



St. Louis County, Minnesota

TAX FORFEITED AVAILABLE LIST

Land and Minerals Department

- Recreational Land
- Home(s)
- Investment Property
- Lakeshore



Featuring...

RESIDENTIAL



COMMERCIAL



LAKESHORE





STATE TAX FORFEITED LAND SALE INFORMATION

Land and Minerals Department St. Louis County, Minnesota

Available Properties List

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



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Receive notification via email any time the Land Sale List or Available Land List is altered (if a parcel is withdrawn from sale).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

COPIES AND INFORMATION

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

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

QUESTIONS and PURCHASE

For questions regarding a specific tract or to purchase over-the-counter, please contact or visit the following sites:

DULUTH OFFICE

Government Services Center
320 West 2nd Street, Suite 302
Duluth, MN 55802
218-726-2606
landdept@stlouiscountymn.gov

VIRGINIA OFFICE

7820 Highway 135
Virginia, MN 55792
218-742-9898
landdept@stlouiscountymn.gov

PIKE LAKE OFFICE

5713 Old Miller Trunk Highway
Duluth, MN 55811
218-625-3700
landdept@stlouiscountymn.gov

PROHIBITED PURCHASER OR BIDDERS (DELINQUENT TAXES)

Any person or entity, or entity controlled by such person, is a prohibited purchaser or bidder, if said person or entity is delinquent on real or personal property taxes in St. Louis County.

If you are interested in purchasing tax forfeited property on this available list or at a public auction, you must pay all your delinquent taxes prior to purchasing or bidding.

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



DISCLAIMERS

Land and Minerals Department *St. Louis County, Minnesota*

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

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

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

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

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

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

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

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

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

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

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

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

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

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



SALES AND PAYMENTS

Land and Minerals Department St. Louis County, Minnesota

COULD YOU TELL ME ABOUT THE ST. LOUIS COUNTY TAX FORFEITED LAND SALES?

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

- When a parcel is classified as conservation, it is set aside as primarily suitable for timber production.
- Land containing standing timber may not be sold until the timber value and the sale of the land have been approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources). Minerals in tax forfeited land and tax forfeited stockpiled metallic minerals or materials are subject to mining (mineral rights).

WHAT HAPPENS TO THE MONEY THAT THE LAND AND MINERALS DEPARTMENT BRINGS IN?

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

AMOUNT DUE UPON SALE

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.



ST. LOUIS COUNTY
 Lands and Minerals Department
 Government Services Center
 320 West 2nd Street, Suite 302
 Duluth, MN 55802
 Phone: (218) 726-2606
 Fax: (218) 726-2600
stlouiscountymn.gov

ANNUAL PAYMENT SCHEDULE

PARCEL VALUE	LENGTH OF CONTRACT
Less than \$500	Must be paid in full
\$500 - \$999	2 years
\$1,000 - \$1,999	4 years
\$2,000 - \$2,999	6 years
\$3,000 - \$3,999	8 years
\$4,000 or greater	10 years



Q & A

Land and Minerals Department St. Louis County, Minnesota

Are you interested in attending a Land and Minerals Department Properties Auction? Bidder registration and attendance is free.

NEXT AUCTION

Thursday, February 9, 2017, 10:00 a.m.
Public Safety Building
2030 North Arlington Avenue
Duluth, MN 55811

QUESTIONS

1. WHAT IS THE DATE, TIME AND LOCATION OF YOUR TAX SALE?

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

2. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

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

3. HOW AND WHEN DO I REGISTER FOR YOUR TAX SALES?

You can register early by completing and mailing the pre-registration form enclosed in the Land Sale booklet, by filling out the pre-registration online form found on our website at: www.stlouiscountymn.gov, or by registering at the auction. Registration is not necessary to attend the auction, but it is required if you choose to bid on a parcel.

4. WHAT ARE THE PAYMENT REQUIREMENTS AT THE SALE?

We require payment by check or money order.

