

# SAINT LOUIS COUNTY, MINNESOTA

## LAND AND MINERALS DEPARTMENT

Government Services Center, 320 West 2nd Street  
Duluth, MN 55802

### Tax Forfeited Properties Auction

### February 13, 2014



**INSIDE:**

**Lakeshore Property  
Homes**

**Recreational Land  
Investment Property  
Pre-Registration Form**

**February 13th, 2014  
10:00 A.M.**

**The Depot  
506 W. Michigan St.  
Duluth, MN 55802**

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 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.



**FREE**

[www.stlouiscountymn.gov](http://www.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 13<sup>th</sup>, 2014**  
**Time: 10:00 am**  
**Location: The Depot**  
**Address: 506 W Michigan St. • Duluth, MN 55802**

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](http://www.stlouiscountymn.gov) (click on the "Tax Forfeit Land Sales" button) or you may contact us at the following Land and Minerals Department Offices:

<b>Duluth Office</b> Government Services Center 320 West 2 <sup>nd</sup> Street Duluth, MN 55802 . 218-726-2606 <a href="mailto:landdept@stlouiscountymn.gov">landdept@stlouiscountymn.gov</a>	<b>Pike Lake Office</b> 5713 Old Miller Trunk Highway Duluth, MN 55811 218-625-3700 <a href="mailto:landdept@stlouiscountymn.gov">landdept@stlouiscountymn.gov</a>	<b>Virginia Office</b> 7820 Highway 135 Virginia, MN 55792 218-742-9898 <a href="mailto:landdept@stlouiscountymn.gov">landdept@stlouiscountymn.gov</a>
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### 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Receive notification via email any time the Land Sale List or Available Land List is altered (if a parcel is withdrawn from sale).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

# Disclaimer Page



1. This sale is governed by Laws of Minnesota, Chapter 282 and by resolutions of the County Board.
2. 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**.
3. 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".
4. Land sold through this auction could be subject to local zoning ordinances. Please contact your local zoning administrator to obtain copies of these ordinances.
5. All sales are subject to existing liens, leases, easements, and rights-of-way.
6. 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.
7. 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.
8. 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.
9. 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 2<sup>nd</sup> Street, Duluth, MN 55802, Phone No. 218-726-2606, to arrange to see the property for such an inspection or assessment.
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 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)
14. **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.**
15. **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 10 days of cancellation of insurance.
16. Reinstatement of a contract will not be allowed if less than 50% of the original sale price has not been paid.
17. 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.

## 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.

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## 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.**



**S A I N T  
LOUIS  
COUNTY  
M I N N E S O T A**

### St. Louis County Land and Minerals Department

320 West 2<sup>nd</sup> Street, Government Services Center  
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 13th, 2014 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 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](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 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](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 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 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 serve basis and can be viewed on our website at [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 list 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.  
GSC - 320 West 2<sup>nd</sup> Street  
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  
320 West 2<sup>nd</sup> Street, Government Service Center  
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 \_\_\_\_\_

Marital Status (for Deed purposes only)

Please check appropriate boxes below:

- |  |  |
|--|--|
| <input type="checkbox"/> Single ownership    | <input type="checkbox"/> Co-ownership: joint tenancy     |
| <input type="checkbox"/> Co-ownership: other | <input type="checkbox"/> 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)

CJ Tract# 1 C22090176

City Of Duluth  
Twp: 50 Rng: 14 Sec: 21

Acres +/- 0.47  
Zoning: R-1

CVT: 10 Plat: 400  
Parcel(s): 770



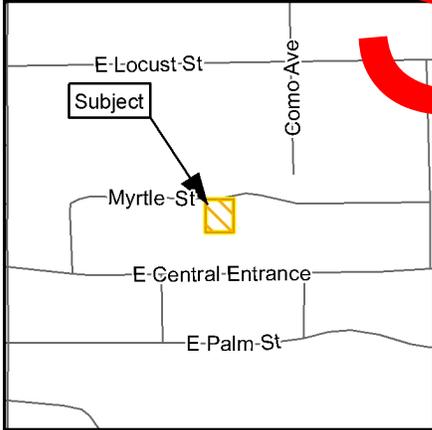
Land	\$14,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$14,700.00</b>

Potential Future Assessments: \$0.00  
 City of Duluth Building Safety..... 218-730-5300  
 City of Duluth Treasurer..... 218-730-5017  
 County Assessor Duluth..... 218-726-2304

**Legal Description:**

NLY 1/2 132nd St, Block 5, CENTRAL ACRES 2ND DIVISION DULUTH

**SOLD**



**Comments:**

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. The lot is approximately +/- 132' wide and overlooks a wooded area on Myrtle St. A dense mix of spruce, aspen, ash and alder cover this mostly steep property. All utilities are available to this lot. This parcel is zoned R-1 (Traditional Residential), which requires finding the larger of 4,000 sq. ft. or the average of developed lots on the block face, and the larger of 30 feet or the average of developed lots with similar uses on the block face to meet minimum standards. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:**

From Central Entrance East in Duluth, turn north onto Myrtle Place and travel for approximately 1 block. Follow Myrtle Place as it curves to the east (right) and turns into Myrtle St. East. Stay on Myrtle St. East and follow it for approximately 0.2 of a mile until reaching the subject, which is located on the south (right) side.

CJ Tract# 2 C22120063

City Of Ely  
Twp: 63 Rng: 12 Sec: 33

Acres +/- 0.14  
Zoning: C-1

CVT: 30 Plat: 10  
Parcel(s): 1040

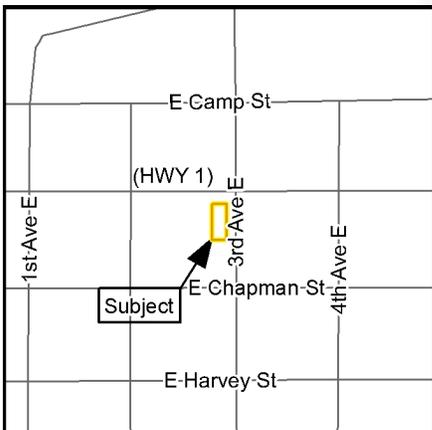


Land	\$17,150.00
Timber	\$0.00
Improvements	\$24,200.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$41,350.00</b>

Potential Future Assessments: \$0.00  
 City of Ely..... 218-365-3224

**Legal Description:**

LOTS 11 AND 12, BLOCK 9, ELY

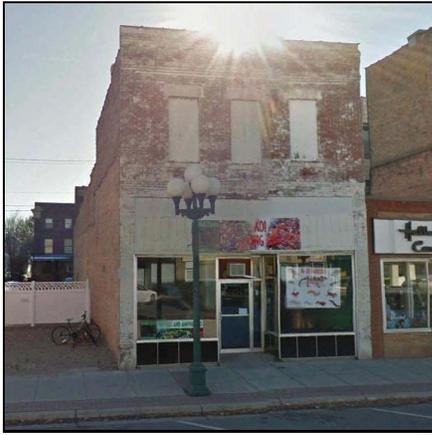


**Comments:**

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. Commercial building on the main thoroughfare in the northern MN city of Ely. This brick structure sits on a 50' x 125' lot and is zoned C-1 (Commercial), which allows structures to encompass no more than 90% of the total lot area to meet standards. The building previously housed two businesses, with each having its own store front. The east store front features 12 office spaces, 2 bathrooms and a storage room on the main floor with additional storage and living space on the second floor. The west store front contains a large open area sales floor on the main floor with three additional storage rooms. A separate door between the two businesses leads to the second floor which houses 19 rooms previously used for office space, storage, mens and womens bathrooms, and a kitchen. The large basement offers shared storage spaces as well as access to utilities. A 1 stall attached garage is near the rear of the east side of the structure off of the adjoining alley. There is an unsatisfied mortgage held against this property. Consult a real estate attorney for details regarding this status. MNDOT holds a "Temporary Right to Construct" agreement for replacement/construction of pedestrian ramps through December 1, 2015. Check with the City of Ely 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.

