



LAND and MINERALS DEPARTMENT

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

Tax Forfeited Properties Auction

Thursday, October 13, 2016

INSIDE:

- Lakeshore Property
- Homes
- Recreational Land
- Investment Property
- Pre-Registration Form



**October 13, 2016
11:00 A.M.**

**Miners Memorial Building
821 S. 9th Ave.
Virginia, MN**

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

Please visit our website:

www.stlouiscountymn.gov

And click on the Tax Forfeit Land Sales link.

OR

Scan this QR code with your smartphone.





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, October 13, 2016
Time: 11:00 A.M.
Location: Miners Memorial Building
Address: 821 S. 9th Ave. - Virginia, MN 55792

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

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

<p>Duluth Office 320 W. 2nd Street, Suite 302 Duluth, MN 55802 218-726-2606 landdept@stlouiscountymn.gov</p>	<p>Pike Lake Office 5713 Old Miller Trunk Highway Duluth, MN 55811 218-625-3700 landdept@stlouiscountymn.gov</p>	<p>Virginia Office 7820 Highway 135 Virginia, MN 55792 218-742-9898 landdept@stlouiscountymn.gov</p>
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Email Notification System

Receive notification via email any time the Land Sale List or Available Lands List is altered (if a parcel is withdrawn from sale).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

For specific questions regarding a tract, please contact:

- Countywide**
 Karen Zeisler, Tax Forfeited Land Coordinator.....218-726-2606
- Urban Properties**
 Christopher (Cricker) Johnson, Land Staff Appraiser.....218-726-2606
- Southern St. Louis County Rural Properties**
 Jeri Georges, Land Staff Appraiser.....218-726-2606
- Northern St. Louis County Rural Properties**
 Ruth Harristhal, Land Staff Appraiser.....218-742-9898
- Countywide**
 Stacy Melcher, Planner.....218-726-2606

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

Disclaimer Page

1. The right to withdraw or add any parcels to this list is hereby reserved by the County Auditor and all sales will be considered **FINAL**.
2. Properties will be sold at public auction. All property will be sold to the highest responsible bidder. Bidding will begin at the minimum bid specified on the list. If a parcel is not sold at auction, it will be for sale, over-the-counter, on a first come, first serve basis. The county reserves the right to reject any bidder who has defaulted on a land sale contract. Payment must be made by personal check, cashier's check, certified check, or money order made payable to "St. Louis County Auditor".
3. Properties sold through this auction are subject to local zoning ordinances. Please contact the local zoning administrator to obtain copies of these ordinances. No structure or part thereof shall be erected, constructed, moved or structurally altered, and no land shall change in use until the local zoning authority has approved and issued a land use permit.
4. All sales are subject to existing liens, leases, easements, and rights-of-way.
5. Any lands offered for sale may be subject to unpaid assessments against the property. Before purchasing, any prospective buyer should consult the City Treasurer's Office for properties in the City of Duluth, or the City/Town Clerk for all other locations, in respect to any unpaid assessments that may exist. Any assessments against the property for public improvements after the property forfeited to the State shall be assessed against the property and paid for at the time of purchase, pursuant to Minnesota Statutes, 282.01, Subd. 3. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a parcel in an amount equal to the remaining unpaid original assessment at the time of forfeiture. Minnesota Stat. 429.071, Subd. 4 and 435.23.
6. Some non-platted lands listed for sale may contain non-forested marginal land or wetland as defined in Minnesota Statutes. The deed for these parcels will contain a restrictive covenant, which will prohibit enrollment of the lands in a State funded program providing compensation for conservation of marginal land or wetlands. Notice of the existence of non-forested marginal land or wetlands will be available to prospective bidders if requested.
7. St. Louis County has not performed any wetland delineation on parcels offered for sale, unless otherwise noted. No refunds will be made due to presence of wetlands.
8. Some properties may present exposure to lead from lead-based paint that may place young children at risk of developing lead-based poisoning. If you are interested in purchasing a single-family dwelling built prior to 1978, you have the right to conduct a risk assessment or inspection for lead-based paint hazards at your expense at least ten (10) days before the sale date. Please contact the Land and Minerals Department, Government Services Center, 320 West 2nd Street, Suite 302, Duluth, MN 55802, Phone Number 218!726-2606, to arrange to see the property for such an inspection or assessment.
9. The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated concentrations are found. Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling. St. Louis County has not performed nor is aware of any radon testing on parcels offered for sale, unless otherwise noted. The County will provide a copy of the Minnesota Department of Health's Radon in Real Estate Transactions publication to any purchaser of residential tax forfeited property.
10. The County Auditor shall charge and collect in full at the time of sale for the State of Minnesota, an assurance fee of 3% of the total sale price of the land, timber, and structures. Additional fees such as recording fees, deed fees, and deed taxes will be explained at the time of payment.
11. For each parcel of land sold, a down payment of 10% of the purchase price or \$500, whichever is greater (Board Resolution # 1988-348), must be paid at the time of the sale, or the parcel will be sold to the next highest bidder. Those parcels purchased under an installment plan will require execution of a purchase contract. The length of the contract cannot exceed ten (10) years and the remaining principal balance will be payable in equal annual installments plus simple interest at the rate set pursuant to Minnesota. Stat. 549.09. Other terms and conditions will be explained at the time of signing. The county reserves the right to require payment in full at time of sale if the bidder has previously defaulted on a land sale contract or repurchase agreement.
12. For those parcels for which there is an estimated volume of timber, the value of the timber must be paid in full at the time of purchase, in addition to the down payment stated above. If a parcel with timber sells for more than the list price, the amount bid in excess of the list price will be allocated between the land and the timber in proportion to the respective totals. The amount allocated to timber must be paid in full at the time of purchase. (Board Resolution # 1988-348)
13. **ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEE WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD. ALL LANDS ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.**
14. **ANNUAL PROOF OF INSURANCE WILL BE REQUIRED ON ALL PARCELS WITH INSURABLE STRUCTURES.** Proof must be supplied to the Land and Minerals Department within 30 days of purchase, and within ten (10) days of cancellation of insurance.
15. If a contract is canceled, and less than 50% of the principal (original sale price) has been paid, reinstatement will not be allowed. To retain the property, payment in full must be received.

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

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

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

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

Amount Due Upon Purchase

- Down Payment.....10% of the total sale value or \$500, whichever is greater.**
- State Assurance Fee.....3% of total sale price of land, timber and structures. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the State has to defend its right to forfeit land.**
- Assessments.....Check with city/town clerk for any additional assessments of which the Land and Minerals Department is not aware. If listed on sale listing as certified, assessments must be paid in full at the time of sale.**
- Timber Value.....Paid in full at the time of sale. **Please note:** The timber value increases the same percentage as the sale bid up.**
- Recording Fee.....\$46.00 or as set by the County Recorder. If there is a well on the property, it is an additional \$50.00 for well disclosure.**
- Deed Fee.....\$25.00**
- Deed Tax..... .0033 times the purchase price.**



St. Louis County Land and Minerals Department
 Government Services Center
 320 West 2nd Street, Suite 302, Duluth, MN 55802
 Phone 218.726.2606 • Fax 218.726.2600
www.stlouiscountymn.gov

Annual Payment Schedule

<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 October 13th, 2016 auction will immediately be placed on our Available Lands List and can be purchased over-the-counter for the full total price that is listed on each tract! Purchase offers for less than the total price will not be accepted.

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

We have 3 state tax forfeited land sales per year, one each in February, June and October. The dates will be posted by January each year to our website located at www.stlouiscountymn.gov. Click on the "Tax Forfeit Land Sales" link, then select the "Upcoming Land Sale" link. Listings for the next land sale will be available approximately one month before the sale date.

2. When and where are your tax sales advertised?

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

3. How and when do I register for your tax sales?

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

4. What are the payment requirements at the sale?

We require payment by check or money order.

5. Is payment in full required on the day of the sale?

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

6. Does your county offer a financing program?

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

7. What type of document is issued at the sale (treasurer's deed, tax deed, sheriff's deed, etc.)?

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

8. Once a property is acquired through your tax sale, is there a redemption period before you can take possession?

There is no redemption period once a property is acquired.