5. IS PAYMENT IN FULL REQUIRED ON THE DAY OF THE SALE?

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

6. DOES YOUR COUNTY OFFER A FINANCING PROGRAM?

We take some sales under a contract for deed basis. Our contracts cannot exceed 10 years. Present interest rate is 10%.

7. WHAT TYPE OF DOCUMENT IS ISSUED AT THE SALE (E.G. TREASURER'S DEED, TAX DEED, SHERIFF'S DEED)?

At the time of payment in full, a state deed is issued by the Minnesota Department of Revenue.

8. ONCE A PROPERTY IS ACQUIRED THROUGH YOUR TAX SALE, IS THERE A REDEMPTION PERIOD BEFORE YOU CAN TAKE POSSESSION?

There is no redemption period once a property is acquired.

9. DO YOU ALLOW INVESTORS TO INVEST AT YOUR TAX SALES WITHOUT ATTENDING THE TAX SALE (I.E. ABSENTEE BIDDING)?

Bidders or their representatives must be present at our sales.

10. WHAT HAPPENS TO A TAX SALE PROPERTY THAT HAS AN UNSATISFIED MORTGAGE HELD AGAINST IT?

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

11. WHAT HAPPENS TO THE PROPERTIES THAT DO NOT SELL AT THE AUCTION? ARE THEY STILL AVAILABLE FOR PURCHASE?

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

12. WOULD YOU PLEASE SEND ME A CURRENT LIST OF PROPERTIES AVAILABLE FOR PURCHASE?

If you wish to join our mailing list for one (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. Both the upcoming auction properties and the current available properties can be viewed from this website.

13. HOW DO I GET ACCESS ACROSS STATE TAX FORFEITED LANDS?

There are three ways the St. Louis County Land and Minerals Department grants access across State tax forfeited lands:

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

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

CONTACT

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 these methods to contact us:

PHONE: (218) 726-2606

EMAIL: landdept@stlouiscountymn.gov

WRITE: St. Louis County Lands and Minerals Dept.
Government Services Center
320 West 2nd Street, Suite 302
Duluth, MN 55802



PHONE LIST

Land and Minerals Department St. Louis County, Minnesota

The following is a listing of commonly used phone numbers to check on assessments, zoning, and other regulations. Current list can be found at: www.stlouiscountymn.gov/HOME/Cities-Towns-Schools. All phone numbers listed below are 218 area code unless noted.

CITIES	
Area Code	(218)
Aurora	229-2614
Babbitt	827-3464
Biwabik	865-4183
Brookston	428-4929
Buhl	258-3226
Chisholm	254-7900
Cook	666-2200
Duluth	
Community Planning	730-5580
Construction Services	730-5300
Treasurer	730-5350
Ely	365-3224
Eveleth	744-7444
Floodwood	476-2751
Gilbert	748-2232
Hermantown	729-3605
Hibbing	262-3486
Hoyt Lakes	225-2344
Iron Junction	744-1412
Kinney	258-3836
Leonidas	248-8100
MnKinley	749-5313
Meadowlands	427-2565
Mt. Iron	748-7570
Orr	757-3288
Proctor	624-3641
Rice Lake	721-3778
Tower	753-4070
Virginia	748-7500
Winton	365-5941
TOWNS	
Alango	666-2673
Alborn	343-6564
Alden	595-0550
Angora	666-5054
Arrowhead	879-6423
Ault	848-2400
Balkan	254-3967
Bassett	235-0657
Beatty	666-2932
Biwabik (Town)	865-4238

Breitung	753-6020
Brevator	879-6110
Camp 5	969-6547
Canosia	729-9828
Cedar Valley	476-2497
Cherry	263-6741
Clinton	780-3678
Colvin	780-7323
Cotton	482-3216
Crane Lake	993-1303
Culver	590-5113
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	482-3407
Elmer	391-4122
Embarrass	984-2084
Fairbanks	848-2465
Field	666-2487
Fine Lakes	476-2770
Floodwood	476-2598
Fredenberg	721-3991
French	969-7936
Gnesen	721-3158
Grand Lake	729-8978
Great Scott	258-3810
Greenwood	753-2231
Halden	476-2796
Industrial	391-8776
Kabetogama	875-2082
Kelsey	427-2323
Kugler	753-3314
Lakewood	626-5162
Lavell	263-9787
Leiding	757-3205
Linden Grove	780-4245
McDavitt	744-4213
Meadowlands (Town)	427-2657
Midway	624-7985
Morcom	376-4560
Morse	365-2613
Ness	343-0541
New Independence	428-5860
Normanna	626-5162