**Driving Directions:** 242 E Sheridan St.

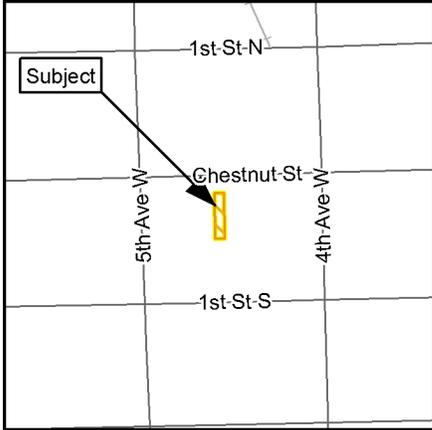
From MN Highway #1 (East Sheridan St.) in Ely, travel east for 0.5 of a mile to the subject, located on the southwest corner of the 3rd Ave. East and East Sheridan St. intersection.



Land	\$5,000.00
Timber	\$0.00
Improvements	\$17,500.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$22,500.00</b>

Potential Future Assessments: \$9,295.22  
City of Virginia.....218-748-7500

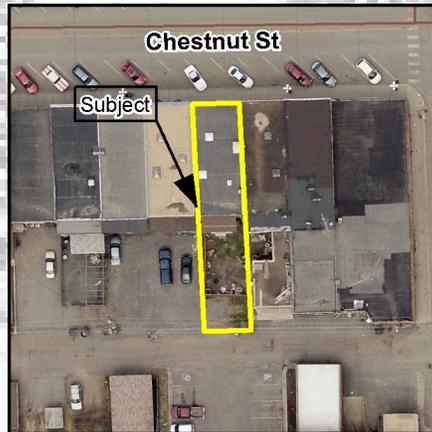
**Legal Description:**  
LOT 10, BLOCK 24, VIRGINIA



**Comments:**

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.  
A 2 story commercial building located on the Iron Range in the downtown area of Virginia. The main level features a showroom and storage area facing Chestnut St., a large studio area with alley access, and a half bathroom. The second floor is an unfinished storage area, and has limited access via a temporary interior staircase. This 25' x 120' lot is zoned B-1 (Central Business District). Please contact the City of Virginia for questions regarding downtown business zoning standards and requirements, for details and payment options regarding a heat conversion loan assessment of \$9,295.22 held against this parcel, and any pending or future assessments that may be reinstated. Recording fee \$46.00.

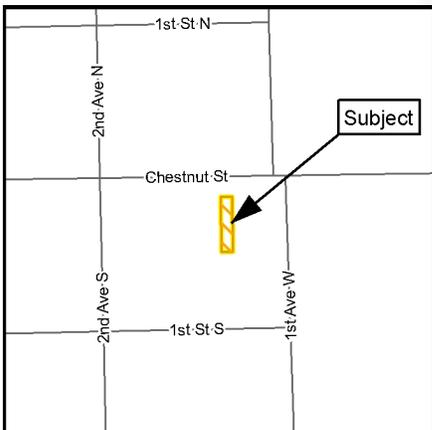
**Driving Directions:** 420 Chestnut St.  
While traveling on U.S. Highway #53 near Virginia, take the 2nd Ave. West exit. Follow to the north for 1 mile until it intersects Chestnut St. Turn west (left) onto Chestnut St., and follow 0.25 of a mile to the subject, which is located on the south (left) side of the street.



Land	\$5,000.00
Timber	\$0.00
Improvements	\$21,800.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$26,800.00</b>

Potential Future Assessments: \$15,137.62  
City of Virginia.....218-748-7500

**Legal Description:**  
LOT 4, BLOCK 27, VIRGINIA



**Comments:**

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.  
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. Recording fee \$46.00.

**Driving Directions:** 110 & 110 1/2 Chestnut St.  
While traveling on U.S. Highway #53 near Virginia, take the 2nd Ave. West exit. Follow to the north for 1 mile until it intersects Chestnut St. Turn east (right) onto Chestnut St., and follow for approximately 250 feet to the subject, which is located on the south (right) side of the street.

CJ Tract# 5 C22130139

City Of Hibbing  
Twp: 57 Rng: 20 Sec: 18

Acres +/- 0.14  
Zoning: R-2

CVT: 140 Plat: 130  
Parcel(s): 1910



Land	\$10,000.00
Timber	\$0.00
Improvements	\$11,500.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$21,500.00</b>

Potential Future Assessments: \$0.00  
City of Hibbing ..... 218-262-3486

**Legal Description:**

LOTS 1 AND 2, BLOCK 9, KOSKIVILLE HIBBING

**SOLD**



**Comments:**

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. Property home located in the Iron Range. The subject house sits on a 50' x 125' lot, 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 had been gutted by the previous owner, and was in the process of being refurbished. The first floor features space for a kitchen, living room, bathroom, and two bedrooms, while the second floor contains an area for two additional bedrooms and a bathroom. Check with the City of Hibbing for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:** 2602 6th Ave. East

While traveling on U.S. Highway #169 in Hibbing, take the East 25th St. exit, and travel west for 0.5 of a mile until arriving at 6th Ave. East. Turn south (left) onto 6th Ave. East and travel 0.1 of a mile to the subject, which is located on the southeast corner of the 6th Ave. East and 26th St. intersection.

RH Tract# 6 C22130140

Balkan Township  
Twp: 59 Rng: 20 Sec: 35

Acres +/- 6.2  
Zoning: MUNS-4

CVT: 235 Plat: 30  
Parcel(s): 5616



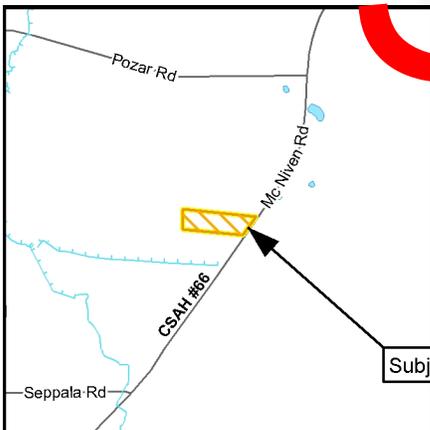
Land	\$6,400.00
Timber	\$0.00
Improvements	\$18,400.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$24,800.00</b>

Potential Future Assessments: \$0.00  
Town of Balkan..... 218-254-5283  
County Planning & Development (N) .. 218-749-7103

**Legal Description:**

S/4 OF SW1/4 OF NE1/4 LYING W OF ROAD, S 35 Twp 59 Rge 20W, TOWN OF BALKAN

**SOLD**



**Comments:**

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. The 6.2 acre parcel has a single family rambler with 1 bath, 3 bedrooms, a kitchen and a living room. It has forced air furnace (wood burning), and an unfinished basement. There is 1 small outbuilding. The condition of utilities is unknown. This +/- 300' x 900' parcel has an open yard area near the road, then an area of aspen, fir and black spruce, and the remainder is lowland brush. This parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 feet for setbacks to meet zoning standards. Check with Balkan Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:** 6009 McNiven Rd.

From Chisholm, head east on CSAH #66 (McNiven Rd.) and travel for approximately 4.5 miles. The property will be on west (left) side of the road.