9. Do you allow investors to invest at your tax sales without attending the tax sale (i.e. absentee bidding)?

Bidders or their representatives must be present at our sales.

10. What happens to a tax sale property that has an unsatisfied mortgage held against it?

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

11. What happens to the properties that do not sell at the auction? Are they still available for purchase?

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

12. Would you please send me a current list of properties available for purchase?

If you wish to join our mailing list for one (1) year to receive printed copies of our Available Lands and Land Sale Auction booklets in the mail, please send a check or money order for \$25 made out to "St. Louis County Auditor" to this office with your current return address. There is no charge for viewing the lands lists on our website at www.stlouiscountymn.gov. 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" link at www.stlouiscountymn.gov, then click on the "Access" link. Print the Application form (Adobe PDF format), or pick one up at any Land and Minerals Department office. Please read the "Instructions for Applying for Access Across Tax Forfeited Lands" for detailed information on requirements within the application.

We hope this information is of use to you, and thank you for your interest in 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.
320 West 2nd Street, Suite 302
Duluth, MN 55802



Land Sale Auction Pre-Registration Form

E-mail: landdept@stlouiscountymn.gov

Mail: St. Louis County Land and Minerals Department
320 West 2nd Street, Suite 302

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 4:30 P.M. the day prior to the auction. Form submission prior to the auction allows bidder to use the convenient "Pre-Registered Bidder" line at the auction.

Pre-registering allows you to simply sign in and pick up your bidder number saving you time.

If you choose not to pre-register, simply complete this form and submit it at the auction.

If bidding on behalf of a company, you must fill out the "Company Information" portion below.

Bidder Name _____
(First name) (Last name)

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

(First name) (Last name)

(First name) (Last name)

Mailing address _____

City _____ State _____ Zip code _____

Phone number _____ E-mail _____

Marital Status (for Deed purposes only). Please check appropriate boxes below:

Single ownership

Co-ownership: joint tenancy

Co-ownership: other

Co-ownership: tenancy in common

Company Information

(First name) (Last name)

(Title)

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

(State in which company is organized)

ST. LOUIS COUNTY LAND AND MINERALS DEPARTMENT - STATE TAX FORFEITED LAND SALES

www.stlouiscountymn.gov

Tract 1	City Of Duluth	010-0260-01450,01460	\$1,800.00	± 0.14 acres	C22150051 ^{CJ}
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Location: northwest of the Columbia Street and North 53rd Avenue West intersection

Legal: LOT 7 INC PART OF VAC ALLEY ADJ, also LOT 8 THAT PART LYING S OF D M&N RY RT OF WAY AND INC PART VAC ALLEY AD, BLOCK 9, BELMONT PARK ADDITION TO DULUTH

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



A vacant and mostly wooded parcel located in the city of Duluth. This irregularly shaped parcel is zoned R-1 (Residential), which requires a minimum lot frontage of 40 feet and 4,000 sq. ft. of total lot area to meet standards. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$66.00. T#219514, T#25980

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.

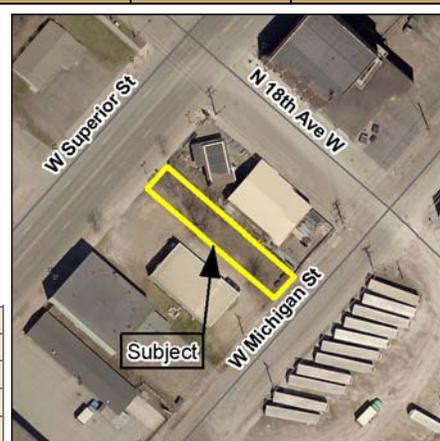
Tract 2	City Of Duluth	010-1120-02420	\$7,000.00	± 0.08 acres	C22160118 ^{KZ}
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Location: between 1810 West Superior Street and 1801 West Michigan Street

Legal: E 1/2 OF LOT 292, BLOCK 35, DULUTH PROPER SECOND DIVISION

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



A vacant and level lot located on W. Superior St., in a commercial district of the city of Duluth. This +/- 25' x 140' parcel is zoned F-5 (Form District 5 / mid-rise community shopping and office). Contact the City of Duluth Planning Department for details regarding F-5 zoning provisions. Check with the City of Duluth for details regarding a razing assessment of \$2,749.00, and any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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	010-1120-04460,04465,04466	\$11,182.41	± 0.12 acres	C22160107 ^{CJ}
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Location: 4460, 4465, 4466

Legal: N 35FT OF E 48 1/2 FT OF LOT 370, BLOCK 50, also N 70 FEET OF W 1 1/2 FEET OF LOT 370 AND N 70 FEET OF E 1/2 OF LOT 372, BLOCK 50, also S 35FT OF N 70FT OF E 48 1/2 FT OF LOT 370, BLOCK 50, DULUTH PROPER SECOND DIVISION

Land	\$6,550.00
Timber	\$0.00
Improvements	\$4,632.41
Certified Assessments	\$0.00
Total	\$11,182.41



A vacant and level property located on W. 1st St., in a commercial district of the city of Duluth. A privacy chain link fence encircles this property, and offers the potential for secure storage opportunities. This +/- 75' x 70' tract is zoned F-5 (Form District 5 / mid-rise community shopping and office). Contact the City of Duluth Planning Department for details regarding F-5 zoning provisions. Check with the City of Duluth for details regarding a certified assessment of \$4,632.41 that must be paid at the time of sale, a future assessment of \$11,496.20, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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 4	City Of Duluth	010-1140-00240	\$5,500.00	± 0.06 acres	C22160117 ^{KZ}
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Location: 240
Legal: LOT 315, BLOCK 72, EX HWY RT OF WAY DULUTH PROPER SECOND DIVISION

Land	\$5,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,500.00



A vacant and level lot located on W. Superior St., in a commercial district of the city of Duluth. This +/- 50' x 140' parcel is zoned MU-B (Mixed-Use Business), and is intended to accommodate modern light industrial and technology-based developments of attractive, integrated design and function. Contact the City of Duluth Planning Department for details regarding MU-B zoning provisions. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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 5	City Of Duluth	010-1790-06170,06180,06190,06200,06210,06220	\$40,000.00	± 0.50 acres	C22160146 ^{KZ}
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Location: southwest corner of West Gary Street and 108th Avenue West intersection
Legal: LOT 12, also LOT 13, also LOT 14, also LOT 15, also LOT 16, also LOTS 17 AND 18, BLOCK 75, GARY CENTRAL DIVISION DULUTH

Land	\$40,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$40,000.00



Vacant, level lots on the south side of W. Gary St. This +/- 216' x 100' property is zoned R-1 (Traditional Residential), which requires finding the smaller of 4,000 sq. ft. or the average of developed 1-family lots on the block face, and the smaller of 40 feet or the average of developed 1-family lots with similar uses on the block face to determine conformity. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$86.00. T#150429, T#120010, T#30106

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Tract 6	City Of Duluth	010-1790-06270,06280,06290	\$12,500.00	± 0.21 acres	C22160147 ^{KZ}
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Location: west side of 108th Avenue West between West Gary and McGonagle Streets
Legal: LOT 22, also LOT 23, also LOT 24, BLOCK 75, GARY CENTRAL DIVISION DULUTH

Land	\$12,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,500.00



Vacant, level lots on the south side of W. Gary St. in the city of Duluth. This +/- 90' x 100' property is zoned R-1 (Traditional Residential), which requires finding the smaller of 4,000 sq. ft. or the average of developed 1-family lots on the block face, and the smaller of 40 feet or the average of developed 1-family lots with similar uses on the block face to determine conformity. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$86.00. T#39542, T#6454, T#51541

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Tract 7	City Of Duluth	010-1800-06080	\$7,162.94	± 0.06 acres	C22160108 ^{KZ}
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Location: between 1313 and 1321 Commonwealth Avenue
Legal: LOT 22, BLOCK 26, GARY FIRST DIVISION DULUTH



Land	\$5,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$1,462.94
Total	\$7,162.94

