



AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF ST. LOUIS COUNTY, MINNESOTA

Tuesday, May 5, 2015, 9:30 A.M.

**County Board Room, Second Floor
St. Louis County Courthouse
100 N. 5th Avenue West
Duluth, Minnesota**

**PETE STAUBER, Chair
Fifth District**

**FRANK JEWELL
First District**

**PATRICK BOYLE
Second District**

**CHRIS DAHLBERG
Third District**

**TOM RUKAVINA
Fourth District**

**KEITH NELSON
Sixth District**

**STEVE RAUKAR, Vice-Chair
Seventh District**

County Auditor
Donald Dicklich

County Administrator
Kevin Gray

County Attorney
Mark Rubin

Clerk of the Board
Phil Chapman

The St. Louis County Board of Commissioners welcomes you to this meeting. This agenda contains a brief description of each item to be considered. The Board encourages your participation. If you wish to speak on an item contained in the agenda, you will be allowed to address the Board when a motion is on the floor. If you wish to speak on a matter that does not appear on the agenda, you may do so during the public comment period at the beginning of the meeting. Except as otherwise provided by the Standing Rules of the County Board, no action shall be taken on any item not appearing in the agenda.

When addressing the Board, please sign in at the podium and state your name and address for the record. Please address the Board as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. The St. Louis County Board promotes adherence to civility in conducting the business of the County. Civility will provide increased opportunities for civil discourse in order to find positive resolutions to the issue before the Board. Tools of civility include: pay attention, listen, be inclusive, do not gossip, show respect, be agreeable, apologize, give constructive criticism and take responsibility [County Board Resolution No. 560, adopted on September 9, 2003]. Speakers will be limited to five (5) minutes.

****In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify Property Management 72 hours prior to the meeting at (218)725-5085.****

All supporting documentation is available for public review in the County Auditor's Office, 100 North 5th Avenue West - Room No. 214, St. Louis County Courthouse, Duluth, MN, during regular business hours 8:00 A.M. - 4:30 P.M., Monday through Friday. Agenda is also available on our website at <http://www.stlouiscountymn.gov/GOVERNMENT/BoardofCommissioners.aspx>

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9:30 A.M. Moment of Silence
 Pledge of Allegiance
 Roll Call

AT THIS TIME CITIZENS WILL BE ALLOWED TO ADDRESS THE BOARD ON ITEMS NOT ON THE AGENDA. [Speakers will be limited to 5 minutes each.]

FOR ITEMS LISTED ON THE BOARD AGENDA OR COMMITTEE OF THE WHOLE AGENDA, CITIZENS WILL BE ALLOWED TO ADDRESS THE BOARD AT THE TIME A MOTION IS ON THE FLOOR.

CONSENT AGENDA

All matters listed on the consent agenda are considered routine and/or non-controversial and will be enacted by one unanimous motion. If a commissioner requests, or a citizen wishes to speak on an item on the consent agenda, it will be removed and handled separately.

REGULAR AGENDA

1. Public sale of state tax forfeited properties authorized for June 11, 2015, at 10:00 a.m. at the St. Louis County Heritage & Arts Center (Depot), 506 W. Michigan Street, Duluth, MN. {15-164} [**Without recommendation.**]

ADJOURNED:

Public Sale of State Tax Forfeited Lands on June 11, 2015

BY COMMISSIONER _____

WHEREAS, The St. Louis County Board desires to offer for sale, as recommended by the Land Commissioner, certain parcels of land that have forfeited to the State of Minnesota for non-payment of taxes; and

WHEREAS, The parcels, as described in County Board File No. _____, have been classified as non-conservation as provided for in Minn. Stat. Chapter 282.01; and

WHEREAS, These parcels are not withdrawn from sale pursuant to Minn. Stat. §§ 85.012, 92.461, 282.01, Subd. 8, and 282.018, and other statutes that require the withholding of state tax forfeited lands from sale; and

WHEREAS, The Commissioner of Natural Resources has approved the sale of these lands, as required by Minn. Stat. Chapter 282;

THEREFORE, BE IT RESOLVED, That the St. Louis County Board authorizes the County Auditor to offer these lands at public sale for not less than the basic sale price in accordance with terms set forth in the Land and Minerals Department policy, and in a manner provided for by law, on Thursday, June 11, 2015, at 10:00 a.m. at the St. Louis County Heritage & Arts Center (Depot), 506 W. Michigan St., Duluth, MN. Funds from the auction are to be deposited into Fund 240 (Forfeited Tax Fund).