JG Tract# 7 C22130096

Cotton Township  
Twp: 54 Rng: 16 Sec: 20

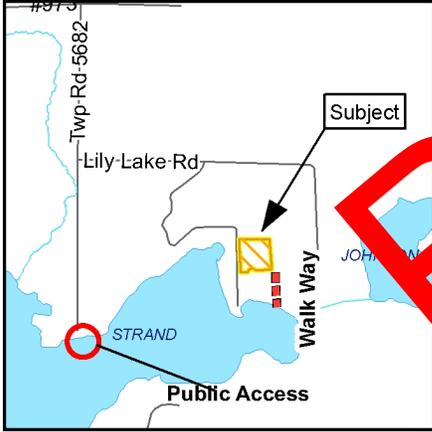
Acres +/- 6.79 CVT: 305 Plat: 43  
Zoning: SMU-7 Parcel(s): 40



Land	\$16,800.00
Timber	\$200.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$17,000.00</b>

Potential Future Assessments: \$0.00  
Town of Cotton: 218-482-3216  
County Planning & Development (S): 218-725-5000

**Legal Description:**  
LOT 1, BLOCK 1, REINKES SHORE LOTS TOWN OF COTTON



**Comments:**  
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITURE LANDS SOLD SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.  
The 6.79 acre, rural parcel is located near the northeast corner of Strand Lake. There is an access covenant for the property to provide walk-in access to the lake located about 350 feet east of the end of Reinke Rd. There is also a road maintenance covenant for shared maintenance of Reinke Rd. for all property owners in the plat. A small, seasonal stream flows through the property, which is nicely wooded, although low. Road access is from a cul de sac at the end of the Reinke Rd. The northern portion of the parcel is lowland black spruce, north of the creek, with more hardwoods in the south near the road. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires a minimum lot width of 150 feet and 1 acre of total lot area to meet zoning standards. Check with the Town of Cotton for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#288188. See tract 8 for additional property in this area.

**Driving Directions:**  
From Cotton, travel east on County Road #52 (Comstock Lake Rd.) just over 2 miles to County Road #981 (Jenkins Rd.). Turn south (right) and travel for 0.5 of a mile. Turn east (left) on County Road #973 (Bug Creek Rd.) and travel 1 mile. Turn south (right) on North Strand Lake Rd. and travel 0.5 of a mile, then turn east (left) on Lily Lake Rd. The road will turn sharply south at 0.75 of a mile, follow the turn for just over 0.25 of a mile to Reinke Rd. Turn west (right) on Reinke Rd. and follow to the end. Parcel is on the north (right) side at the cul de sac.

JG Tract# 8 C22130095

Cotton Township  
Twp: 54 Rng: 16 Sec: 20

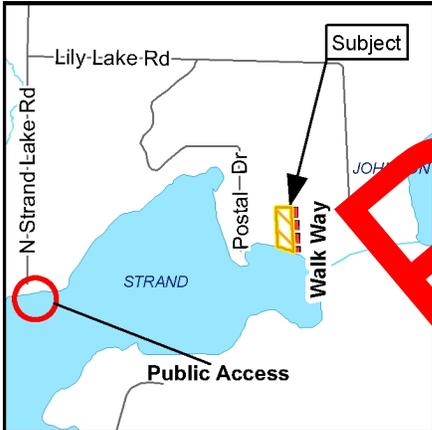
Acres +/- 2.5 CVT: 305 Plat: 43  
Zoning: SMU-7 Parcel(s): 70



Land	\$52,700.00
Timber	\$100.00
Improvements	\$15,000.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$67,800.00</b>

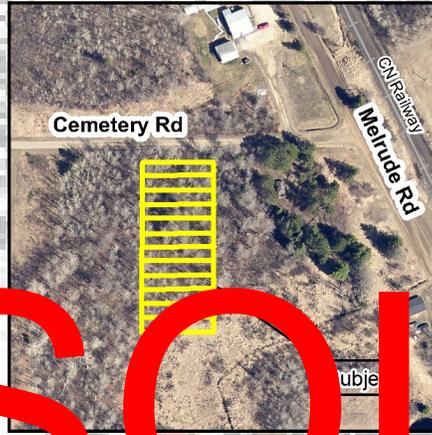
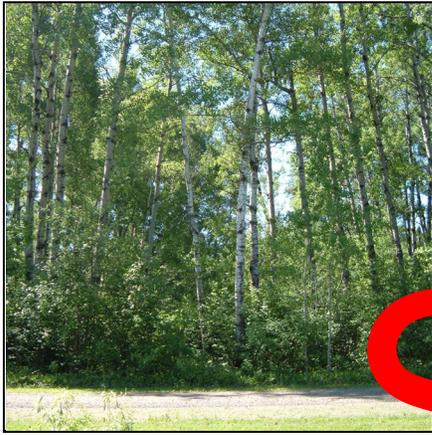
Potential Future Assessments: \$0.00  
Town of Cotton: 218-482-3216  
County Planning & Development (S): 218-725-5000

**Legal Description:**  
LOT 1, BLOCK 1, REINKES SHORE LOTS TOWN OF COTTON



**Comments:**  
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITURE LANDS SOLD SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.  
The 2.5 acre parcel has approximately 100 feet of shoreline on the northeast side of Strand Lake. Located near the end of Reinke Rd., it has aspen woods by the road and opens to a nice building site near the lake. There was a structure burned down on site, and there remains a 2 stall garage, a small utility shed, and an out house, all in poor condition. There is a 137 foot drilled well of unknown condition, and electricity is available. There is a road maintenance covenant to ensure shared maintenance of Reinke Rd. There is also an access covenant, with the walkway following the east side of this parcel for the purpose of walk-in access to the lake for those lots without lake frontage. The parcel is zoned SMU-7 (Shoreland Mixed Use), which requires a minimum lot width of 150 feet and 1 acre of total lot area to meet zoning standards. Check with the Town of Cotton for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#288188. See tract 7 for additional property in this area.

**Driving Directions:**  
From Cotton, travel east on County Road #52 (Comstock Lake Rd.) just over 2 miles to County Road #981 (Jenkins Rd.). Turn south (right) and travel for 0.5 of a mile. Turn east (left) on County Road #973 (Bug Creek Rd.) and travel 1 mile. Turn south (right) on North Strand Lake Rd. and travel for 0.5 of a mile, then turn east (left) on Lily Lake Rd. The road will turn sharply south at 0.75 of a mile, follow for just over 0.25 of a mile to Reinke Rd. Turn west (right) on Reinke Rd. and follow to address #6754 on the south (left) side of the road.



Land	\$1,859.00
Timber	\$141.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,000.00</b>

Potential Future Assessments: \$0.00  
Town of Ellsburg..... 218-780-5510  
County Planning & Development (N) .. 218-749-7103

**Legal Description:**  
LOTS 10 THRU 12, BLOCK 1, TOWN OF ELLSBURG

**SOLD**

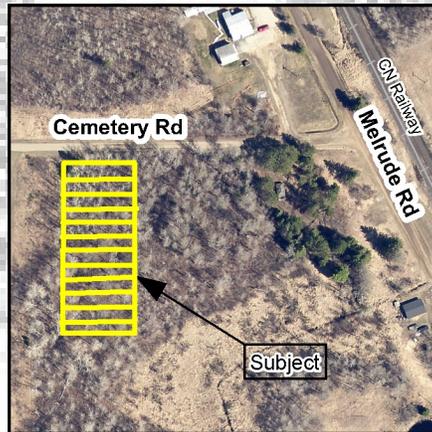
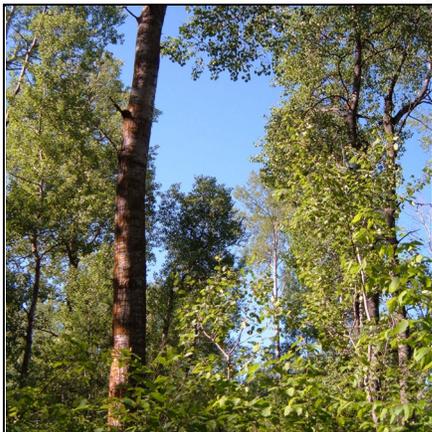


**Comments:**  
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING ASSESSMENTS OF RECORD AND RIGHTS OF WAY.

Parcel is rectangularly shaped, approximately 0.84 acres, and timbered with aspen and birch with lowland brush in the south. This +/- 125' x 300' subject is zoned MUN5-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, a minimum width of 200 feet and 20 feet for setbacks to meet zoning standards. Parcel is a lot of record. Check with Ellsburg Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. See tracts 10 through 13 for additional property in this area.

