	\$0.00
Improvements	\$100,000.00
Certified Assessments	\$1,502.68
Total	\$129,500.00



SOLD

A large, single family home with an attached 2 stall garage, located in the Congdon Park (Hidden Valley) neighborhood of Duluth. This +/- 100' x 150' parcel is zoned R-1 (Traditional 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. This ranch style home contains 3 bedrooms, an eat-in kitchen, a full bathroom, and a large living room with a fireplace. All of these features can conveniently be found and accessed at the ground level. The partially finished basement has a family room, and an additional 3/4 bathroom, plus laundry and storage areas. Check with the City of Duluth for details regarding a certified street improvement assessment of \$1,502.68, and any additional 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.

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 2** City Of Duluth 010-1140-02320,02360 Starting Bid **\$13,250.00** ± 0.32 acres C22120020 <sup>CJ</sup>



**Location:** W 1st St. between 26th and 27th Ave. W  
 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 3** City Of Duluth 010-1800-01830,01840,01850,01860 Starting Bid **\$4,200.00** ± 0.27 acres C22140221 <sup>KZ</sup>



**Location:** 96th Ave. W between Reis and Dickson Sts.  
 LOTS 23 THRU 26, BLOCK 11, GARY FIRST DIVISION DULUTH

Land	\$4,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,200.00



Vacant lots located in the Gary neighborhood of Duluth. This +/- 100' x 120' property, comprised of 4 lots, is zoned R-1 (Traditional 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 certified, pending or future assessments that may be reinstated. Recording fee \$106.00. T#25609, T#31437, T#36744, T#62661

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**Tract 4**

City Of Duluth

010-3300-02170

Starting Bid  
**\$1,800.00**

± 0.39 acres

C22140223 <sup>K2</sup>**Location:** 87th Ave. W, off of Arbor St.

LOT 8, BLOCK 18, MORGAN PARK OF DULUTH

Land	\$1,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,800.00

**SOLED**

Irregularly shaped parcel in the Morgan Park neighborhood of Duluth. This parcel drops severely from the street (can be described as a gully), and is heavily wooded. Zoning is R-1 (Traditional 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#156241

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**Tract 5**

City Of Duluth

010-4510-01130

Starting Bid  
**\$19,500.00**

± 0.08 acres

C22140250 <sup>CJ</sup>**Location:** 226 N 61st Ave. W

LOT 4, BLOCK 127, WEST DULUTH 5TH DIVISION

Land	\$4,000.00
Timber	\$0.00
Improvements	\$14,728.59
Certified Assessments	\$771.41
Total	\$19,500.00

**SOLED**

A 2 story, single family home with a detached single-car garage, located in the Cody neighborhood of Duluth. These structures reside on a +/- 25' x 148' lot, which is zoned R-1 (Traditional 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 determine conformity. The first floor contains a living and dining room, 3/4 bathroom, kitchen, and a 3-season porch. The second floor houses 3 bedrooms and a full bathroom. Check with the City of Duluth Treasurer's office for details regarding a certified assessment of \$771.41, and a potential future assessment of \$1,648.31 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 6**

City Of Biwabik

015-0056-00060

Starting Bid  
**\$98,000.00**

± 0.02 acres

C22140178 <sup>K2</sup>**Location:** 6266 Giants Ridge Rd. Unit #606

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



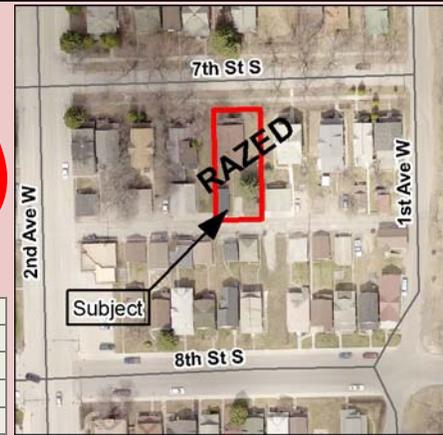
A 2-unit, second story condominium located on the Iron Range and adjacent to the Giants Ridge ski resort. There are two separate spaces, each with outdoor entrances, that can be adjoined via an interior doorway, depending on the function needed. There are 2 bedrooms, 2 full bathrooms, a living and dining room, plus 2 kitchens, and a private deck that overlooks beautiful Lake Sabin. Please 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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**Location:** 7th St. S between 1st and 2nd Aves. W  
 LOTS 7 AND 8, BLOCK 94, VIRGINIA 2ND ADDITION