A vacant and mostly level lot located on Commonwealth Ave. in the Gary neighborhood of Duluth. This +/- 25' x 100' parcel is zoned MU-N (Mixed Use Neighborhood), which requires a minimum lot width of 30 feet and 4,000 sq. ft. of lot area to meet standards. A structure that previously occupied this property was removed in 2015, making this parcel a legal non-conforming lot of record. Contact the City of Duluth Planning Department for additional details regarding this zoning provision. Check with the City of Duluth for details regarding a certified garbage assessment of \$1,462.94 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00. T#269125

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 8	City Of Duluth	010-1820-00340	\$24,513.11	± 0.16 acres	C22160148 ^{KZ}
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Location: northeast corner of the West 3rd Street and North 29th Avenue West intersection
Legal: LOT 1, BLOCK 4, GAYS DIVISION OF DULUTH



Land	\$23,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$813.11
Total	\$24,513.11

This +/- 50' x 140' property lies on the southeast corner of W. 3rd St. and N. 29th Ave. W. in the city of Duluth. This parcel is zoned 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 details regarding a certified assessment of \$813.11, an assessment that may be reinstated of \$744.22, and any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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Tract 9	City Of Duluth	010-2120-01445	\$2,000.00	± 0.04 acres	C22160115 ^{KZ}
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Location: between 4001 and 4015 Grand Avenue
Legal: S 53 FT OF W 29 FT OF LOT 6, BLOCK 21, HAZELWOOD ADDITION TO ONEOTA DULUTH



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

A vacant lot located on Grand Ave. in the city of Duluth. This +/- 29' x 53' parcel is zoned MU-N (Mixed Use Neighborhood), which requires a minimum lot width of 30 feet and 4,000 sq. ft. of lot area to meet standards. A commercial structure that previously occupied this parcel was removed in 2009, making this property a legal non-conforming lot of record. Contact the City of Duluth Planning Department for additional details regarding MU-N zoning provisions. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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Tract 10	City Of Duluth	010-2320-01990,02000	\$4,250.00	± 0.21 acres	C22110118 ^{CJ}
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Location: just south of address 325 South 64th Avenue West

Legal: LOTS 14, 15 AND 16, BLOCK 12, HUNTERS GRASSY POINT ADD TO DULUTH

Land	\$4,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,250.00



Vacant and grassy lots just south of address 325 S. 64th Ave. W. in the Irving neighborhood of Duluth. This +/-75' x 125' property is zoned MU-B (Mixed Use / Business Park), which requires a minimum front yard setback of 25 feet or determining the larger of 10 feet or 10% of the lot depth for lots with less than 250 feet of average depth to meet standards. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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

Tract 11	City Of Duluth	010-2746-00980	\$16,700.00	± 2.94 acres	C22160110 ^{CJ}
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Location: northeast corner of the Grand Avenue and 88th Avenue West intersection

Legal: THAT PART OF S 1/2 OF NE 1/4 OF SE 1/4 LYING N OF A LINE RUNNING FROM THE POINT OF INTERSECTION BETWEEN THE W LINE OF 93RD AVE W AND THE SLY LINE OF AN 80 FT ROADWAY AND NWLY TO A POINT ON THE ELY R/W LINE OF THE STATE HIGHWAY 260 FT FROM THE INTERSECTION BETWEEN SAID ROADWAY AND HIGHWAY EX THAT PART LYING SLY OF THE NLY R/W LINE OF 88TH AVE W, Sec 27 Twp 49N Rge 15W, CITY OF DULUTH

Land	\$16,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,700.00



A nicely wooded parcel located just north of the main entrance (88th Ave. W.) to the Morgan Park neighborhood of Duluth. This irregularly shaped, approximately 1.4 acre property 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 standards. Please contact the City of Duluth Planning Department for additional details regarding this zoning provision. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. T#97676

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

Tract 12	City Of Duluth	010-2746-00981	\$9,200.00	± 0.84 acres	C22160111 ^{CJ}
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Location: southeast of the Grand Avenue and 88th Avenue West intersection

Legal: THAT PART OF S 1/2 OF NE 1/4 OF SE 1/4 LYING N OF A LINE RUNNING FROM THE POINT OF INTERSECTION BETWEEN THE W LINE OF 93RD AVE W AND THE SLY LINE OF AN 80 FT ROADWAY AND NWLY TO A POINT ON THE ELY R/W LINE OF THE STATE HIGHWAY 260 FT FROM THE INTERSECTION BETWEEN SAID ROADWAY AND HIGHWAY AND LYING SLY OF THE SLY R/W LINE OF 88TH AVE W, Sec 27 Twp 49N Rge 15W, CITY OF DULUTH

Land	\$9,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$9,200.00



A nicely wooded parcel located just south of the main entrance (88th Ave. W.) to the Morgan Park neighborhood of Duluth. This irregularly shaped, approximately 0.82 of an acre property 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 standards. Contact the City of Duluth Planning Department for additional details regarding this zoning provision. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. T#97676

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

Tract 13	City Of Duluth	010-3430-12810,12860	\$8,800.00	± 0.40 acres	C22160109 ^{KZ}
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Location: southeast corner of the Commonwealth and East Stowe Avenues intersection
Legal: LOTS 26 THRU 29 AND LOT 31, BLOCK 40, NEW DULUTH 1ST DIVISION

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



Vacant and level grass covered lots located on Commonwealth Ave. in the city of Duluth. This property is separated into two sections with one +/- 25' x 140' and the other +/- 100' x 125'. The entire property is zoned MU-N (Mixed Use Neighborhood), which requires a minimum lot width of 30 feet and 4,000 sq. ft. of lot area to meet standards. Contact the City of Duluth Planning Department for additional details regarding this zoning provision. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$92.00. T#148079 and Abstract

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

Tract 14	City Of Duluth	010-3812-00760	\$1,000.00	± 0.04 acres	C22150060 ^{CJ}
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Location: between 2014 and 2020 Ponderosa Avenue
Legal: SLY 10 FT OF LOT 3, BLOCK 6, PONDEROSA GROVES DULUTH

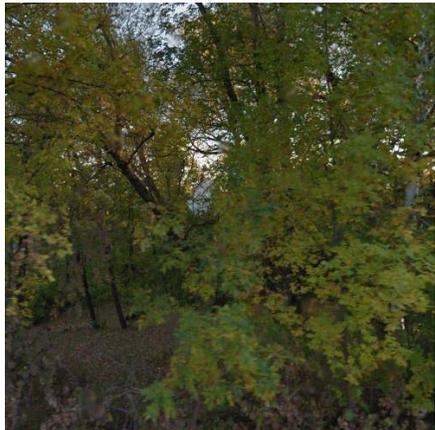
Land	\$1,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,000.00



A narrow, vacant and partially cleared parcel located in the city of Duluth. This +/- 10' x 162' property is zoned R-1 (Residential), which requires 40 feet of lot width and 4,000 sq. ft. of lot area to meet standards. Contact the City of Duluth for details regarding a potential future assessment of \$820.78 and any additional certified, pending, or future assessments that may be reinstated. Recording fee \$46.00. T#279682

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

Tract 15	City Of Duluth	010-4030-00110	\$600.00	± 0.04 acres	C22150062 ^{CJ}
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Location: south side of Columbia Street, west of North 53rd Avenue West
Legal: LOT 7 EX WLY 10 FT, BLOCK 1, SHARPS ADDITION TO DULUTH

Land	\$600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$600.00



A vacant and mostly wooded parcel located in the city of Duluth. This +/- 15' x 120' property is zoned R-1 (Residential), which requires 40 feet and 4,000 sq. ft. of lot area to meet minimum standards. Contact the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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

Tract 16	City Of Duluth	010-4510-05280,05290	\$18,593.69	± 0.34 acres	C22160112 ^{CJ}
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Location: east side of North 57th Avenue West, south of Cody Street
Legal: SLY 18 FT OF LOT 2 & N 10.7 FT OF LOT 3 also LOT 3 EX N 10.7 FT & LOTS 4 THRU 6, BLOCK 149, WEST DULUTH 5TH DIVISION



Land	\$18,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$93.69
Total	\$18,593.69

A vacant and level parcel located on N. 57th Ave. W. in the city of Duluth. This +/-118' x 125' property contains two parcels, with northern portions zoned MU-N (Mixed Use Neighborhood), which requires a minimum lot width of 30 feet and 4,000 sq. ft. of lot area to meet standards. The remaining southern portions are 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 standards. Contact the City of Duluth Planning Department for additional details regarding these dual zoning provisions. Check with the City of Duluth for details regarding a certified assessment of \$93.69 that must be paid at the time of sale, a future assessment of \$3,916.94, and any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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