**Driving Directions:**

From Eveleth, take U.S. Highway #53 south approximately 15.25 miles and turn east (left) on CSAH #59 (Melrude Rd.). Travel approximately 3.5 miles and turn west (right) on Cemetery Rd. Travel approximately 320 feet and subject is located on the south (left) side of the road.

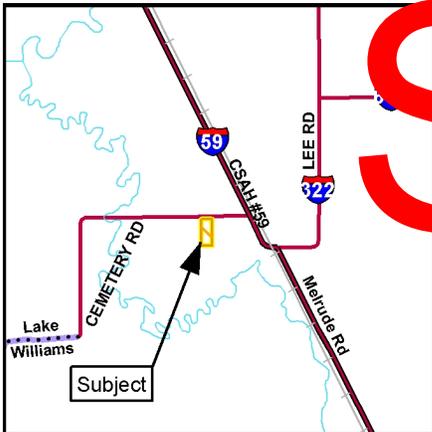


Land	\$1,819.00
Timber	\$281.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,100.00</b>

Potential Future Assessments: \$0.00  
Town of Ellsburg..... 218-780-5510  
County Planning & Development (N) .. 218-749-7103

**Legal Description:**  
LOTS 13 THRU 24, BLOCK 1, TOWN OF ELLSBURG

**SOLD**



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

Parcel is rectangularly shaped, approximately 0.84 acres, timbered with aspen with scattered areas of brush. This +/- 125' x 300' subject is zoned MUN5-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, a minimum width of 200 feet and 20 feet for setbacks to meet zoning standards. Parcel is a lot of record. Check with Ellsburg Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. See tracts 9 through 12 for additional property in this area.

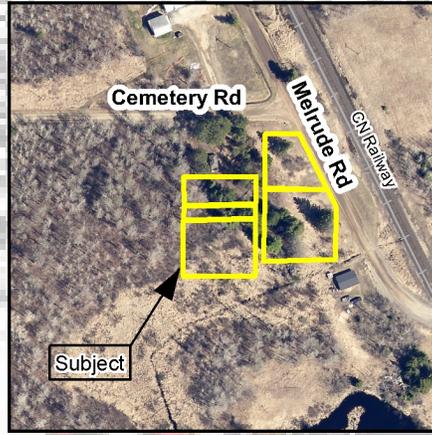
**Driving Directions:**

From Eveleth, take U.S. Highway #53 south approximately 15.25 miles and turn east (left) on CSAH #59 (Melrude Rd.). Travel approximately 3.5 miles and turn west (right) on Cemetery Rd. Travel approximately 450 feet and the subject is located on the south (left) side of the road.

RH Tract# 11 C22130143

Ellsburg Township  
Twp: 55 Rng: 16 Sec: 18

Acres +/- 0.98 CVT: 320 Plat: 180  
Zoning: MUNS-5 Parcel(s): 250, 290, 390, 440, 430

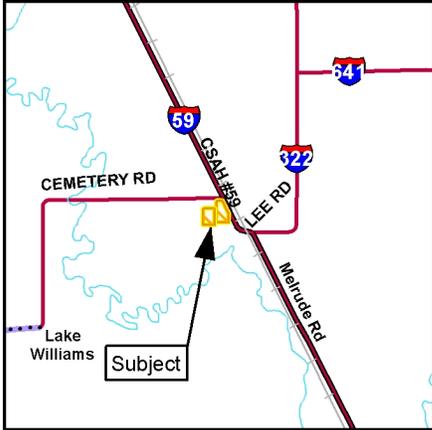


Land	\$2,100.00
Timber	\$0.00
Improvements	\$200.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,300.00</b>

Potential Future Assessments: \$0.00  
Town of Ellsburg..... 218-780-5510  
County Planning & Development (N) .. 218-749-7103  
MPCA.....1-800-657-3864

**Legal Description:**

LOTS 1-4, 5-9, 15-18, 19, 20-21, BLOCK 2, TOWN OF ELLSBURG



**Comments:**

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.  
Subject is 2 pieces divided by a platted but undeveloped alley, for a total of 0.98 acres. One piece is rectangularly shaped, approximately 125' x 175'. The other is irregular shaped, approximately 90' x 225'. The subject is a lot of record. There is a dilapidated structure, approximately 8' x 12', and scattered brush, aspen, spruce and pine. There is a closed disposal site from a concrete building demolition. An underground fuel tank was removed from parcel 250 (tank site#18626). Ongoing investigation is being conducted by the MPCA (leak site#18746) with 5 monitoring wells on the site. Please contact the MPCA for more information. The subject is zoned MUNS-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, a minimum width of 200 feet and 20 feet for setbacks to meet zoning standards. Check with Ellsburg Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. See tracts 9 through 13 for additional property in this area.

**Driving Directions:**

From Eveleth, take U.S. Highway #53 south approximately 15.25 miles and turn east (left) on CSAH #59 (Melrude Rd.). Travel approximately 3.5 miles. The subject is located on the southwest corner of Melrude and Cemetery Rds.

RH Tract# 12 C22130149

Ellsburg Township  
Twp: 55 Rng: 16 Sec: 18

Acres +/- 1.94 CVT: 320 Plat: 180  
Zoning: MUNS-5 Parcel(s): 1040 thru 1320, 1770



Land	\$1,900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,900.00</b>

Potential Future Assessments: \$0.00  
Town of Ellsburg..... 218-780-5510  
County Planning & Development (N) .. 218-749-7103

**Legal Description:**

LOTS 1 THRU 12, BLOCK 6, also LOTS 1 THRU 7 AND LOTS 15 THRU 24, BLOCK 7, also ALL BLOCK 12, TOWN OF ELLSBURG



**Comments:**

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.  
Subject is comprised of 4 pieces for a total of 1.94 acres. There are 3 irregularly shaped pieces approximately 275' x 125', 180' x 125' and 290' x 105', and a triangularly shaped piece +/- 14' x 30' x 33'. All pieces are divided by undeveloped platted alleys and roads. The subject is lot of record. There is a completely flattened structure and grassy areas with pockets of aspen and spruce in the north. There is a perennial stream along the southern border. An active railroad is across the undeveloped platted road on the eastern border. The subject is zoned MUNS-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, a minimum width of 200 feet and 20 feet for setbacks to meet zoning standards. Check with the Ellsburg Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. See tracts 9 through 13 for additional property in this area.

**Driving Directions:**

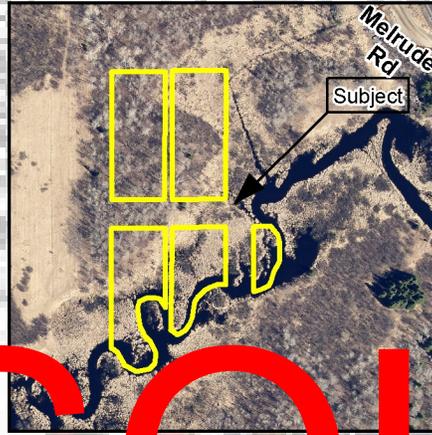
From Eveleth, take U.S. Highway #53 south approximately 15.25 miles and turn east (left) on CSAH #59 (Melrude Rd.). Travel approximately 3.6 miles (the road turns south) and the subject is located on the west (right) side of the road.