Tract 1 City Of Duluth 010-0280-00940,01150,01160,€F1 €1190,01200 Starting Bid **\$28,000.00** ± 6.01 acres C22120147 ^{CJ}



Location: Pleasant Ave., off of E. Superior St. (Old North Shore Rd.)
Legal: LOT 5 also LOT 26 also LOTS 27 AND 28 EX HWY RT OF WAY also NELY 60 FT LOT 29 also SWLY 60 FT LOT 29 also LOT 30, BLOCK 3, BRIGHTON GARDENS 1ST DIVISION DULUTH

Land	\$28,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$28,000.00



A nicely wooded parcel within walking distance of Lake Superior, located in the North Shore neighborhood of Duluth. This irregularly shaped, approximately 6.01 acre property is zoned RR -2 (Rural Residential 2), which requires 100 feet of lot frontage on a maintained city street and 2 acres of lot area to meet minimum standards. This parcel contains +/- 370 feet of lot frontage on the east side of Pleasant Ave. and an additional +/- 60 feet on East Superior St. (Old North Shore Rd.). Utilities are available and any hookup fees are the responsibility of the buyer. Contact Duluth/North Shore Sanitary District for sewer hookup fees, or visit www.dnssd.org and go to "application for sewer connection permit" for fees and application, or contact Erick Appelwik at 218-624-8042. Check with the City of Duluth for any pending or future assessments that may be reinstated. Parcel subject to a land use deed restriction on Lot 5, Block 3. Recording fee \$86.00.

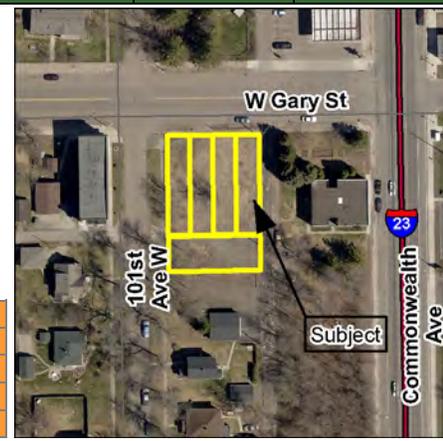
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 2 City Of Duluth 010-1800-09060,09070,09080,€J€J€9100 Starting Bid **\$8,750.00** ± 0.33 acres C22120110 ^{KZ}



Location: southeast corner of the Gary St. and 101st Ave. W. intersection
Legal: LOTS 11 THRU 15 INC PT OF VAC ALLEY ADJ, BLOCK 36, GARY FIRST DIVISION DULUTH

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



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

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

Tract 3 City Of Duluth 010-1800-€CF1 €2190,02200 Starting Bid **\$9,000.00** ± 0.21 acres C22140227 ^{KZ}



Location: northwest corner of E. Dickson St. and 97th Ave. W.
Legal: LOTS 28, 29 AND 30, BLOCK 12, GARY FIRST DIVISION DULUTH

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



A level, partially wooded property located at the northwest corner of E. Dickson St. and 97th Ave. W. in the Gary neighborhood of Duluth. This +/- 90' x 100' tract is zoned R-1 (Residential-Traditional), which requires the smaller of 40 feet or the average of developed lots with similar uses on the block face, and smaller of 4,000 sq. ft. or the average of developed lots 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 \$86.00. T#151588, T#190126, T#194110

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: southeast corner of Commonwealth Ave. and E. McGonagle St.
Legal: LOTS 5 THRU 18, BLOCK 48, GARY FIRST DIVISION DULUTH

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



A large, mostly wooded property on the southeast corner of Commonwealth Ave. and East McGonagle St. in the Gary neighborhood of Duluth. This +/- 350' x 100' tract is zoned is MU-N (Mixed Use Neighborhood), which requires 4,000 sq. ft. and 30 feet of frontage to meet standards. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$186.00. T#23152, T#70454, T#142428, T#124618, T#124619, T#160978, T#153987, T#17208