Tract 17	City Of Duluth	010-4510-05940	\$3,000.00	± 0.05 acres	C22160114 ^{CJ}
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Location: east side of North 56th Avenue West, between Cody Street and Grand Avenue
Legal: LOT 7, BLOCK 151, WEST DULUTH 5TH DIVISION



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

A vacant, level lot located on N. 56th Ave. W. in the city of Duluth. This irregularly shaped parcel is zoned MU-N (Mixed Use Neighborhood), which requires a minimum lot width of 30 feet and 4,000 sq. ft. of lot area to meet standards. Contact the City of Duluth Planning Department for additional details regarding MU-N zoning provisions. Check with the City of Duluth for details regarding a future assessment of \$2,624.06, and any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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

Tract 18	City Of Duluth	010-4510-05990,06010	\$22,500.00	± 0.17 acres	C22160113 ^{CJ}
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Location: west side of North Central Avenue West, between Cody Street and Grand Avenue
Legal: LOT 3 EX NLY 15 FT AND ALL OF LOT 4 also LOT 5, BLOCK 152, WEST DULUTH 5TH DIVISION



Land	\$22,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$22,500.00

Two vacant and level gravel covered lots located on N. Central Ave. in the city of Duluth. This +/- 60' x 125' property is zoned F-3 (Form District 3 / mid-rise community shopping), with a purpose for housing older mixed use buildings, with retail or office uses on the ground floor and office or residential uses on the upper floors. Contact the City of Duluth Planning Department for additional details regarding F-3 zoning provisions. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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

Tract 19	City Of Cook	120-0033-00030	\$6,200.00	± 2.70 acres	C22160151 ^{CJ}
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Location: west of Vermilion Drive, north of the Little Fork River

Legal: LOTS 3 THRU 16, BROWNS DIVISION CITY OF COOK

Land	\$6,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,200.00



A vacant and level parcel with frontage on the Little Fork River in the city of Cook. This irregularly shaped, approximately 2.72 acre parcel is zoned R-1 (Residential), which requires 60 feet of frontage and 7,200 sq. ft. of lot area to meet minimum standards. Contact the City of Cook for info on any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00. T#241162

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 20	City Of Cook	120-0033-00190,00200,00210	\$23,100.00	± 0.39 acres	C22160152 ^{CJ}
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Location: west of Vermilion Drive, north of the Little Fork River

Legal: LOT 19 also LOT 20 also LOTS 21 THRU 40, BROWNS DIVISION CITY OF COOK

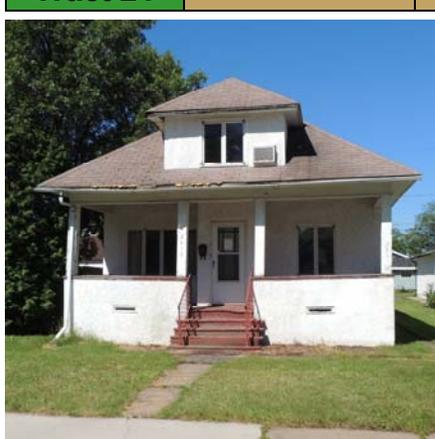
Land	\$23,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$23,100.00



A vacant and level parcel just northwest of the Little Fork River in the city of Cook. This irregularly shaped, approximately 5.98 acre parcel is zoned R-1 (Residential), which requires 60 feet of frontage and 7,200 sq. ft. of lot area to meet minimum standards. Contact the City of Cook for info on any certified, pending or future assessments that may be reinstated. Recording fee \$92.00. T#241162 and Abstract

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 21	City Of Hibbing	140-0130-03470	\$29,900.00	± 0.14 acres	C22160120 ^{CJ}
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Location: 2617 East 3rd Avenue, Hibbing

Legal: LOTS 23 AND 24, BLOCK 13, KOSKIVILLE HIBBING

Land	\$6,500.00
Timber	\$0.00
Improvements	\$23,400.00
Certified Assessments	\$0.00
Total	\$29,900.00



A 2 story single family home with a detached 2 stall garage located in the city of Hibbing. This +/- 50' x 125' parcel 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 standards. The first floor features a living and dining room, full kitchen, and a common room perfect for use as a home office. The second story contains two bedrooms, and a full bathroom. The detached 2 stall garage includes a screen porch enclosure attached to its east side. Check with the City of Hibbing for details regarding a pending assessment of \$3,525.56 that may be reinstated, and for any additional certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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	City Of Hibbing	140-0170-00810	\$13,200.00	± 0.14 acres	C22160158 ^{CJ}
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Location: northwest of the 30th Street and 3rd Avenue West intersection
Legal: LOTS 17 AND 18, BLOCK 3, FIRST ADDN TO PARKVIEW ADDN TO V OF HBG

Land	\$13,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$13,200.00



A vacant and level corner lot located in the city of Hibbing. This +/- 50' x 125' parcel 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 standards. The structures that previously occupied this parcel were demolished in 2015. Check with the City of Hibbing for details regarding a pending assessment of \$3,200.75 that may be recertified at the time of sale, and any additional certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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	City Of Hibbing	141-0020-04369	\$22,900.00	± 2.52 acres	C22160155 ^{CJ}
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Location: between 5192 and 5204 1st Avenue
Legal: S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF LOT 3, Sec 31 Twp 57N Rge 20W, CITY OF HIBBING

Land	\$22,900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$22,900.00



A rolling terrain parcel with 2 detached garages located in the city of Hibbing. This +/- 85' x 1,383' parcel is zoned S-R (Suburban Residential), which requires 100 feet of frontage and 0.5 of an acre to meet minimum standards. This property previously housed a single family residence that was torn down in 2010. Please contact the City of Hibbing for info on any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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	City Of Mt. Iron	175-0055-01035	\$17,600.00	± 0.24 acres	C22160153 ^{KZ}
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Location: south side of Arbor Lane, between Mineral Avenue and Garden Drive
Legal: N 1/2 OF LOT 22 & ALL OF LOT 23, BLOCK 5, SOUTH GROVE ADDITION TO MT IRON

Land	\$17,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$17,600.00



A vacant and level parcel located in the city of Mountain Iron. A structure that previously occupied this lot was removed in 2013. The parcel is zoned UR-S (Urban Residential-Sewered), which requires 75 feet of lot width, and 10,200 sq. ft. of lot area to meet minimum standards. Contact the City of Mountain Iron for details regarding a potential future assessment of \$377.59 for street improvements, plus any additional certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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	City Of Proctor	185-0150-01620,01640	\$38,300.00	± 0.00 acres	C22160154 ^{CJ}
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Location: southeast corner of the 5th Street and North 9th Avenue intersection
Legal: LOTS 1 AND 2, BLOCK 5 also LOTS 3 AND 4, BLOCK 5, MAGOFFINS 2ND DIVISION OF PROCTORKNOTT

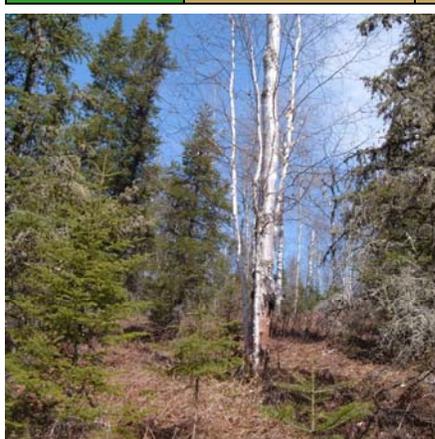
Land	\$38,300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$38,300.00



Vacant and level parcel located in the city of Proctor. This +/- 115' x 145' property is zoned R-2 (Residential), which requires 60 feet of lot frontage and 7,500 sq. ft. of lot area to meet minimum requirements. A single family home and two single stall garages were removed from the property in 2013. Check with the City of Proctor for details regarding an outstanding utility assessment of \$8,392.78, and for any other certified, pending or future assesments that may be reinstated. Recording fee \$66.00. T#2917124, T#299106