**SOLD**

RH Tract# 13 C22130147

Ellsburg Township  
Twp: 55 Rng: 16 Sec: 18

Acres +/- 2.77 CVT: 320 Plat: 180  
Zoning: MUNS-5 Parcel(s): 1330 thru 1710



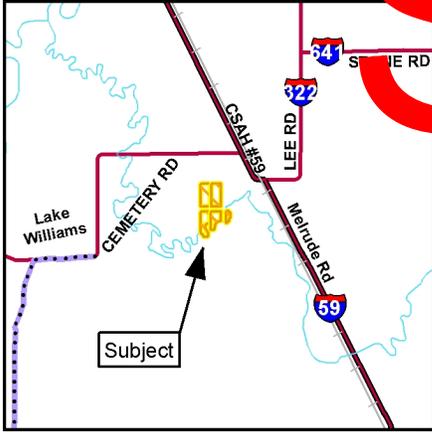
Land	\$1,359.00
Timber	\$141.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,500.00</b>

Potential Future Assessments: \$0.00  
Town of Ellsburg..... 218-780-5510  
County Planning & Development (N) .. 218-749-7103

**Legal Description:**

LOTS 1 THRU 24 BLOCK 8; LOTS 1 THRU 6, LOTS 17 THRU 24 BLOCK 9; ALL BLOCK 10, TOWN OF ELLSBURG

**SOLD**



**Comments:**  
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.  
Subject is 5 pieces for a total of 2.77 acres. Two are rectangularly shaped approximately 300' x 125'. The other 3 are irregularly shaped approximately 200' x 125' and 100' x 125'. All pieces are located on and divided by undeveloped platted alleys and roads. Subject is lowland grass and brush with a pocket of aspen in the west. The Paleface Creek winds along the southern border. The subject is zoned MUNS-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, a minimum width of 200 feet and 20 feet for setbacks to meet zoning standards. Check with Ellsburg Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. See tracts 9 through 12 for additional property in this area.

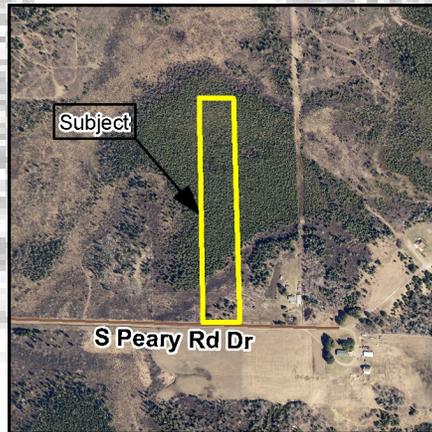
**Driving Directions:**

From Eveleth, take U.S. Highway #53 south approximately 15.25 miles and turn east (left) on CSAH #59 (Melrude Rd.). Travel approximately 3.5 miles and turn west (right) on Cemetery Rd. Travel approximately 460 feet and the subject is located +/- 400 feet south of Cemetery Rd.

RH Tract# 14 C22110077

Fayal Township  
Twp: 57 Rng: 17 Sec: 30

Acres +/- 6.69 CVT: 340 Plat: 10  
Zoning: MUNS-4 Parcel(s): 5681



Land	\$5,515.00
Timber	\$585.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,100.00</b>

Potential Future Assessments: \$0.00  
Town of Fayal..... 218-744-2878  
County Planning & Development (N) .. 218-749-7103

**Legal Description:**

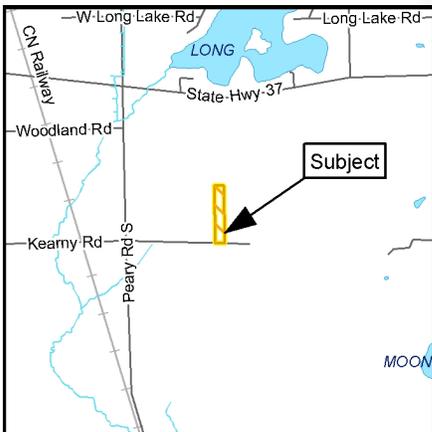
W 220 FT OF E 660 FT OF SE1/4 OF SW1/4, Sec 30 Twp 57N Rge 17W, TOWN OF FAYAL

**Comments:**

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.  
This rectangularly shaped parcel is +/- 6.69 acres with a power line crossing the southwest corner. There is a well, condition unknown, in the area of aspen and fir. To the north is an area of lowland brush followed by black spruce. This parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 feet for setbacks to meet zoning standards. Parcel is a lot of record. Check with Fayal Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:**

From Eveleth, take U.S. Highway #53 south approximately 4 miles. Turn west (right) onto MN Highway #37, travel 2 miles and turn south (left) on County Road #329. Travel for 0.75 of a mile and turn east (left) on South Peary Dr. Parcel is approximately 0.4 of a mile and is located on the north (left) side.

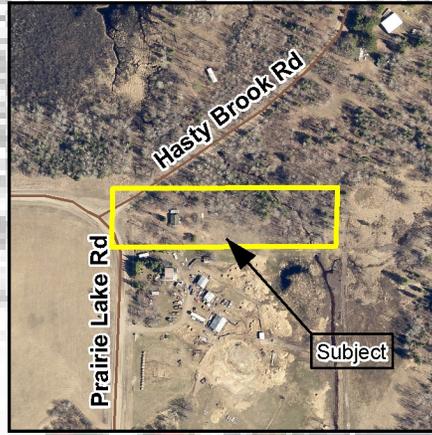


JG Tract# 15 C22130145

Fine Lakes Township  
Twp: 50 Rng: 20 Sec: 32

Acres +/- 2  
Zoning: FAM-3

CVT: 355 Plat: 10  
Parcel(s): 5052

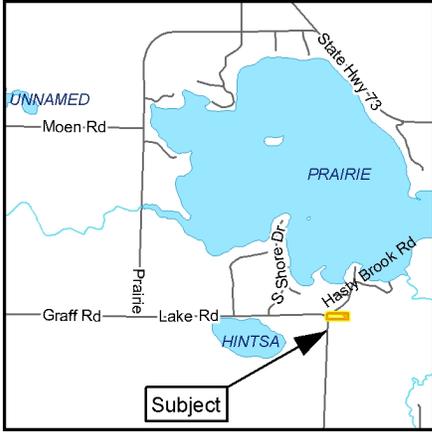


Land	\$23,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$23,000.00</b>

Potential Future Assessments: \$0.00  
Town of Fine Lakes..... 218-476-2003  
County Planning & Development (S) .. 218-725-5000

**Legal Description:**

W 580 4/5 FT OF N 150 FT OF NW 1/4 OF NE 1/4, Sec 32 Twp 50N Rge 20W, TOWN OF FINE LAKES



**Comments:**

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. This 150' x 580' parcel has a small cabin with a nicely wooded yard on 2 acres of land. It is a lot of record in a FAM-3 (Forest Agricultural Management) zone district. The yard slopes gently toward a seasonal creek drainage. The cabin needs significant work and clean up to be habitable. All personal property remaining on the site is part of this sale. Electricity is available. The condition of a water supply is unknown as no well records were found. Questions regarding wells should be directed to the Minnesota Department of Health (1-800-383-9808). For building or site development questions, call St. Louis County Planning & Development. Check with the Town of Fine Lakes for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions: 3618 Prairie Lake Rd.**

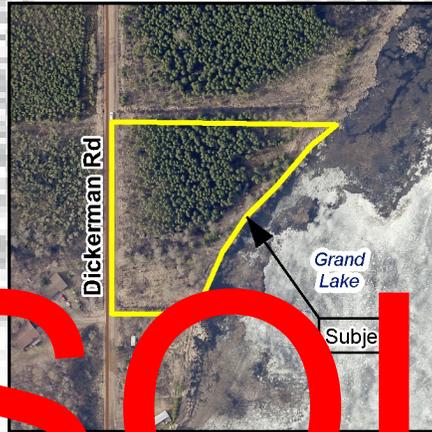
Travel south from Floodwood on Hwy #73 for 7.75 miles. Turn west/southwest (right) onto Prairie Lake Rd. and travel for 0.5 of a mile. Turn west (right) and travel for 0.5 of a mile, follow the gravel road as it turns south for 1.5 miles to the intersection of Graff Rd. Turn east (left) on Prairie Lake Rd. and travel for 1 mile. As the road turns south again, the subject property is on the corner at 3618 Prairie Lake Road, near the intersection of Hasty Brook Rd.