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Location: east of N. 40th Ave. E., north of London Rd.
Legal: LOTS 3 AND 4 INC PART OF VAC LOMBARD ST ADJ, BLOCK 2, LONDON ADDITION TO DULUTH

Land	\$6,150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,150.00



A level, grass covered property located on undeveloped Lombard St. in the Lakeside neighborhood of Duluth. This irregularly shaped parcel is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. The North Shore Scenic Railroad passes just north of the tract's northwest boundary. This property has no road frontage and can only be accessed via the adjoining alleyway. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$92.00.

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Location: northwest corner of 88th Ave. W. and Falcon St.
Legal: LOTS 1 THRU 17, BLOCK 14, MORGAN PARK OF DULUTH

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



This property is approximately 2.41 acres on the northwest corner of 88th Ave. W. and Falcon St. in the Morgan Park neighborhood of Duluth. The eastern half of the property is zoned MU-N (Mixed Use Neighborhood), which requires 4,000 sq. ft. and 30 feet of frontage to meet standards. The western half is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$66.00. T#330419, T#219774

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Location: south side of 88th Ave. W. (Arbor St.)

Legal: OUT LOT A also OUTLOT G EX PART PLATTED AS AUDITORS PLAT NO 18 also OUTLOT H EXCEPT PART PLATTED AS AUDITORS PLAT NO 19, MORGAN PARK OF DULUTH; also LOTS 14 THRU 18, AUDITORS PLAT NO 18 OUT-LOT G MORGAN PARK

Land	\$83,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$83,000.00



A large, irregularly shaped parcel located in the Morgan Park neighborhood of Duluth, adjacent to the northerly gateway to this area (88th Ave. W. / Arbor St.). This approximately 37.91 acre parcel is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$112.00. T#25915, T#161152

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

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

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



A large, undeveloped parcel, with a mix of tree cover and sand beach adjacent to St. Louis Bay in the Park Point neighborhood of Duluth. Approximately 3.1 acres, this parcel is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. This property contains mostly level ground, with many potential development options. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

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

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



A large, undeveloped parcel, with a mix of tree cover and sand beach adjacent to St. Louis Bay in the Park Point neighborhood of Duluth. Approximately 3.33 acres, this property is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. This property contains mostly level ground, with many potential development options. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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Tract 10 City Of Duluth 010-4480-01800 Starting Bid **\$6,250.00** ± 0.14 acres C22140225 ^{KZ}



Location: east side of S. 58th Ave. W., south of Redruth St.
Legal: LOTS 7 AND 8, BLOCK 72, WEST DULUTH 2ND DIVISION



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

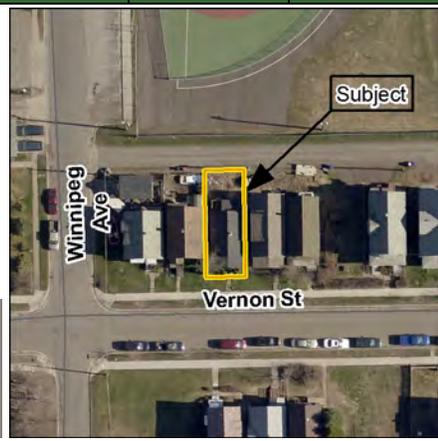
Vacant lots on the east side of S. 58th Ave. W. in the Lower West Duluth community of Duluth. This +/- 50' x 125' parcel is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average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

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Tract 11 City Of Duluth 010-4570-03600 Starting Bid **\$18,500.00** ± 0.04 acres C22150076 ^{CJ}



Location: 3019 Vernon Street, Duluth
Legal: SLY 66 96/100 FT, LOT 3, BLOCK 34, WEST PARK DIVISION OF DULUTH



Land	\$8,000.00
Timber	\$0.00
Improvements	\$10,500.00
Certified Assessments	\$0.00
Total	\$18,500.00