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	Angora Township	215-0010-03028	\$4,700.00	± 7.23 acres	C22160101 ^{RH}
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Location: west of U.S. Highway #53, north of East Anton Road
Legal: PART OF SE1/4 OF SE1/4 COMM AT SW COR OF SE1/4 OF SE1/4 THENCE N 400 FT TO PT OF BEG THENCE N ALONG WLY BOUNDARY LINE 520 FT THENCE E & PARALLEL WITH S BOUNDARY OF FORTY 606 FT THENCE S & PARALLEL WITH W BOUNDARY LINE OF FORTY 520 FT THENCE W & PARALLEL WITH S BOUNDARY LINE 606 FT TO PT OF BEG, Sec 17 Twp 61N Rge 18W, TOWN OF ANGORA

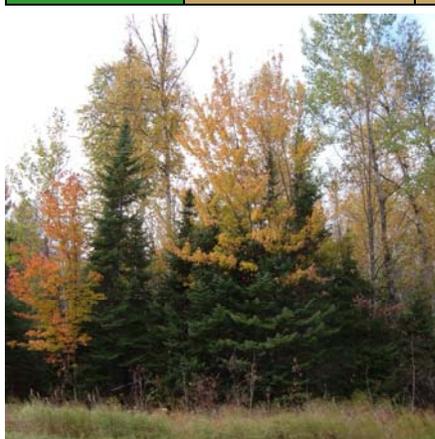
Land	\$4,580.00
Timber	\$120.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,700.00



This +/- 520' x 606' parcel is zoned MU-5 (Multiple Use), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet standards. Parcel is encumbered by a 30 foot easement along the western border, and that is also part of the undeveloped access off the Anton Rd. Parcel is rocky, rolling terrain that is higher in the north and rolling down to low brush in the south. A small intermittent stream runs through the southern third. Timbered with widely scattered pockets of regeneration fir and aspen. Check with Angora Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

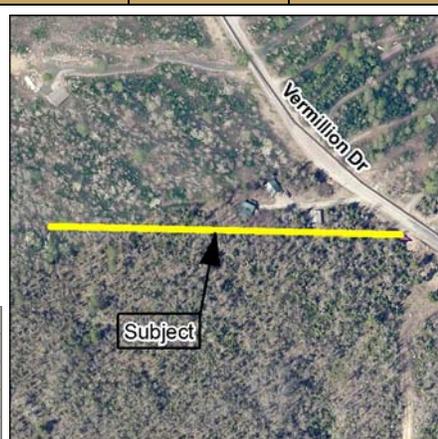
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 27	Beatty Township	250-0020-02802	\$430.00	± 0.06 acres	C22150063 ^{RH}
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Location: just south of 2851 Vermillion Drive
Legal: SLY 2 78/100 FT OF NLY 290 FT OF LOT 2 LYING W OF HWY, Sec 20 Twp 63N Rge 18W, TOWN OF BEATTY

Land	\$430.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$430.00



A wooded, narrow strip of land located near Lake Vermillion. This +/- 2.78' x 910' parcel is zoned RES-9 (Residential), which requires 1 acre of lot area, and 150 feet of lot frontage to meet minimum requirements. Contact the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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.

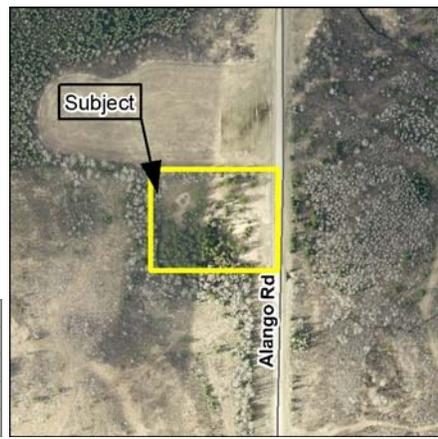
Tract 28	Field Township	350-0010-01155	\$3,000.00	± 2.00 acres	C22160103 ^{RH}
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Location: west side of Alango Road

Legal: N 264 FT OF E 330 FT OF NE 1/4 OF NE 1/4, Sec 8 Twp 62N Rge 19W, TOWN OF FIELD

Land	\$2,440.00
Timber	\$560.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,000.00



This +/- 264' x 330' parcel is zoned FAM-2 (Forest Agricultural Management), which requires 17 acres, a minimum width of 600 feet and 50 foot setbacks to meet standards. Parcel is a lot of record. Parcel is fairly level with white pine in the southwest. Check with Field Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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	Grand Lake Township	380-0010-07861	\$26,700.00	± 1.57 acres	C22150170 ^{JG}
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Location: south side of Old Miller Trunk Highway, between the South Pike Lake Road intersections

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

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



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

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

Tract 30	Owens Township	495-0010-01935	\$25,000.00	± 7.62 acres	C22160102 ^{RH}
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Location: east side of Vermilion Drive, north and west of the Little Fork River

Legal: THAT PART OF SW 1/4 OF NE 1/4 LYING NWLY OF LITTLE FORK RIVER EX N 150 FT AND EX HWY R/W, Sec 18 Twp 62N Rge 18W, TOWN OF OWENS

Land	\$24,550.00
Timber	\$450.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$25,000.00



This parcel is +/- 382' x 740' with 800 winding front feet on the Little Fork River. It is rolling with few scattered aspen and conifers, with ash along the river. Zoning is MU-5 (Multiple Use), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet standards. The setback from the river is 150 feet. Check with Owens Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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	White Township	570-0023-00431	\$10,400.00	± 12.63 acres	C22160105 ^{RH}
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Location: between 5858 and 5882 Stepetz Road 53
Legal: ELY 50 FT OF W1/2 OF LOT 3 INC W1/2 OF E1/2 OF LOT 3, Sec 19 Twp 58N Rge 15W, TOWN OF WHITE

Land	\$10,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,400.00



This approximately 12.63 acre parcel is fairly level, low land with scattered areas of aspen, fir and spruce. A mobile home and garage that previously occupied this property were removed in 2016. This +/- 415' x 1,320' parcel is zoned MU-4 (Multiple Use) which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Check with White Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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	Unorganized Township	728-0010-02850	\$15,500.00	± 16.59 acres	C22160106 ^{RH}
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Location: east side of U.S. Highway #53, approximately 9.9 miles north of Cook
Legal: LOT 1 EX HWY R/W & EX PART S OF A LINE BEG 568 FT S OF NW COR THENCE N 89 DEG 33 MIN 13 SEC E TO E LINE, Sec 18 Twp 63N Rge 19W, UNORGANIZED 63 19

Land	\$15,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$15,500.00



This approximately 16.59 acre parcel is zoned MU-4 (Multiple Use) which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Parcel is primarily grass, sloping up to the east, with area of lowland brush in the northwest and an area of aspen in the northeast. A structure that previously occupied this property (3086 U.S. Highway #53) was removed in 2016. Check with the City of Orr for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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	Unorganized Township	728-0020-00770,00780	\$400.00	± 0.16 acres	C22150070 ^{RH}
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Location: north of Taft Street (2nd Street)
Legal: LOTS 9 AND 10, BLOCK 5, GHEEN 63 19

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



A vacant tract with wooded and grassy areas located near the city of Orr. This +/- 60' x 125' property is comprised of two lots, and is zoned MU-5 (Multiple Use), which requires 2.5 acres of lot area, and 200 feet of frontage to meet standards. There are platted, undeveloped roads to the parcel. Check with the City of Orr for access issues, and for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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

Tract 34	Unorganized Township	728-0020-01080,01090	\$400.00	± 0.16 acres	C22150071 ^{RH}
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Location: north of Taft Street (2nd Street)
Legal: LOTS 9 AND 10, BLOCK 6, GHEEN 63 19

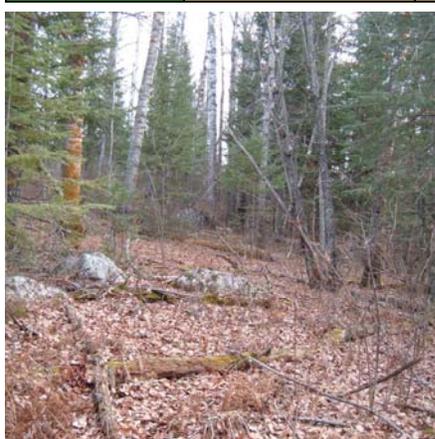
Land	\$400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$400.00