Land	\$6,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,000.00</b>



A vacant lot located on the Iron Range in the city of Virginia. This +/- 50' x 120' lot is zoned R-2 (Residential), which requires 25 feet of lot width and 5,000 sq. ft. of total lot area to meet minimum standards. A structure that previously occupied this lot (116 7th St. S.) was torn down in the fall of 2014. Please contact the City of Virginia for details regarding any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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**Location:** 7th St. S between 1st and 2nd Aves. W  
 LOTS 9 AND 10, BLOCK 94, VIRGINIA 2ND ADDITION

Land	\$6,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,000.00</b>



A vacant lot located on the Iron Range in the city of Virginia. This +/- 50' x 120' lot is zoned R-2 (Residential), which requires 25 feet of lot width, and 5,000 sq. ft. of total lot area to meet minimum standards. A structure that previously occupied this lot (120 7th St. S.) was torn down in the fall of 2014. Please contact the City of Virginia for details regarding any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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**Location:** 15th St. N between 9th and 10th Aves. W  
 LOT 31, BLOCK 3, PILLSBURY ADDITION TO VIRGINIA

Land	\$3,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,000.00</b>



A vacant lot located on the Iron Range in the city of Virginia. This +/- 25' x 120' lot is zoned R-2 (Residential), which requires 25 feet of lot width, and 5,000 sq. ft. of total lot area to meet minimum standards. A structure that previously occupied this lot (929 N. 15th St.) was torn down in the fall of 2014. Please contact the City of Virginia for details regarding any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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**Location:** 14th St. N between 8th and 9th Aves. W  
 LOTS 27 AND 28, BLOCK 7, ROONEYS ADDITION TO VIRGINIA

SOLD

Land	\$6,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,000.00</b>



A vacant lot located on the Iron Range in the city of Virginia. This +/- 50' x 120' lot is zoned R-2 (Residential), which requires 25 feet of lot width, and 5,000 sq. ft. of total lot area to meet minimum standards. A structure that previously occupied this lot (823 14th St. N.) was torn down in the fall of 2014. Please contact the City of Virginia for details regarding 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.



**Location:** Power Rd. E between addresses 4402 and 4316  
 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
<b>Total</b>	<b>\$8,000.00</b>



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.



**Location:** 416 East Howard St.  
 LOTS 9 10 AND 11, BLOCK 9, CENTRAL ADDITION TO HIBBING

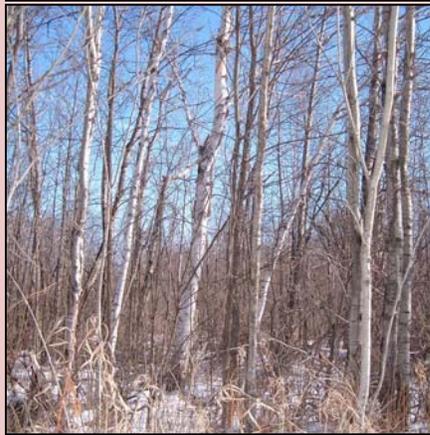
Land	\$20,000.00
Timber	\$0.00
Improvements	\$43,000.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$63,000.00</b>



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.

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 Hibbing 141-0010-01040 Starting Bid **\$1,200.00** ± 3.16 acres C22120100<sup>RH</sup>



**Location:** east of Bunker Rd., south of Town Line Rd.  
 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
<b>Total</b>	<b>\$1,200.00</b>

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.

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 14** Breitung Township 270-0110-00990 Starting Bid **\$9,000.00** ± 0.40 acres C22140239<sup>RH</sup>



**Location:** between addresses 84 and 88 Main St.  
 LOT 23 EX PART BEG AT NE CORNER THENCE NWLY ALONG LOT LINE 15 FT THENCE SWLY PARALLEL TO LINE BETWEEN LOTS 23 & 24 158.644 FT THENCE AT RIGHT ANGLES SELY 15 FT THENCE NELY ALONG SE CORNER OF LOT 23 TO PT OF BEG, BLOCK 9, SOUDAN TOWN OF BREITUNG



Land	\$9,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$9,000.00</b>

This approximately 0.4 acre parcel is zoned RES-5 (Residential), which requires 0.33 of an acre, a minimum width of 100 feet and 10 foot setbacks to meet zoning standards. Parcel has large spruce and pine in the northeast corner, followed by brush, and the south half is grass. Public water and sewer is available. Any personal property remaining is sold with the land. Check with Breitung 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 15** Ellsburg Township 320-0100-00200 Starting Bid **\$26,250.00** ± 1.03 acres C22120052<sup>RH</sup>