A small, single level home located in the Lincoln Park neighborhood of Duluth. This +/- 25' x 66.96' parcel is zoned R-2 (Residential-Urban), which requires a minimum lot width of 30 feet and 4,000 sq. ft. of total lot area to meet minimum standards. This property does not meet current UDC zoning standards, and is considered a legal non-conforming lot of record. It features a 3-seasons porch, combination living and dining room, kitchen, walk-in pantry, full bathroom, and a bedroom. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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Tract 12 City Of Ely 030-0030-01760 Starting Bid **\$9,000.00** ± 1.07 acres C22120025 ^{KZ}



Location: east of Lakeview Ave., between Chandler St. and undeveloped Vermilion St.
Legal: LOTS 1 THRU 15, BLOCK 8, AUDITORS PLAT OF CHANDLER ADDITION TO ELY



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

A vacant, irregularly shaped parcel, approximately 1.07 acres, located in the northern MN city of Ely. This wooded lot with rocky terrain is east of Lakeview Ave., between Chandler St. and undeveloped Vermilion St. There are no utilities or developed roads adjoining (utilities are in Chandler St.). This parcel is zoned R1 (Residential), which requires 50 feet of lot width and 6,000 sq. ft. for 1 family or 50 feet of lot width and 4,000 sq. ft. for 2 families. Check with the City of Ely for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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Tract 13	City Of Ely	030-0030-02000,02290,02350	Starting Bid \$28,200.00	± 1.70 acres	C22120026 ^{KZ}
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Location: northwest of the west end of Chandler St.

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



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

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

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Tract 14	City Of Hibbing	140-0130-01910	Starting Bid \$21,500.00	± 0.14 acres	C22150075 ^{CJ}
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Location: 2602 6th Avenue East, Hibbing

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



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

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

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Tract 15	City Of Hibbing	141-0020-03776	Starting Bid \$3,800.00	± 1.98 acres	C22140071 ^{KZ}
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Location: east of address #11386 on the south side of MN Highway #37

Legal: UND 1/2 OF ELY 69 FT OF WLY 564 FT OF NW1/4 OF NE1/4 EX HWY R/W, Sec 28 Twp 57N Rge 20W, CITY OF HIBBING



Land	\$3,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,800.00

An undivided 1/2 interest in a vacant parcel, approximately 1.7 acres, located just outside of the Iron Range city of Hibbing. This +/- 69' x 1,250' parcel is zoned I-1 (Light Industrial), which requires a minimum lot width of 100 feet and 20,000 sq. ft. of total lot area to meet zoning standards. The terrain is fairly level, with a grass covered area in on the north half, and a wooded swamp/wet marsh area on the southern portion. Check with the City of Hibbing for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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Tract 16	City Of Proctor	185-0210-00010 thru -00260	Starting Bid \$21,300.00	± 1.70 acres	C22130056 ^{JG}
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Location: west of N. 3rd Ave. between undeveloped 11th and 12th Sts.
Legal: LOTS 1 THRU 26, BLOCK 1, PROCTOR HEIGHTS

Land	\$21,200.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$21,300.00



Nicely wooded lots with northern hardwoods and aspen on a gently rolling site, in the northwest portion of the City of Proctor. This property is approximately 1.7 acres, zoned R-2 (Residential), which requires a minimum lot width of 60 feet and 7,500 sq. ft. of lot area for 1 family or 3,750 sq. ft. of lot area for two families to meet minimum standards. There are no utilities to this property. The City of Proctor has no immediate plans to extend the avenue or utilities toward this site. Check with the City of Proctor for any certified, pending or future assessments that may be reinstated. Recording fee \$86.00. T#310710, T#222771, T#291412

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Tract 17	City Of Proctor	185-0220-02610 thru -02840	Starting Bid \$25,750.00	± 1.70 acres	C22110132 ^{JG}
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Location: west of non-developed 4th Ave. between undeveloped 12th and 13th Sts.
Legal: LOTS 1 THRU 24, BLOCK 10, QUINNS ADDITION TO PROCTOR

Land	\$25,750.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$25,750.00



A nicely wooded, vacant property, approximately 1.7 acres, located west of undeveloped 4th Ave. between undeveloped 12th and 13th Sts. in the City of Proctor. This +/- 125' x 600' tract is zoned R1B/R2 (Residential), which requires 60 feet of frontage and 7,500 sq. ft. to meet minimum standards. There are no utilities to this property. Check with City of Proctor for information about extension of utilities, and for any pending or future assessments that may be reinstated. Recording fee \$66.00. T#310710, T#222771