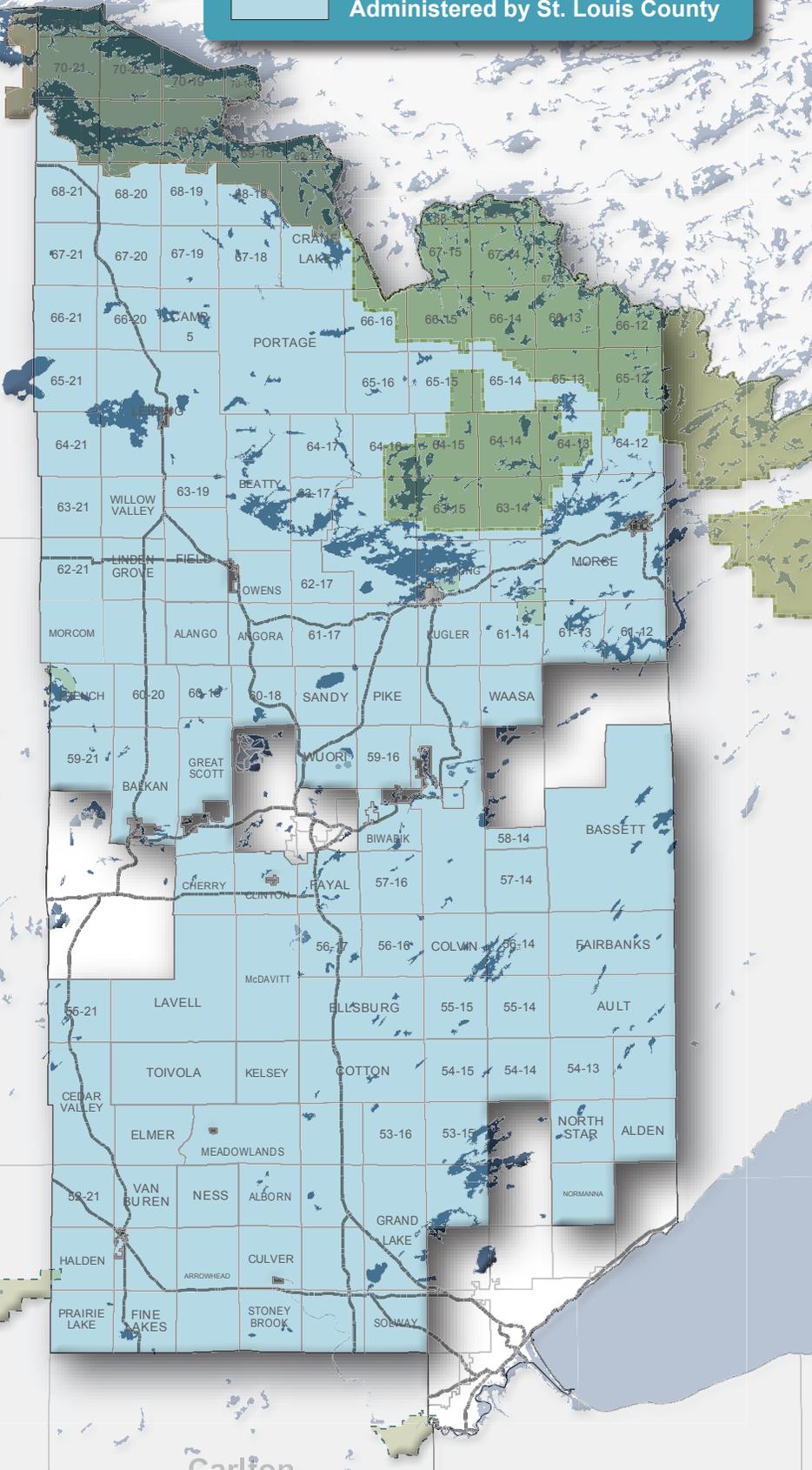
North Star	525-1004
Northland	393-7007
Owens	666-2417
Pequaywan	525-4068
Pike	749-3613
Portage	993-2475
Prairie Lake	357-3204
Sandy	780-3940
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	427-2188
Van Buren	476-2831
Vermilion Lake	749-3259
Waasa	984-3305
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
ST. LOUIS COUNTY	
Assessors	726-2304
Auditor	726-2380
Environmental Services	749-0625
Land and Minerals	726-2606
Planning & Comm. Development (Zoning) - North	749-7103
Planning & Comm. Development (Zoning) - South	725-5000
STATE	
DNR Waters (Shoreland Permits)	834-1441
MN Pollution Control Agency	1-800-657-3864
MN Department of Health	1-800-383-9808
OTHER	
Pike Lake Area Wastewater Collection System (PLAWCS)	729-9007