A vacant and mostly grassy tract located near the city of Orr. This +/- 60' x 125' property is comprised of two lots, and is zoned MU-5 (Multiple Use), which requires 2.5 acres of lot area and 200 feet of frontage to meet standards. There are platted, undeveloped roads to the parcel. Check with the City of Orr for access issues, and for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

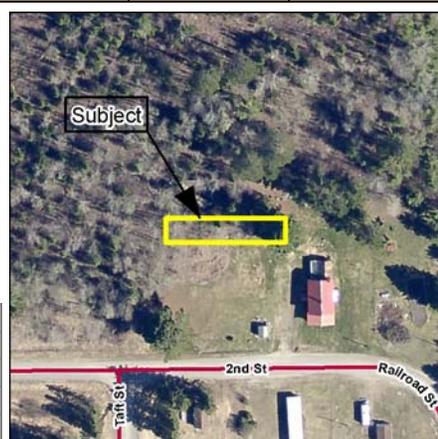
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 35	Unorganized Township	728-0020-01600	\$400.00	± 0.07 acres	C22150073 ^{RH}
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Location: north of Taft Street (2nd Street)
Legal: LOT 6, BLOCK 11, GHEEN 63 19

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



A vacant and mostly grassy parcel located near the city of Orr. This +/- 25' x 125' property is zoned RES-7 (Residential), which requires 1 acre of lot area and 150 feet of frontage to meet standards. There are platted, undeveloped roads to the parcel. Check with the City of Orr for access issues, and for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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

Tract 36	Unorganized Township	755-0010-02840	\$24,000.00	± 40.00 acres	C22160104 ^{RH}
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Location: north side of Power Road, east of the County border
Legal: SE 1/4 OF SW 1/4, Sec 18 Twp 59N Rge 21W, UNORGANIZED 59 21

Land	\$22,225.00
Timber	\$1,775.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$24,000.00



This approximately 40 acre parcel is zoned FAM-2 (Forest Agricultural Management), which requires 17 acres, a minimum width of 600 feet and 50 foot setbacks to meet standards. Parcel is fairly level low land with stagnant spruce in the east and a few pockets of scattered aspen and fir in the southwest. Wetlands may impact development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with St. Louis County for any pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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

Important Phone Numbers

Tract(s)	Entity	Phone Number
19, 20	City of Cook	218-666-2200
1 - 18	City of Duluth Building Safety	218-730-5300
	City of Duluth Treasurer	218-730-5350
	County Assessor Duluth	218-726-2304
21, 22, 23	City of Hibbing	218-262-3486
24	City of Mt. Iron	218-748-7570
32, 33, 34, 35	City of Orr	218-757-3288
25	City of Proctor	218-624-3641
29	County Assessor Duluth	218-726-2304
	County Planning & Development (S)	218-725-5000
19, 20, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36	County Assessor Virginia	218-749-7147
	County Planning & Development (N)	218-749-7103
36	County Auditor Virginia	218-749-7104
29	PLAWCS	218-729-9007
26	Town of Angora	218-666-5054
27	Town of Beatty	218-666-2932
28	Town of Field	218-666-2487
29	Town of Grand Lake	218-729-8978
30	Town of Owens	218-666-2417
31	Town of White	218-229-2813

Lakeshore Lot Sale Information

- Minnesota Session Laws 2012, Chapter 236, Section 28 authorizes St. Louis County to sell tax forfeited lakeshore lots that are currently leased.
- The public sale of tax forfeited lakeshore lots is governed under the provisions of Minnesota Statutes, Section 282.01, Subdivision 3.
- All properties shall be offered at public auction and sold to the highest responsible bidder. Bidding will begin at the minimum bid specified on the list. Properties not receiving a bid at auction will be available over-the-counter on a first come, first serve basis upon payment of required deposit.
- The Lakeshore lots only, separate from improvements will be offered for sale. The minimum bid is the appraised **land** value.
- At the time of sale the purchaser must pay non-refundable earnest money in the amount of \$1,000.00 by certified check, cashier's check or money order, payable to the St. Louis County Auditor.
- The County Auditor shall charge and collect in full at the time of sale for the State of Minnesota, an assurance fee of three percent of the total sale price of the land. Additional fees such as recording fees, deed fees, and deed taxes will be explained at the time of payment.
- The full balance of the purchase price, with fees, must be made within 15 days of the auction sale, **prior to payment to the leaseholder for improvements**, by certified check, cashier's check or money order. If an agreement with the lease holder is reached which allows greater than 15 days from the date of sale for payment of improvements (*see below), full balance of the purchase price for the land, with fees, must be made to the County within 30 days of the date of sale.
- The purchaser shall reimburse the county for appraisal and survey costs allocated to the lot purchased.
- ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD.
- For septic information, please contact the St. Louis County Environmental Services Department at 218-749-0625 or 218-725-5200.

Payment for Lakeshore Lot Improvements

- The purchaser must make payment in full to the leaseholder in the manner provided in Minnesota Statutes, Section 92.06, Subdivision 4, **for the value of any improvements**.
- Payment for improvements must be made within 15 days of the auction sale, either in cash or upon terms and conditions agreeable to the owner of improvements. If payment for improvements is not made in cash, and there is no agreement between parties within 15 days of the auction sale, St. Louis County will void the land sale and reoffer the property at a future public auction.

Questions?

Please contact the St. Louis County Land & Minerals Department at **218-726-2606**

Tract 37 C22160123

Ault Township
Twp: 55 Rng: 12 Sec: 26

Acres +/- 1.95
Zoning: SMU-7

CVT: 230 Plat: 28
Parcel(s): 40



Land	\$55,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$1,966.00

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 4, BLOCK 1, STONES THROW

Comments:

A shoreland parcel located in the Brimson area on Stone Lake. This approximately 1.95 acre lot contains nearly 200 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is level to the south, with a steep drop to the lake on the northern end. Utilities are present on the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$7,950.00

Improvements include a +/- 420 sq. ft. cabin, a woodshed, and a privy. 230-0000-09665

Driving Directions: 1415 Stone Lake Bridge Road, Brimson
From Duluth, take Pequaywan Lake Rd. north, turn right on Hopper Rd., turn left on Stone Lake Bridge Rd. and travel to property (fire number 1415). Cabin can also be identified by lease tag L03850161 on structure.



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

Tract 38 C22160124

Ault Township
Twp: 55 Rng: 12 Sec: 23

Acres +/- 0.94
Zoning: SMU-7

CVT: 230 Plat: 50
Parcel(s): 170



Land	\$53,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$568.92

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 17, BLOCK 1, STUMP LAKE NORTH

Comments:

A shoreland parcel located in the Brimson area on Little Stone Lake. This approximately 0.94 of an acre lot contains nearly 110 feet of frontage and is zoned SMU-7 (Shoreland Mixed-Use), which requires 1 acre and 150 feet of lot width to meet standards. The terrain consists of a mix of grass and tree cover, and is upland that slopes down to the lake. Utilities are present on the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$23,550.00

Improvements include a +/- 742.75 sq. ft. cabin, shed, and a privy. 230-0000-00715. **A 10 foot by 55 foot temporary easement is being recorded along the northeast edge of this property to allow for continued use of the existing septic drain field by the adjacent landowner. Please call for details of the easement.**

Driving Directions: 1332 Little Stone Lake Road North, Brimson
From Duluth, take Pequaywan Lake Rd. north, turn right on Hopper Rd., turn left on Stone Lake Bridge Rd., turn left on Drummond Grade, then turn right on North Little Stone Lake Rd. and travel to property (fire number 1332). Cabin can also be identified by lease tag L03850199 on structure.