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Tract 18	City Of Proctor	185-0220-00870 thru -01080	Starting Bid \$24,000.00	± 1.58 acres	C22110131 ^{JG}
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Location: west of N. 3rd Ave. between undeveloped 14th and 15th Sts.
Legal: LOTS 1 THRU 22, BLOCK 4, QUINNS ADDITION TO PROCTOR

Land	\$24,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$24,000.00



A vacant, wooded property west of undeveloped 4th Ave., and between undeveloped 14th and 15th Sts. in the City of Proctor. There are no improved streets or utilities to this property. This tract is approximately 1.58 acres, zoned R1b (Residential), which requires 60 feet of frontage and 7,500 total sq. ft. to meet minimum standards. Check with City of Proctor for information about extension of utilities, and for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#291412

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.



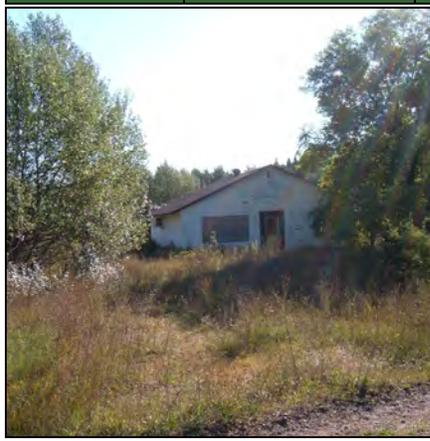
Location: south of Swan Lake Rd. between Swan Lake Rd. and Stub Rd.
Legal: SW 1/4 OF SE 1/4, Sec 19 Twp 52N Rge 18W, TOWN OF ALBORN



Land	\$37,650.00
Timber	\$2,350.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$40,000.00

This parcel is approximately 40 acres with a portion of Spider Creek crossing through it. This +/- 1,320' x 1,320' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 300 feet of lot width and 9 acres of total lot area to meet minimum standards. The northern third of this tract is timbered with aspen and northern hardwoods. A smaller drainage flows from near the northeast corner toward the southwest, and empties into Spider Creek. This portion contains ash, cedar, and black spruce, with occasional higher ground timbered with balsam and birch. There is no known legal access. Please respect private property and seek permission to access this parcel for viewing. The deed issued for this parcel will include a conservation easement of 66 feet from the top of the streambank on either side of Spider Creek to provide riparian protection and angler access. Check with the Town of Albion for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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



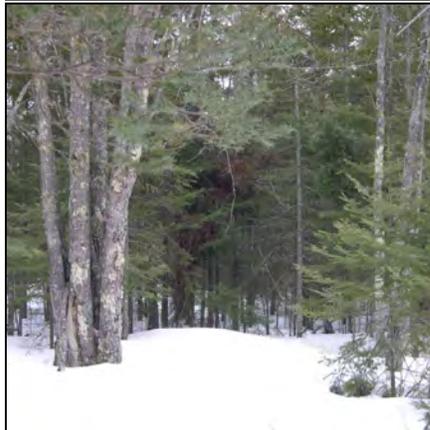
Location: 4966 Vermilion Trail, Gilbert
Legal: N 150 FT OF S 550 FT OF W 320 FT OF NE 1/4 OF SW 1/4 LYING E OF HIGHWAY, Sec 26 Twp 58N Rge 16W, TOWN OF BIWABIK



Land	\$3,000.00
Timber	\$0.00
Improvements	\$3,300.00
Certified Assessments	\$0.00
Total	\$6,300.00

A single level structure, residing on approximately 1.11 acres. This property is a level, grassy lot with brush and a few scattered conifers, located in Biwabik Township. This irregularly shaped +/- 150' x 320' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet zoning standards. This structure was previously used as a convenience store, and contains 3 open rooms, one contains bathroom fixtures. This parcel is a lot of record. Check with Biwabik Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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



Location: both sides of Homestead Dr., west of address #1538
Legal: W1/2 OF NE1/4 OF NE1/4 also W1/2 OF SE1/4 OF NE1/4, Sec 27 Twp 52N Rge 12W, TOWN OF DULUTH