JG Tract# 16 C22130092

Grand Lake Township  
Twp: 51 Rng: 16 Sec: 20

Acres +/- 3.86  
Zoning: RES-8

CVT: 380 Plat: 10  
Parcel(s): 4172

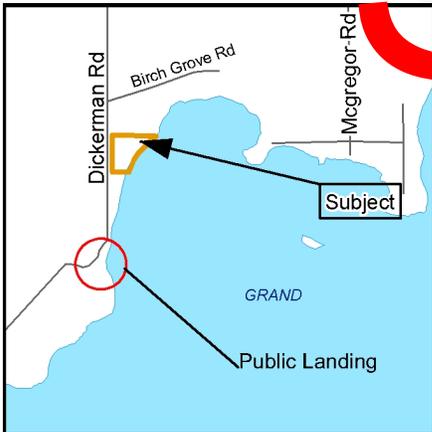


Land	\$7,970.00
Timber	\$230.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$8,200.00</b>

Potential Future Assessments: \$0.00  
Town of Grand Lake..... 218-729-8978  
County Planning & Development (S) .. 218-725-5000

**Legal Description:**

N 407 FT OF THAT PART OF LOT 4 LYING S OF THE E AND W CENTER LINE OF SECTION 20, Sec 20 Twp 51N Rge 16W TOWN OF GRAND LAKE



**Comments:**

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. This irregularly shaped, 3.86 acre tract has approximately 500 feet of frontage on Grand Lake. It is wooded with lowland black spruce. The northern boundary is near an east/west drainage ditch, and there is about 400 feet of frontage on Dickerman Rd. It is about 0.25 of a mile north of the lake's public access. The parcel is zoned RES-8 (Residential), which requires a minimum lot width of 200 feet and 1 acre of total lot area to meet zoning standards. Check with the Town of Grand Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00. See tract 18 for additional property in this area.

**Driving Directions:**

From Duluth, travel north on U.S. Highway #53 to Twig. Turn west (left) on County Road #7 (Industrial Rd.) and travel 2 miles. Turn south (left) on Dickerman Rd. and travel 0.5 of a mile. Parcel is on the east (left) side of the road.

**SALE**

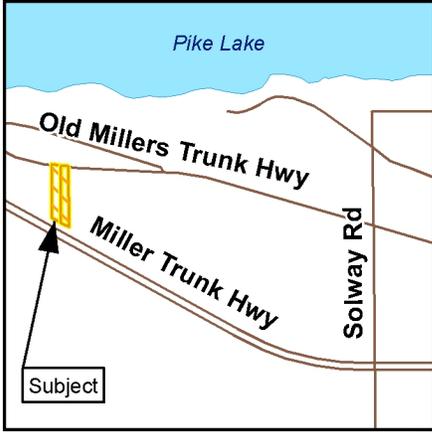


Land	\$32,800.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$32,900.00</b>

Potential Future Assessments: \$0.00  
Town of Grand Lake..... 218-729-8978  
County Planning & Development (S) .. 218-725-5000

**Legal Description:**

THAT PART OF WLY 100 FT OF ELY 181.5 FT OF WLY 618.75 FT OF LOT 3 LYING S OF N LINE OF OLD MILLER TRUNK HWY and ELY 81.5 FT OF WLY 618.75 FT OF GOVT LOT 3 LYING S OF CENTERLINE OF OLD HWY 53, Sec 36 Twp 51N Rge 16W, TOWN OF GRAND LAKE



**Comments:**

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. These irregularly shaped lots have approximately 184 feet of lot width and frontage on Old Miller Trunk Hwy., a total of 2.77 acres of land, and are nicely wooded with rolling topography, higher to the south. This parcel is zoned RES-9 (Residential), which requires a minimum lot width of 150 feet and 1 acre of total lot area to meet zoning standards. 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. Check with Grand Lake Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:**

Take U.S. Highway #53 north past the Midway Rd. intersection. Turn north (right) on County Road #889 (Solway Rd.) and travel to the stop sign. Turn west (left) onto Old Miller Trunk Hwy. Travel approximately 0.75 of a mile. This parcel begins approximately 53 feet west of the driveway at address 6014 Old Miller Trunk Hwy.

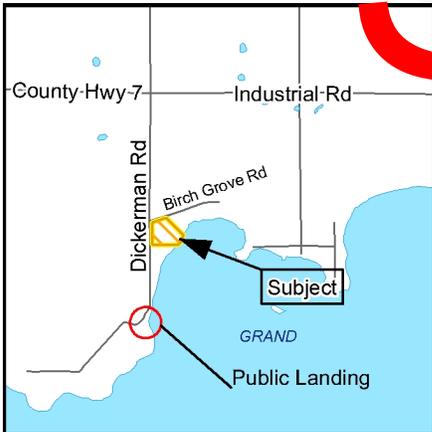


Land	\$4,840.00
Timber	\$660.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$5,500.00</b>

Potential Future Assessments: \$0.00  
Town of Grand Lake..... 218-729-8978  
County Planning & Development (S) .. 218-725-5000

**Legal Description:**

LOTS 1 2 AND 3, CHERRY BIRCH GROVE TRACTS GRAND LAKE



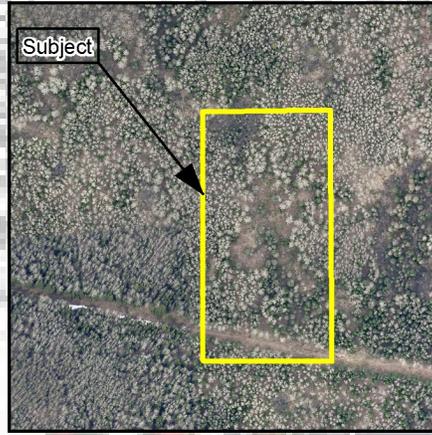
**Comments:**

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. This irregularly shaped, 4.5 acre tract of land has approximately 200 feet of frontage on Grand Lake. It is wooded with lowland black spruce and has frontage on both Birch Grove Rd. and Dickerman Rd. There is an east/west ditch near the southern border of the parcel that empties into Grand Lake. The parcel is located just 0.25 of a mile north of the lake's public access. The parcel is zoned RES-8 (Residential), which requires a minimum lot width of 200 feet and 1 acre of total lot area to meet zoning standards. Check with the Town of Grand Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00. See tract 16 for additional property in this area.

**Driving Directions:**

From Duluth, travel north on U.S. Highway #53 to Twig. Turn west (left) on County Road #7 (Industrial Rd.) and travel 2 miles. Turn south (left) on Dickerman Rd. and travel for almost 0.5 of a mile to the intersection of Dickerman and Birch Grove Rd. Parcel has about 230 feet of frontage on Birch Grove Rd. and 390 feet going south along Dickerman Rd.

**SOLD**



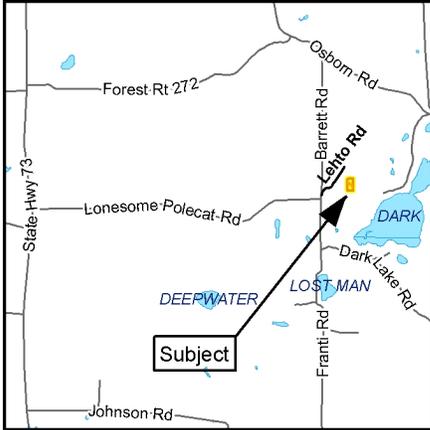
Land	\$5,259.00
Timber	\$741.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,000.00</b>

Potential Future Assessments: \$0.00

Town of Great Scott..... 218-258-3810  
County Planning & Development (N) .. 218-749-7103

**Legal Description:**

W1/2 OF SE1/4 OF SW1/4 OF NW1/4, Sec 32 Twp 60N Rge 19W, TOWN OF GREAT SCOTT



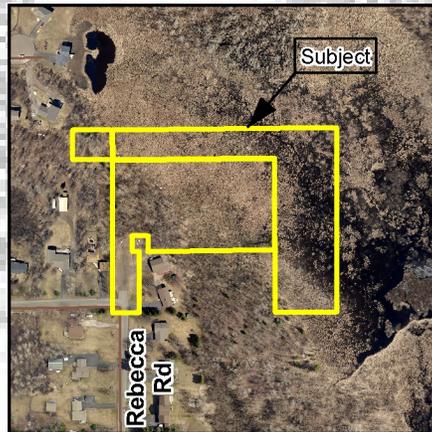
**Comments:**

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.