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

Tract 39 C22160125

Ault Township
Twp: 55 Rng: 12 Sec: 23

Acres +/- 1.17
Zoning: SMU-7

CVT: 230 Plat: 50
Parcel(s): 180



Land	\$53,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$568.92

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-0625
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 18, BLOCK 1, STUMP LAKE NORTH

Comments:

A shoreland parcel located in the Brimson area on Little Stone Lake. This approximately 1.17 acre lot contains nearly 140 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed-Use), which requires 1 acre and 150 feet of lot width to meet standards. The terrain consists of a mix of grass and tree cover, and is upland that slopes down to the lake. Utilities are present on the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$68,600.00

Improvements include a +/- 975 sq. ft. cabin, a sauna and a privy. 230-0000-09350 A 10 foot by 55 foot temporary easement is being recorded along the northeast edge of the adjacent property to allow for continued use of the existing septic drain field. Please call for details of the easement.

Driving Directions: 1326 Little Stone Lake Road North, Brimson

From Duluth, take Pequaywan Lake Rd. north, turn right on Hopper Rd., turn left on Stone Lake Bridge Rd., turn left on Drummond Grade, then turn right on North Little Stone Lake Rd. and travel to property (fire number 1326). Cabin can also be identified by lease tag L03850200 on structure.

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



Tract 40 C22160126

Ault Township
Twp: 55 Rng: 12 Sec: 23

Acres +/- 2.48
Zoning: SMU-7

CVT: 230 Plat: 60
Parcel(s): 40



Land	\$58,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$568.91

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-0625
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 4, BLOCK 1, STUMP LAKE SOUTH

Comments:

A shoreland parcel located in the Brimson area on Little Stone Lake. This approximately 2.48 acre lot contains nearly 300 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed-Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged with a steep drop to the rocky shore. Utilities are present on the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$10,100.00

Improvements include a +/- 480 sq ft. cabin and privy. 230-0000-09615.

Driving Directions: 1555 Little Stone Lake Road South, Brimson

From Duluth, take Pequaywan Lake Rd. north, turn right on Hopper Rd., turn left on Stone Lake Bridge Rd., turn left on Drummond Grade, then turn right on South Little Stone Lake Rd. and travel to property (fire number 1555). Cabin can also be identified by lease tag L03870013 on structure.

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



Tract 41 C22160127

Ault Township
Twp: 55 Rng: 12 Sec: 23

Acres +/- 0.69
Zoning: SMU-7
CVT: 230 Plat: 60
Parcel(s): 180



Land	\$52,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$568.91

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 2, BLOCK 2, STUMP LAKE SOUTH

Comments:

A shoreland parcel located in the Brimson area on Little Stone Lake. This approximately 0.69 of an acre lot contains nearly 180 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed-Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged with a steady drop to the lake. Utilities are present on the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$15,750.00

Improvements include a +/- 768 sq. ft. cabin, shed, and a shed/privy building. 230-0000-09360

Driving Directions: 1631 Little Stone Lake Road South, Brimson
From Duluth, take Pequaywan Lake Rd. north, turn right on Hopper Rd., turn left on Stone Lake Bridge Rd., turn left on Drummond Grade, then turn right on South Little Stone Lake Rd. and travel to property (fire number 1631). Cabin can also be identified by lease tag L03850218 on structure.



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

Tract 42 C22160128

Beatty Township
Twp: 64 Rng: 18 Sec: 20

Acres +/- 2.7
Zoning: RES-7
CVT: 250 Plat: 115
Parcel(s): 80



Land	\$54,500.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$2,036.52

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 8, BLOCK 1, OLECRANON

Comments:

A shoreland parcel located just north of the City of Cook on Elbow Lake. This approximately 2.7 acre lot contains nearly 245 feet of lake frontage, and is zoned RES-7 (Residential), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged with a mix of steady and gradual slopes to the lake. There are no utilities present on the lot. Permissible entry to this parcel is via the lake, from a public landing or private resort. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$50,000.00

Improvements include a +/- 544 sq. ft. seasonal cabin and privy. 250-0000-09207

Driving Directions: 9307 Elbow Lake North, Cook
From U.S. Highway #53 in Cook, turn north on County Rd. 24, then turn left on Susan Lake Rd. to the Burris Landing on Elbow Lake, a public boat landing. Proceed northerly and easterly by boat to the north shore of the central portion of the lake. Cabin can be identified by lease tag L03880002 on structure.



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

Tract 43 C22160129

Beatty Township
Twp: 64 Rng: 18 Sec: 20

Acres +/- 2.3
Zoning: RES-7
CVT: 250 Plat: 115
Parcel(s): 100



Land	\$56,500.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$2,036.52

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 10, BLOCK 1, OLECRANON

Comments:

A shoreland parcel located just north of the City of Cook on Elbow Lake. This approximately 2.3 acre lot contains nearly 287 feet of lake frontage, and is zoned RES-7 (Residential), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged, with a steep drop to the rocky shoreline of the lake. There are no utilities present on the lot. Permissible entry to this parcel is via the lake, from a public landing or private resort. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$17,000.00

Improvements include a +/- 250 sq. ft. seasonal cabin with an outhouse, shed, and sauna. 250-0000-09207

Driving Directions: 9297 Elbow Lake North, Cook
From U.S. Highway #53 in Cook, turn north on County Road #24, then turn left on Susan Lake Rd. to the Burris Landing on Elbow Lake, a public boat landing. Proceed northerly and easterly by boat to the north shore of the central portion of the lake. Cabin can be identified by lease tag L03850025 on structure.

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

Tract 44 C22160130

Beatty Township
Twp: 64 Rng: 18 Sec: 21

Acres +/- 2.7
Zoning: RES-7
CVT: 250 Plat: 116
Parcel(s): 50



Land	\$54,500.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$2,036.53

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 5, BLOCK 1, OLECRANON FIRST ADDITION

Comments:

A shoreland parcel located just north of the City of Cook on Elbow Lake. This approximately 2.7 acre lot contains nearly 284 feet of lake frontage, and is zoned RES-7 (Residential), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged, with a steep drop to the rocky shoreline of the lake. There are no utilities present on the lot. Permissible entry to this parcel is via the lake, from a public landing or private resort. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$24,000.00

Improvements include a +/- 480 sq. ft. seasonal cabin, wood shed, and privy. 250-0000-09305

Driving Directions: 9185 Elbow Lake North, Cook
From U.S. Highway #53 in Cook, turn north on County Road #24, then turn left on Susan Lake Rd. to the Burris Landing on Elbow Lake, a public boat landing. Proceed northerly and westerly by boat to the north shore and middle portion of the lake. Cabin can be located by lease tag L03890004 on structure.

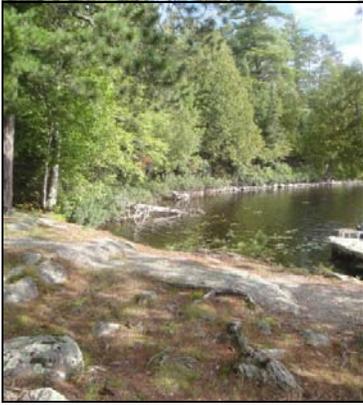
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.



Tract 45 C22160131

Beatty Township
Twp: 64 Rng: 18 Sec: 22

Acres +/- 2.9
Zoning: RES-7
CVT: 250 Plat: 117
Parcel(s): 50



Land	\$63,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$2,036.53

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 5, BLOCK 1, OLECRANON SECOND ADDITION

Comments:
A shoreland parcel located just north of the City of Cook on Elbow Lake. This approximately 2.9 acre lot contains nearly 300 feet of lake frontage, and is zoned RES-7 (Residential), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged, with a gradual incline to the rocky shoreline of the lake. There are no utilities present on the lot. Permissible entry to this parcel is via the lake, from a public landing or private resort. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$48,000.00

Improvements include a +/- 576 sq. ft. seasonal cabin, sauna, sheds and collapsible screen house, and dock. 250-0000-09405

Driving Directions: 4064 North Arm West, Cook
From U.S. Highway #53 in Cook, turn north on County Road #24, then turn left on Susan Lake Rd. to the Burris Landing on Elbow Lake, a public boat landing. Proceed northerly and easterly by boat to the north shore and east central end of the lake. Cabin can be located by lease tag L03850023 on structure.