Land	\$71,000.00
Timber	\$7,400.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$78,400.00

A nicely wooded parcel, approximately 40 acres, with +/- 660 feet of frontage on Homestead Dr., located on a dead-end private road in Duluth Township. This parcel is zoned MUNS-4 (Multiple Use Non-Shoreland) and RES-4 (Residential), which requires a minimum lot width of 300 feet and 4.5 acres of total lot area to meet zoning standards for residential use. A road association membership fee to cover the cost of road maintenance is required for use of this access. This private road follows an overhead power line that encumbers the parcel. The Little Knife River winds through the northernmost part, with a beautiful ravine and scattered large white pine and cedar trees. The river has a permanent conservation easement between the top edge of the stream bank and 50 feet distance on either side for stream improvement and public access. Check with Duluth Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 22	Embarrass Township	330-0010-03040	Starting Bid \$38,000.00	± 7.65 acres	C22150008 ^{RH}
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Location: south side of MN Highway #135, north side of MN Highway #21
Legal: ELY 355 FT OF WLY 755 FT OF W1/2 OF SW1/4 EX THAT PART OF N1/2 LYING N OF HWY #135, Sec 21 Twp 60N Rge 15W, TOWN OF EMBARRASS

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



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

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

Tract 23	Field Township	350-0010-01301	Starting Bid \$9,200.00	± 10.00 acres	C22110124 ^{RH}
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Location: north side of MN Highway #1 between two sections of Alango Rd.
Legal: E1/2 OF W1/2 OF SE1/4 OF SE1/4, Sec 8 Twp 62N Rge 19W, TOWN OF FIELD

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



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

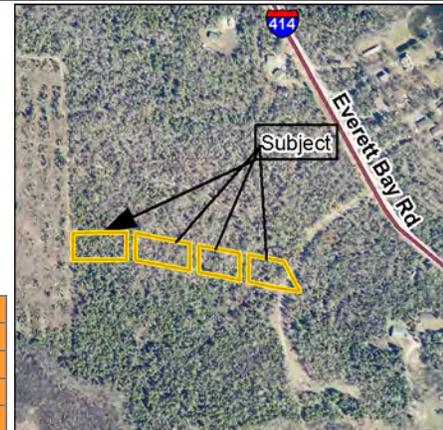
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 24	Greenwood Township	387-0250-00730	Starting Bid \$15,750.00	± 1.67 acres	C22120108 ^{RH}
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Location: south and west of Everett Bay Rd.
Legal: LOTS 93 THRU 106 INCL, LAKE VERMILION CLUB PLAT 1 GREENWOOD

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



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

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

Tract 25

Greenwood Township

387-0250-00530,01030

Starting Bid
\$13,650.00

± 1.66 acres

C22120104^{RH}**Location:** south and west of Everett Bay Rd.**Legal:** LOT 53 also OUTLOT A, LAKE VERMILION CLUB PLAT 1 GREENWOOD

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



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

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

Tract 26

Greenwood Township

387-0250-01040

Starting Bid
\$18,600.00

± 2.16 acres

C22120103^{RH}**Location:** south and west of Everett Bay Rd.**Legal:** OUTLOT B, LAKE VERMILION CLUB PLAT 1 GREENWOOD

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



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

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

Tract 27

Greenwood Township

387-0250-01060

Starting Bid
\$15,000.00

± 1.60 acres

C22120101^{RH}**Location:** south and west of Everett Bay Rd.**Legal:** OUTLOT D AND E, LAKE VERMILION CLUB PLAT 1 GREENWOOD

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



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

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

Tract 28	Lavell Township	420-0020-00330	Starting Bid \$23,000.00	± 41.34 acres	C22120136 ^{RH}
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Location: southwest corner of CSAH #16 (Town Line Rd.) and County Road #668 (Westland Rd.)