ZONING AND DEVELOPMENT

Land and Minerals Department St. Louis County, Minnesota

Land Use and Zoning Areas Administered by St. Louis County



COUNTY ZONING AREAS

If you plan to purchase and develop tax forfeited property from the blue areas in the adjacent map, please contact St. Louis County Planning and Community Development Department at:

Duluth Office: **218-725-5000**
Virginia Office: **218-749-7103**

DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

REVIEW SERVICES

- Zoning
- Wetlands
- Parcel Review

Local Zoning

If you live in one of the communities below, contact them with your development and zoning questions.

LOCAL ZONING AREAS

If you plan to purchase and develop tax forfeited property in the white areas from the adjacent map, please contact your local units of government at the phone directory available in this booklet.

Cities: Aurora, Babbitt, Biwabik, Brookston, Buhl, Chisholm, Cook, Duluth, Ely, Eveleth, Floodwood, Gilbert, Hermantown, Hibbing, Hoyt Lakes, Iron Junction, Kinney, Leonidas, McKinley, Meadowlands, Mountain Iron, Orr, Proctor, Rice Lake, Tower, Virginia, Winton

Townships: Canosia, Duluth, Gnesen, Lakewood, Midway



DO'S AND DON'TS

Land and Minerals Department St. Louis County, Minnesota

THE DO'S AND DON'TS OF MN STATE TAX FORFEITED LANDS USE

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

DO'S This you CAN do...

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

DON'TS This you CANNOT do...

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





FREQUENTLY ASKED QUESTIONS

Land and Minerals Department St. Louis County, Minnesota

HOW LARGE IS ST. LOUIS COUNTY?

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

WHEN ARE LAND AND MINERALS DEPARTMENT AUCTIONS HELD, AND WHAT DO I NEED IN ORDER TO PARTICIPATE?

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

WHAT HAPPENS TO TAX FORFEIT PROPERTIES THAT DO NOT SELL AT AUCTION?

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

WHAT ARE SOME EXAMPLES OF OTHER LAND AND MINERALS DEPARTMENT ACTIVITIES AND PROGRAMS?

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

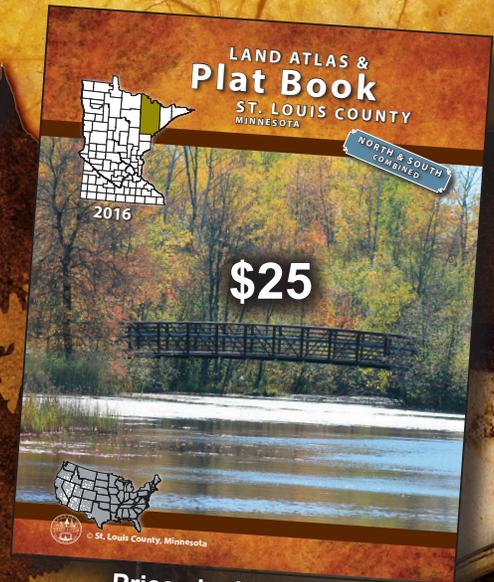
WHO CAN BUY TIMBER FROM THE LAND AND MINERALS DEPARTMENT, AND WHEN ARE TIMBER SALES?