**Location:** 8157 Stone Lake Rd. E  
 ALL OF LOT 20 AND ELY 1/2 OF LOT 21, MICHAELS BEACH TOWN OF ELLSBURG



Land	\$25,650.00
Timber	\$0.00
Improvements	\$600.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$26,250.00</b>

Parcel is approximately 1.03 acres with 150 front feet on West Stone Lake. West Stone Lake is a natural environment lake and requires a 150 foot setback from shore. This +/- 150' x 300' parcel is zoned RES-5 (Residential), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet zoning standards. This parcel is a lot of record. There is a dilapidated structure, leaning privy and 2 collapsed sheds. The lots are level and sloping down to the shoreline. Scattered small aspen are in the yard that is surrounded by mature aspen and fir. There is tall grass on the shoreline. Check with Ellsburg Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#179706

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**

Fayal Township

340-0010-01847

Starting Bid  
**\$1,700.00**

± 0.60 acres

C22140093<sup>RH</sup>**Location:** 7511 Ely Lake Dr.

PART OF LOT 5 BEG 98 22/100 FT E OF SW CORNER OF PLAT THENCE CONTINUE ALONG SAME LINE 118 55/100 FT THENCE S 13 DEG E 214 70/100 FT THENCE S 77 DEG W 115 FT THENCE N 13 DEG W 243 49/100 FT TO CORNER OF BEG, Sec 10 Twp 57N Rge 17W , TOWN OF FAYAL

Land	\$1,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,700.00</b>



This approximately 0.6 of an acre parcel is a grassy lot with a few scattered aspen and pine on the border. The parcel is level then slopes down to low land in the north. Parcel is located just west of the Ely Lake Airport. This +/- 115' x 229' 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. These requirements are double for a non-riparian lot. This parcel is a lot of record. The structure that was previously on this parcel has been removed. Public sewer is available at the street. Check with the Fayal Township Clerk for a special assessment, and for any other 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.

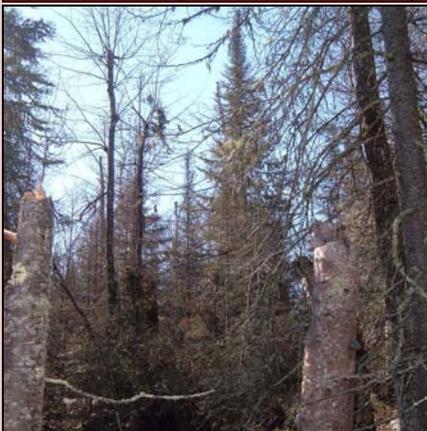
**Tract 17**

Greenwood Township

387-0250-01050

Starting Bid  
**\$21,500.00**

± 2.24 acres

C22120102<sup>RH</sup>**Location:** south and west of Everett Bay Rd.

OUTLOT C, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	\$21,337.04
Timber	\$162.96
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$21,500.00</b>



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 18**

Greenwood Township

387-0250-00890

Starting Bid  
**\$17,300.00**

± 1.84 acres

C22120107<sup>RH</sup>**Location:** south and west of Everett Bay Rd.

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

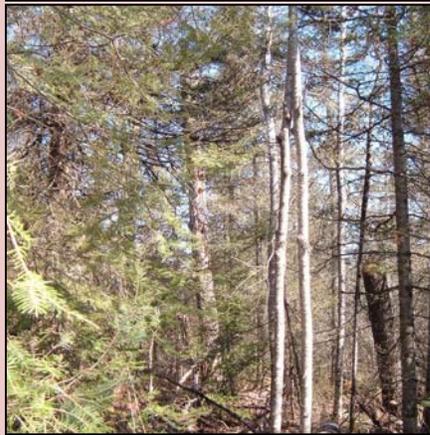
Land	\$17,155.26
Timber	\$144.74
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$17,300.00</b>



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.

<b>Tract 19</b>	Greenwood Township	387-0250-00580	Starting Bid <b>\$19,500.00</b>	± 1.85 acres	C22120106 <sup>RH</sup>
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**Location:** south and west of Everett Bay Rd.  
 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
<b>Total</b>	<b>\$19,500.00</b>



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 feet for 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.