This rectangularly shaped parcel is approximately 5 acres. It is crossed by a power line in the south. The parcel has grassy areas with scattered aspen and pine. There is no known legal access. This +/- 330' x 660' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 feet for setbacks to meet zoning standards. Check with Great Scott Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:**

From Chisholm, travel north on MN Highway #73 approximately 9.25 miles. Turn east (right) on Lonesome Polecat Rd. and travel approximately 3.15 miles, then turn north (left) on County Road #445 (Barrett Rd.). Travel approximately 335 feet and Lehto Rd. veers to the right. Travel approximately 270 feet and the parcel is approximately 0.25 of a mile east of Lehto Rd.



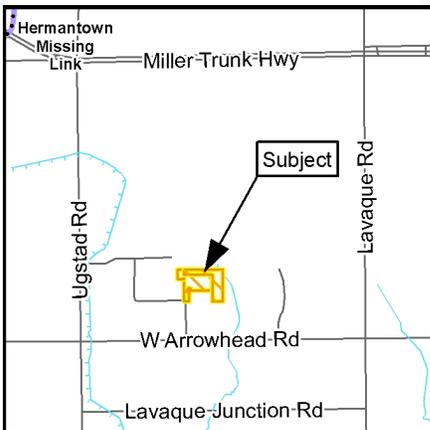
Land	\$22,692.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$8,308.00
<b>Total</b>	<b>\$31,000.00</b>

Potential Future Assessments: \$0.00

City of Hermantown..... 218-729-3600

**Legal Description:**

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 522.80 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 418 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 522.80 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 N00EG 1°52'E 50 FT THENCE N90DEG 00'W 50 FT THENCE S04EG 1°52'W 50 FT THENCE N90DEG 00'E 21 FT TO PT OF BEG. Sec 10 Twp 50N Rge 15W. CITY OF HERMANTOWN



**Comments:**

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.

This irregularly shaped tract of land 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. 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.

**Driving Directions:**

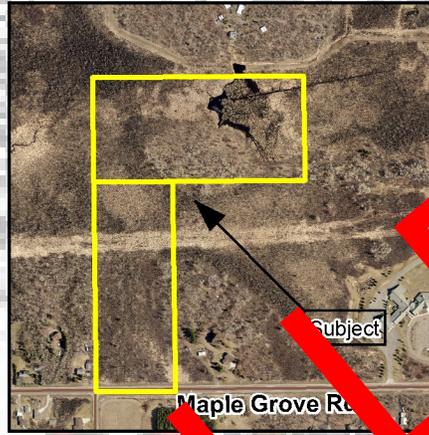
From the north, travel south on U.S. Highway #53, turn south (right) on Ugstad Rd. and travel 1 mile. Turn east (left) on Arrowhead Rd. and travel 0.5 of a mile. Turn north (left) on Rebecca Rd. and follow to the end. From the Miller Hill Mall area, travel north on U.S. Highway #53 to Arrowhead Rd. Turn west (left) and travel 1.8 miles to Rebecca Rd. Turn north (right) and travel to the end. Tract is north of the end of Rebecca Rd. and the sanitary lift station. It is irregularly shaped with high ground on either side of an imaginary extension of Rebecca Rd.

JG Tract# 21 C22130101

City of Hermantown  
Twp: 50 Rng: 15 Sec: 15

Acres +/- 35  
Zoning: R/OS

CVT: 395 Plat: 10  
Parcel(s): 4380, 4390

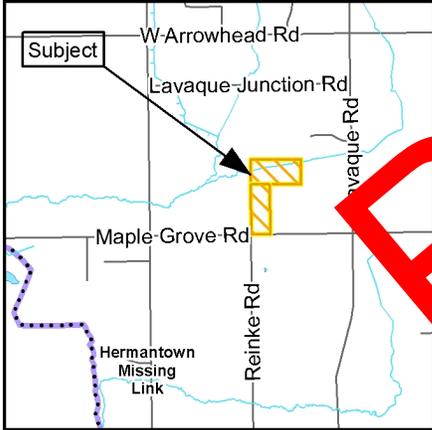


Land	\$10,448.25
Timber	\$600.00
Improvements	\$0.00
Certified Assessments	\$13,951.75
<b>Total</b>	<b>\$25,000.00</b>

Potential Future Assessments: \$0.00  
City of Hermantown ..... 218-729-3600

**Legal Description:**

NW 1/4 OF SE 1/4 EX N1/2 also SW 1/4 OF SE 1/4 EX E1/2 & EX E1/2 OF E1/2 OF W1/2, Sec 15 Twp 50N Rge 15W, CITY OF HERMANTOWN



**Comments:**

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. This irregularly shaped 35 acre parcel is primarily lowland brush with a trout stream crossing through the northern part. There is a small open "island" of about 4 acres south of the drainage. There is a permanent conservation easement 150 feet in width, lying 75 feet on each side of the centerline of the stream, for riparian protection and angler access. The southern portion has about 500 feet of frontage on the Maple Grove Rd. and has a MN Power easement crossing east/west across the parcel. Public utilities are available at the street and assessments are owed. The northern portion (parcel 4380) is zoned Open Space (not for residential use), and the southern portion (parcel 4390) is zoned R-3 (Residential), which requires public water and sewer service, with a minimum lot size of 0.5 of an acre to meet zoning standards. Check with the City of Hermantown for any pending or future assessments that may be reinstated. Recording fee \$66.00. T#209876, 263342.

**Driving Directions:**

From U.S. Highway #53 from the north, turn south (right) at the Ugstad/LaVaque Bypass stoplight and travel 2 miles to the Maple Grove Rd. Turn east (left) and travel for 0.5 of a mile. The parcel is on the north (left) side of the road, northeast of the Reinke Rd. intersection.

RH Tract# 22 C22130144

Linden Grove Township  
Twp: 62 Rng: 20 Sec: 7

Acres +/- 2.5  
Zoning: FAM-2

CVT: 430 Plat: 10  
Parcel(s): 1122

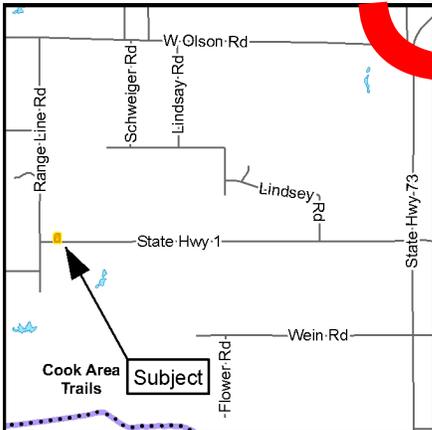


Land	\$3,219.00
Timber	\$281.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,500.00</b>

Potential Future Assessments: \$0.00  
Town of Linden Grove ..... 218-666-5787  
County Planning & Development (N) .. 218-749-7103

**Legal Description:**

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



**Comments:**

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. This rectangularly shaped parcel is approximately 2.5 acres and has scattered aspen and pine. This +/- 250' x 435.6' parcel is zoned FAM-2 (Forest Agricultural Management), which requires 17 acres, a minimum width of 600 feet and 100 feet for setbacks to meet zoning standards. Parcel is a lot of record. Check with Linden Grove Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:**

From Cook, take U.S. Highway #53 north approximately 1.5 miles and turn west (left) on MN Highway #1. Travel approximately 10.75 miles and parcel is on the north (right) side of the road.