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

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



An irregularly shaped parcel with primarily low land, located in Lavell Township. This property is zoned is FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width and 50 foot setbacks to meet minimum standards. This parcel has stagnant spruce with scattered pockets of aspen and jack pine in the south and east, and an undesignated creek crossing through the southeast corner. Check with Lavell Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#65752

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

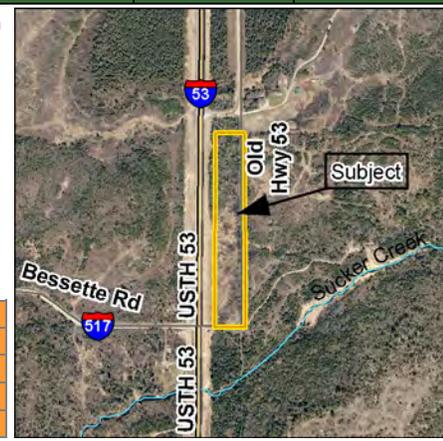
Tract 29	Leiding Township	425-0020-04395	Starting Bid \$4,500.00	± 6.09 acres	C22150009 ^{RH}
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Location: east side of U.S. Highway #53, just north of the Bessette Rd. intersection

Legal: THAT PART OF LOT 12 LYING EAST OF STATE HIGHWAY NO 53 EX 0.91 AC FOR HWY, Sec 30 Twp 65N Rge 19W, TOWN OF LEIDING

Land	\$4,362.00
Timber	\$138.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,500.00



A rectangularly shaped parcel, approximately 6.09 acres, with areas of aspen in the south and north, and lowland brush through the center, located in Leiding Township. This +/- 1,310' x 202' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width, and 50 foot setbacks to meet minimum standards. There is a power line encumbrance along the eastern border and a non-exclusive road easement along the southern border. This parcel is a lot of record. Check with Leiding Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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

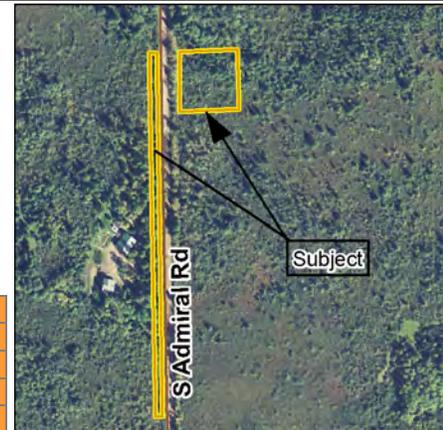
Tract 30	McDavitt Township	435-0010-05892,05900	Starting Bid \$1,750.00	± 2.79 acres	C22120142 ^{RH}
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Location: both sides of Admiral Rd., approximately 0.50 of a mile south of Zim Rd.

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

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



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

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

Tract 31	McDavitt Township	435-0010-05930,05940	Starting Bid \$5,000.00	± 9.05 acres	C22120146 ^{RH}
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Location: both sides of Admiral Rd., approximately 0.75 of a mile south of Zim Rd.
Legal: ABANDONED RY RT OF W 100 FT WIDE IN SW 1/4 OF NE 1/4 EX PART TAKEN FOR COUNTY ROAD also SW1/4 OF NE1/4 W OF RY R/W, Sec 33 Twp 56N Rge 18W, TOWN OF MCDAVITT



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

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

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

Tract 32	Sturgeon Township	545-0010-01640	Starting Bid \$2,100.00	± 1.60 acres	C22110044 ^{RH}
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Location: northwest corner of MN Highway #73 and CSAH #22
Legal: BEGINNING AT SE CORNER OF SE 1/4 OF SE 1/4 RUNNING THENCE N 208 FT THENCE W 333 FT THENCE S 208 FT THENCE E 333 FT TO POINT OF BEGINNING, Sec 10 Twp 61N Rge 20W, TOWN OF STURGEON



Land	\$1,300.00
Timber	\$0.00
Improvements	\$800.00
Certified Assessments	\$0.00
Total	\$2,100.00