<b>Tract 20</b>	City of Hermantown	395-0010-01100	Starting Bid <b>\$17,000.00</b>	± 4.60 acres	C22140238 <sup>JG</sup>
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**Location:** north of MN Highway #194, east of Midway Rd.  
 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
<b>Total</b>	<b>\$17,000.00</b>



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.

<b>Tract 21</b>	City of Hermantown	395-0010-02870,02884,02885	Starting Bid <b>\$21,700.00</b>	± 7.55 acres	C22130094 <sup>JG</sup>
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**Location:** north of the end of Rebecca Rd.

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
<b>Total</b>	<b>\$21,700.00</b>



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.



**Location:** north of MN Highway #1, east of Range Line Rd.

LOT 4 EX E 250 FT OF S 435.6 FT EX SLY 660 FT OF WLY 660 FT, Sec 7 Twp 62N Rge 20W, TOWN OF LINDEN GROVE

Land	\$18,659.00
Timber	\$2,141.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$20,800.00</b>



This irregularly shaped parcel is approximately 20.86 acres. This parcel has +/- 185 feet of frontage on MN Highway #1 and +/- 655 feet of frontage on CSAH #139 (Range Line Rd). The parcel has rolling terrain with aspen regeneration and pockets of spruce. This parcel is zoned FAM-2 (Forest Agricultural Management), which requires 17 acres, a minimum width of 600 feet and 100 foot setbacks to meet zoning standards. Check with Linden Grove 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.



**Location:** west of Range Line Rd., south of CSAH #22

S1/2 OF E1/2 OF NE1/4 OF NE1/4, Sec 13 Twp 61N Rge 21W, TOWN OF MORCOM

Land	\$5,963.00
Timber	\$837.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,800.00</b>



This approximately 10 acre parcel has lowland brush in the northeast followed by scattered aspen, ash and fir. This +/- 660' 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 zoning standards. Check with Morcom 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.



**Location:** between addresses 5663 and 5715 Jean Duluth Rd.

NLY 435 6/10 FT OF NE 1/4 OF NE 1/4 EX WLY 400 FT and NLY 435 6/10 FT OF WLY 400 FT OF NE 1/4 OF NE 1/4, Sec 12 Twp 51N Rge 14W, TOWN OF RICE LAKE

Land	\$58,800.00
Timber	\$3,200.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$62,000.00</b>



This wooded parcel is rectangular with approximately 435 feet of frontage on Jean Duluth Rd. The majority of the parcel is wooded and level. There is an abandoned gravel pit with some steep slopes in the western portion. Parts of the parcel have been planted with red pine and white spruce. The Lester River, a protected water and designated trout stream, briefly enters the parcel at the southern border. There is a conservation easement lying southerly of the centerline of the stream and 75 feet in width lying northerly of the centerline of the stream to provide riparian protection and animal access. This +/- 435' 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. This is a combination of tax forfeited and county fee lands and may require multiple deeds and recording fees. Please contact the St. Louis County Land and Minerals Department for details.

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**

Rice Lake Township

520-0012-01460

Starting Bid  
**\$30,000.00**

± 10.00 acres

C22140240 <sup>JG</sup>**Location:** east of Howard Gnesen Rd., south of Hicken Rd.

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 +/- 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 26**

Rice Lake Township

520-0090-00150,00160,00180

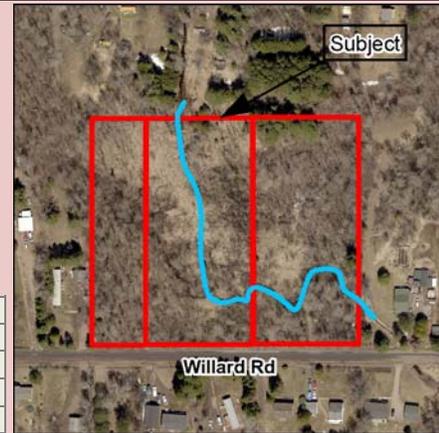
Starting Bid  
**\$16,000.00**

± 4.90 acres

C22110069 <sup>JG</sup>**Location:** between addresses 4123 and 4149 Willard Rd.