- There are four (4) timber auctions held per year.
- Because St. Louis County is a public body, it is restricted in rejecting bids and putting restriction on the potential purchasers of timber sales.
- Timber sale contracts stipulate the season in which timber may be harvested, and is dependent on soil conditions.
- Timber auctions may actually be harvested 3-5 years after the purchase.
- Timber auctions are open to any "Responsible Operator" (application form on website).
- The purchaser of the timber may or often uses contractors to harvest the timber on their behalf. This means that often the operators are not directly bound by contracts to St. Louis County.



LAND ATLAS AND PLATBOOKS

Land and Minerals Department St. Louis County, Minnesota



Prices include tax

About

The St. Louis County Land Atlas and Plat Books are available for purchase. It includes entire county in one book. The County develops these books, and has made them available for the public to purchase since the 1970's.

Purchasing Locations and Times

The County has numerous locations to purchase the Land Atlas and Plat Book. See the County web site for further details at: www.stlouiscountymn.gov/platbooks. Please check to ensure the book is available to purchase at these times and locations.

- **St. Louis County Auditor's Office**
Courthouse 2nd Floor
100 North 5th Avenue West
Duluth, MN 55802
Phone: (218) 726-2380
Hours: 8 a.m.-4:30 p.m.
Monday through Friday
- **St. Louis County Auditor's Service Center**
Miller Hill Mall, 1600 Miller Trunk Highway
Duluth, MN 55811
Phone: (218) 279-2520
Hours: 9 a.m.-5:30 p.m.
Monday through Friday and
Saturday 10 a.m. to 2 p.m.
- **St. Louis County Commissioner's Office**
Ely Services Center
320 Miners Drive East
Ely, MN 55731
Phone: (218) 365-8200
Hours: 8 a.m.-11:40 a.m. and 1-4:20 p.m.
Monday through Friday
- **St. Louis County Recorder's Office**
1810 12th Avenue East, Room 100
Hibbing, MN 55746
Phone: (218) 262-0109
Hours: 8 a.m.-12 noon and 1-4:30 p.m.
Monday through Friday
- **St. Louis County Auditor's Office**
Northland Office Center, Suite 120
307 1st Street South
Virginia, MN 55792
Phone: (218) 749-7104
Hours: 8 a.m.-4:30 p.m.
Monday through Friday

Purchasing by Mail and Bulk Orders

To purchase the Land Atlas and Plat Book by mail or bulk send to:

- **St. Louis County Auditor's Office**
Northland Office Center, Suite 120
307 1st Street South
Virginia, MN 55792
(218) 749-0669

In order to determine the correct check amount for the book, postage, and handling, please visit the County's web site at: www.stlouiscountymn.gov/platbooks

or click the QR Code with your mobile device to bring you to the Land Atlas and Plat Book web site.



Scan the QR Code to bring you to the Land Atlas and Plat Book website.

Bulk Orders: Go to the Land Atlas and Plat Book web page for information on step-by-step instructions to process bulk orders.

All of St. Louis County in a single atlas!



St. Louis County, Minnesota

TAX FORFEITED AVAILABLE LIST

Land and Minerals Department

- Recreational Land
- Home(s)
- Investment Property
- Lakeshore



NEXT LAND SALE AUCTION

Thursday, February 9, 2017

10:00 a.m.

Public Safety Building

2030 North Arlington Avenue

Duluth, MN 55811



Barrier Free: All St. Louis County auctions are accessible to the handicapped. Attempts will be made to accommodate any other individual needs for special services. Please contact the St. Louis County Land and Minerals Department at 218-726-2606 prior to the auction so necessary arrangements can be made.

Notice: Tracts shown in this booklet 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 for further questions.