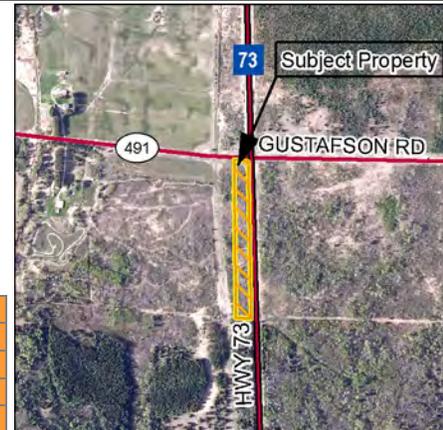
A grassy and mostly level parcel, approximately 1.6 acres, that previously housed a gas station and store, located in Sturgeon Township. This irregularly shaped parcel is zoned FAM-3 (Forest Agricultural Management-3), which requires 9 acres, 300 feet of lot width and 50 foot setbacks to meet minimum standards. There is a dilapidated garage, a cement slab with 2 gasoline pumps, and 3 underground fuel tanks (10,000, 8,000 and 4,000 gallons each). There is also an abandoned well. This parcel will be sold "AS IS" and the future owner will be responsible for the removal of the tanks. Please contact the MPCA for more information (800) 657-3864. This parcel is a lot of record. Check with Sturgeon Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 33	Sturgeon Township	545-0010-01705	Starting Bid \$1,700.00	± 5.70 acres	C22120083 ^{RH}
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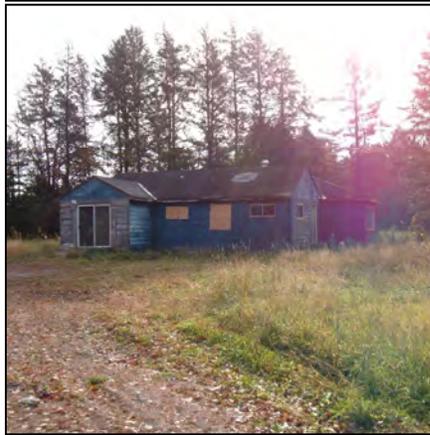
Location: southwest corner of MN Highway #73 and County Road #491 (Gustafson Rd.)
Legal: BEG AT NW CORNER OF NW 1/4 OF NW 1/4 THENCE S 1315 FT THENCE E 160 FT THENCE NLY ALONG STATE HWY NO 73 1215 FT THENCE NWLY TO A POINT 115 FT E OF NW CORNER OF SAID TRACT THENCE WLY 115 FT TO POINT OF BEG, Sec 11 Twp 61N Rge 20W, TOWN OF STURGEON



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

This non-conforming parcel is open and grassy with areas of brush, located in Sturgeon Township. Approximately 5.7 acres, this parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of width and 50 foot side principle to meet minimum standards. Check with Sturgeon Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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



Location: 4778 Highway 100, Aurora

Legal: WLY 300 FT OF NLY 360 FT OF LOT 2, Sec 34 Twp 58N Rge 15W, TOWN OF WHITE

Land	\$6,000.00
Timber	\$0.00
Improvements	\$16,300.00
Certified Assessments	\$0.00
Total	\$22,300.00



A single level structure, along with a dilapidated detached garage and shed, located on approximately 2.48 acres in White Township. This +/- 360' 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 minimum standards. The main structure contains 3 bedrooms, a bathroom, living room, kitchen and laundry room. The lot is fairly level, with a grassy yard surrounded by aspen and conifers. Parcel is a lot of record. All personal property remaining is part of the sale. Check with White Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. T#255869

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

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

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



This non-conforming parcel is approximately 0.07 of an acre, located in White Township. It is a grassy parcel, encumbered by a driveway and power line. This +/- 25' x 125' parcel is zoned RES-11 (Residential), which requires 0.5 of an acre, 100 feet of lot width, and 15 foot setbacks to meet minimum zoning standards. Check with White Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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



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

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

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



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

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



Location: 7659 Wuori Road, Virginia
Legal: E1/2 OF SE1/4 OF SW1/4 OF SW1/4, Sec 3 Twp 59N Rge 17W, TOWN OF WUORI

Land	\$27,850.00
Timber	\$0.00
Improvements	\$650.00
Certified Assessments	\$0.00
Total	\$28,500.00



A jack pine and spruce covered parcel, approximately 5 acres, along with a grassy yard surrounding a dilapidated single wide trailer and 2 wood outbuildings. This +/- 340' x 605' parcel is zoned MUNS-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, 200 feet of lot width, and 20 foot setbacks to meet minimum zoning standards. Check with Wuori Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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