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 500 feet of frontage on the Willard Rd. and are approximately 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 27**

Rice Lake Township

520-0130-00840

Starting Bid  
**\$17,500.00**

± 2.90 acres

C22140244 <sup>JG</sup>**Location:** west of 3rd Ave. S, south of Calvary Rd. E

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., located across the road from the sanitary sewer substation and 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 28**

Rice Lake Township

520-0130-01430,01540,01550

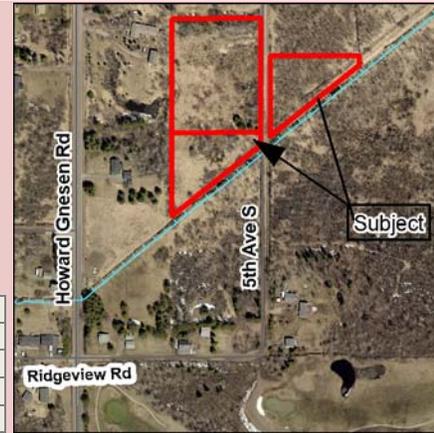
Starting Bid  
**\$15,000.00**

± 5.08 acres

C22140237 <sup>JG</sup>**Location:** 5th Ave. S, north of the ditch on both sides of the road

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
<b>Total</b>	<b>\$15,000.00</b>



This irregularly shaped parcel has about 440 feet of frontage on the west side of 5th Ave. S. and 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 a minimum of 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 29**

Rice Lake Township

520-0130-01440,01450

Starting Bid  
**\$11,200.00**

± 3.30 acres

C22140241 <sup>JG</sup>**Location:** east of 5th Ave. S, south of the ditch

LOT 534 AND LOTS 535 &amp; 536, HOMECROFT PARK TOWN OF RICE LAKE

Land	\$11,100.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$11,200.00</b>



This irregularly shaped tract includes approximately 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 a minimum of 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.

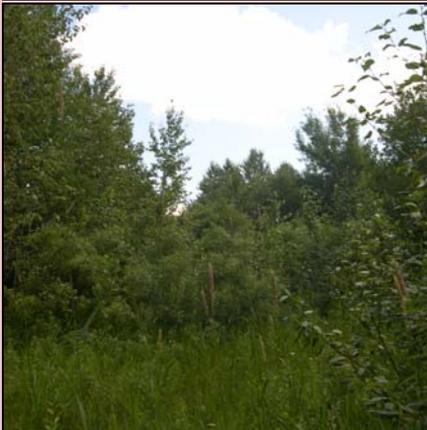
**Tract 30**

Rice Lake Township

520-0130-01520,01530

Starting Bid  
**\$16,800.00**

± 2.30 acres

C22140236 <sup>JG</sup>**Location:** west of 5th Ave. S, south of the ditch

LOTS 542 AND 543, HOMECROFT PARK TOWN OF RICE LAKE

Land	\$16,700.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$16,800.00</b>



This irregularly shaped tract includes approximately 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 a minimum of 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.

# Important Phone Numbers, by Tract

Tract(s)	Entity	Phone Number
1, 2, 3, 4, 5	City of Duluth Building Safety	218-730-5300
	City of Duluth Treasurer	218-730-5350
	County Assessor Duluth	218-726-2304
6	City of Biwabik	218-865-4183
7, 8, 9, 10	City of Virginia	218-748-7500
11, 12, 13	City of Hibbing	218-262-3486
14	Town of Breitung	218-753-6020
	County Planning & Development (N)	218-749-7103
15	Town of Ellsburg	218-482-3407
	County Planning & Development (N)	218-749-7103
16	Town of Fayal	218-744-2878
	County Planning & Development (N)	218-749-7103
17, 18, 19	Town of Greenwood	218-753-2231
20, 21	City of Hermantown	218-729-3600
22	Town of Linden Grove	218-780-4545
	County Planning & Development (N)	218-749-7103
23	Town of Morcom	218-376-4560
	County Planning & Development (N)	218-749-7103
24, 25, 26, 27, 28, 29, 30	Town of Rice Lake	218-721-3778
	County Planning & Development (S)	218-725-5000

# 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](http://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](http://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.



# 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 : cfZYjHX 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 Udd'rñŁ
- You **can** gather on MN State Tax Forfeited land. (All federal, state and local laws and regulations Udd'rñŁ
- 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

325 W 1st Street, 3rd Floor  
Duluth, MN 55802



## Tax Forfeited Properties Auction

Thursday, February 12, 2015

This booklet contains information regarding  
tax forfeited properties to be auctioned...

Date: Thursday, February 12, 2015

Time: 10:00 A.M.

Location: Public Safety Building

2030 N Arlington Ave.

Duluth, MN 55811



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 that do not sell at our February 12, 2015 auction will immediately be placed on our Available Lands List and 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.

[stlouiscountymn.gov](http://stlouiscountymn.gov)

218-726-2606