RH Tract# 23 C22120035

McDavitt Township  
Twp: 56 Rng: 18 Sec: 15

Acres +/- 34.9 CVT: 435 Plat: 10  
Zoning: FAM-3 Parcel(s): 2530, 2535

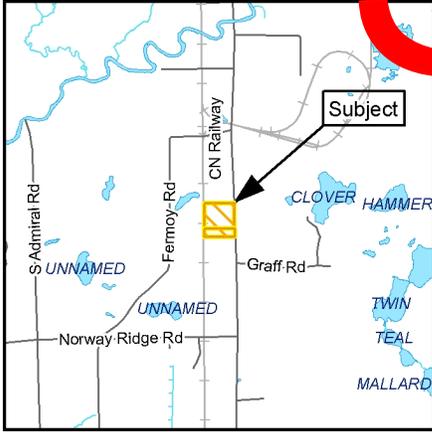


Land	\$6,316.00
Timber	\$534.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,850.00</b>

Potential Future Assessments: \$0.00  
Town of McDavitt..... 218-744-4213  
County Planning & Development (N) .. 218-749-7103

**SOLD**

**Legal Description:**  
NE1/4 OF NE1/4 EX 1/2 R/W 3.19 AC AND EX S1/2 OF S1/2 TO S1/2 OF S1/2 OF NE1/4 OF NE1/4 EX 1.06 AC FOR RR R/W Sec 15 Twp 56N Rge 18W, TOWN OF MCDAVITT



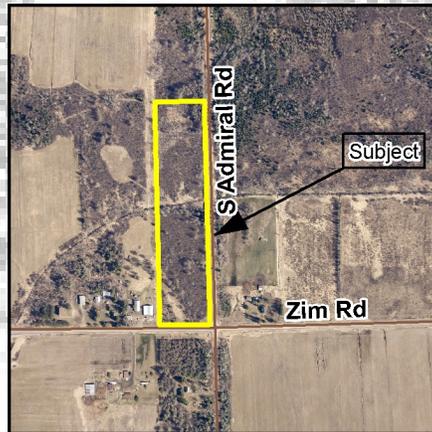
**Comments:**  
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.  
Located on CSAH #7, half way between Forbes and Zim, this tract is low land, bordered on the west by a railroad. There is an underground gas line which runs north-south in the western third. There are small pockets of aspen and red pine on the southern border. There is a non-exclusive driveway easement in the southeast corner. This tract is zoned FAM-3 (Forest Agricultural Management), requiring 9 acres, 300 feet of lot width and 50 foot side principle. Check with the Town of McDavitt for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:**  
From Eveleth, take U.S. Highway #53 south 4 miles and turn west (right) on MN Highway #37. Travel 4 miles and turn south (left) on CSAH #7. Subject is approximately 4 miles south on the west (right) side of road.

RH Tract# 24 C22130150

McDavitt Township  
Twp: 56 Rng: 18 Sec: 28

Acres +/- 8.52 CVT: 435 Plat: 10  
Zoning: FAM-3 Parcel(s): 4940



Land	\$3,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,600.00</b>

Potential Future Assessments: \$0.00  
Town of McDavitt..... 218-744-4213  
County Planning & Development (N) .. 218-749-7103

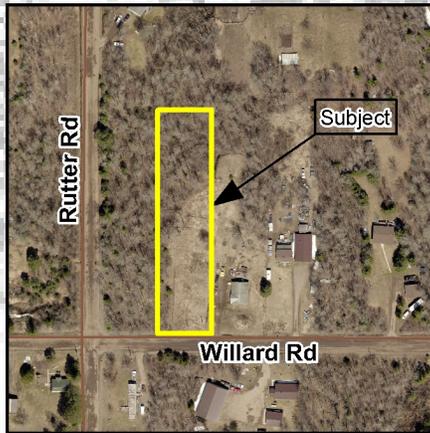
**SOLD**

**Legal Description:**  
THAT PART OF S 1/2 OF NE 1/4 W OF THE CENTER LINE OF THE ABANDONED RY RT OF W EX 33 FT FOR THE ADMIRAL ROAD, Sec 28 Twp 56N Rge 18W, TOWN OF MCDAVITT



**Comments:**  
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.  
This rectangular shaped, 8.52 acre parcel is mostly lowland brush with a scattered spruce and tamarack, and a small pocket of tamarack and pine in the northeast corner. A perennial drainage ditch crosses through the center of the parcel and a power line crosses through the southwest corner. This 300' x 1,375' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, minimum width of 300 feet and 50 feet for setbacks to neighboring standards. Parcel is a lot of record. Check with McDavitt Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:**  
From Eveleth, take U.S. Highway #53 south approximately 6 miles and turn west (right) on CSAH #16. Travel approximately 4.5 miles and turn south (left) on CSAH #7. Travel approximately 4.25 miles. Turn west (right) on County Road #27 (Zim Rd.) and travel approximately 1.25 miles. Parcel is located on the northwest corner of County Road #27 (Zim Rd.) and County Road #788 (Admiral Rd. South).

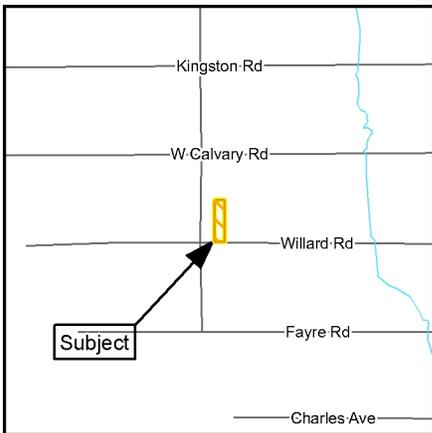


Land	<b>\$6,300.00</b>
Timber	<b>\$0.00</b>
Improvements	<b>\$0.00</b>
Certified Assessments	<b>\$0.00</b>
<b>Total</b>	<b>\$6,300.00</b>

Potential Future Assessments: \$0.00  
Town of Rice Lake. . . . . 218-525-0100  
County Planning & Development (S) .. 218-725-5000

**Legal Description:**

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



**Comments:**

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. Mostly cleared lot with 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 (Residential), requiring a minimum lot width of 100 feet and 1 acre of total lot area to meet zoning standards. This parcel is viewed as a non-conforming lot of record due to it meeting previous zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:**

From the intersection of CSAH #4 (Rice Lake Rd.) and CSAH #9 (Martin Rd.), travel east on the Martin Rd. for 2 miles. Turn south (right) on CSAH #34 (Howard Gnesen Rd.) and travel to the stop sign. Go straight ahead and turn at the first road to the right, the Willard Rd. Parcel is just past address 4191 on the north (right) side of the road.

## Frequently Asked Questions

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

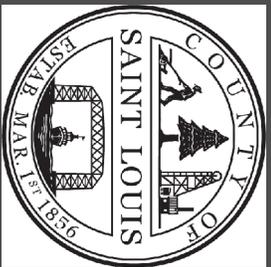
- Anyone can purchase land at one of our auctions.
- There are three tax forfeited land sales per year. The land sales are advertised in the official newspaper of the county (currently the Duluth News Tribune, <http://www.duluthnews.com>), and the sales lists are available from our offices, at various locations around the county, or 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.
- Properties that do not sell at auction can be purchased over-the-counter from the Land and Minerals Department for the price listed. Offers for less than the listed price will not be accepted.
- If you wish to receive the Available Lands Lists and a Land Sale Booklet for each of our auctions, 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 Land and Minerals Department activities and what else do you do?**

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

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

- There are four timber auctions held per year.
- Timber auctions are open to any "Responsible Operator" (application form on website).



SAINT LOUIS COUNTY, MINNESOTA

# LAND AND MINERALS DEPARTMENT

Government Services Center

320 West 2nd Street

Duluth, MN 55802

**Tax Forfeited Properties Auction**

**February 13th, 2014**

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

**Date: February 13, 2014**

**Time: 10:00 am**

**Location: The Depot  
506 W. Michigan St.  
Duluth, MN 55802**



**Photo provided by:  
Pam Brown  
Info Specialist III  
LCO**



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 13th, 2014 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.

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

218-726-2606