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

Tract 46 C22160132

Beatty Township
Twp: 64 Rng: 18 Sec: 11

Acres +/- 2.2
Zoning: RES-7
CVT: 250 Plat: 118
Parcel(s): 20



Land	\$42,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$2,036.53

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 2, BLOCK 1, OLECRANON THIRD ADDITION

Comments:
A shoreland parcel located just north of the City of Cook on Elbow Lake. This approximately 2.2 acre lot contains nearly 224 feet of lake frontage, and is zoned RES-7 (Residential), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged, with a mix of steep and gradual drops to the rocky shoreline of the lake. There are no utilities present on the lot. Permissible entry to this parcel is via the lake, from a public landing or private resort. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$32,000.00

Improvements include a +/- 384 sq. ft. seasonal cabin, sauna, privy, and dock. 250-0000-09831

Driving Directions: 4433 North Arm East, Cook
From U.S. Highway #53 in Orr, turn north on U.S. Highway #23 (right at stop lights in Orr), then turn right on Elbow Lake Forest Rd. to the public boat landing on Elbow Lake. Proceed northerly and easterly by boat to the north and east end of the lake. Cabin can be located by lease tag L03850020 on structure.

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



Tract 47 C22160133

**Cedar Valley Township
Twp: 54 Rng: 21 Sec: 18**

**Acres +/- 1.38
Zoning: SMU-7**

**CVT: 285 Plat: 55
Parcel(s): 40**



Land	\$51,600.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$652.18
Survey	\$911.30

County Assessor Duluth.....218-726-2304
County Environmental Services (S).....218-725-5200
County Planning & Development (S)....218-725-5000

Legal Description:

LOT 4, BLOCK 1, FLOODWOOD LAKE SOUTH

Comments:

A shoreland parcel located just north of the City of Floodwood on Floodwood Lake. This approximately 1.38 acre lot contains nearly 212 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed-Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is hilly, with a gradual drop to the shoreline of the lake. Utilities are present on the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$80,500.00

Improvements include a +/- 1,056 sq. ft. seasonal cabin, detached garage and pumphouse. 285-0000-09200 **An inspection performed in May, 2016 of the Individual Sewage Treatment System (ISTS), revealed the ISTS to be non-compliant and an "Imminent Threat to Public Health". Requirements to repair or replace the ISTS are in place. It is recommended that potential purchasers contact the St. Louis County Environmental Services Department with any questions.**

Driving Directions: 13013 Carlson Road, Hibbing

From Hibbing, take U.S. Highway #73 South, turn west on County Road #18, turn left on the Floodwood River Rd., then turn right on Carlson Rd. to property (fire number 13013). Cabin can also be located by lease tag L03850037 on structure.

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

Tract 48 C22160134

**Cedar Valley Township
Twp: 54 Rng: 21 Sec: 18**

**Acres +/- 0.9
Zoning: SMU-7**

**CVT: 285 Plat: 55
Parcel(s): 90**



Land	\$41,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$652.18
Survey	\$911.29

County Assessor Duluth.....218-726-2304
County Environmental Services (S).....218-725-5200
County Planning & Development (S)....218-725-5000

Legal Description:

LOT 9, BLOCK 1, FLOODWOOD LAKE SOUTH

Comments:

A shoreland parcel located just north of the city of Floodwood on Floodwood Lake. This approximately 0.9 of an acre lot contains nearly 171 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed-Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree and grass-covered terrain is mostly level, with a gradual drop to the shoreline of the lake. Utilities are present on the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$34,500.00

Improvements include a +/- 536 sq. ft. seasonal cabin, sheds, and outhouse. 285-0000-009240

Driving Directions: 13051 Carlson Road, Hibbing

From Hibbing, take U.S. Highway #73 South, turn west on County Road #18, turn left on the Floodwood River Rd., then turn right on Carlson Rd. to property (fire number 13051). Cabin can also be located by lease tag L03850042 on structure.

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

Tract 49 C22160135

Cedar Valley Township
Twp: 54 Rng: 21 Sec: 18

Acres +/- 1.13
Zoning: SMU-7

CVT: 285 Plat: 55
Parcel(s): 150



Land	\$48,500.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$652.17
Survey	\$911.29

County Assessor Duluth.....218-726-2304
County Environmental Services (S).....218-725-5200
County Planning & Development (S).....218-725-5000

Legal Description:
LOT 15, BLOCK 1, FLOODWOOD LAKE SOUTH

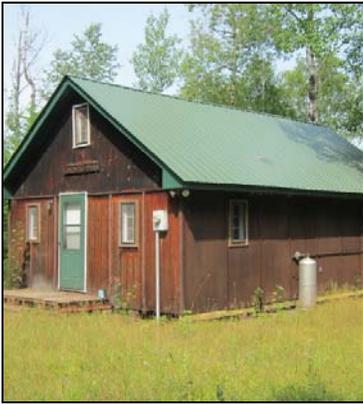
Comments:

A shoreland parcel located just north of the City of Floodwood on Floodwood Lake. This approximately 1.13 acre lot contains nearly 168 feet of lake frontage, and is zoned SMU-7, which requires 1 acre and 150 feet of lot width to meet standards. The tree and grass-covered terrain is generally level, with a fairly steep slope to lake. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$53,000.00

Improvements include a +/- 720 sq. ft. seasonal cabin, shed, and outhouse. 285-0000-09100

Driving Directions: 13093 Carlson Road, Hibbing
From Hibbing, take U.S. Highway #73 South, turn west on County Road #18, turn left on the Floodwood River Rd., then turn right on Carlson Rd. to property (fire number 13093). Cabin can also be located by lease tag L03850048 on structure.



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

Tract 50 C22160136

Cedar Valley Township
Twp: 54 Rng: 21 Sec: 18

Acres +/- 1.45
Zoning: SMU-7

CVT: 285 Plat: 55
Parcel(s): 160



Land	\$53,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$652.17
Survey	\$911.29

County Assessor Duluth.....218-726-2304
County Environmental Services (S).....218-725-5200
County Planning & Development (S).....218-725-5000

Legal Description:
LOT 16, BLOCK 1, FLOODWOOD LAKE SOUTH

Comments:

A shoreland parcel located just north of the City of Floodwood on Floodwood Lake. This approximately 1.45 acre lot contains nearly 205 feet of lake frontage, and is zoned SMU-7, which requires 1 acre and 150 feet of lot width to meet standards. The tree and grass-covered terrain is generally level, with a somewhat steep slope to lake. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$29,000.00

Improvements include a +/- 520 sq. ft. seasonal cabin, a shed, and outhouse. 285-0000-09160

Driving Directions: 13097 Carlson Road, Hibbing
From Hibbing, take U.S. Highway #73 South, turn west on County Road #18, turn left on the Floodwood River Rd., then turn right on Carlson Rd. to property (fire number 13097). Cabin can also be located by lease tag L03850049 on structure.



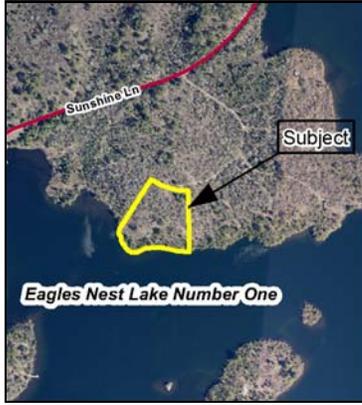
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 51 C22160137

Eagles Nest Township
Twp: 62 Rng: 14 Sec: 22

Acres +/- 2.6
Zoning: SMU-7

CVT: 317 Plat: 25
Parcel(s): 40



Land	\$130,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$1,257.57

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 4, BLOCK 1, BIRD NEST

Comments:

A shoreland parcel located just north of the city of Ely on Eagles Nest Lake. This approximately 2.6 acre lot contains nearly 412 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged, with a level but somewhat rocky shoreline. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$66,000.00

Improvements include a +/- 524 sq. ft. seasonal cabin and outhouse. 317-0000-09120

Driving Directions: 4020 Sunshine Lane, Ely

From Virginia, take U.S. Highway #53 north, turn north onto U.S. Highway #169, turn right on County Road #128, then turn right on Sunshine Ln. and travel to property (fire number 4020). Cabin can also be identified by lease tag L03860007 on structure.

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

Tract 52 C22160138

Eagles Nest Township
Twp: 62 Rng: 14 Sec: 22

Acres +/- 2.4
Zoning: SMU-7

CVT: 317 Plat: 25
Parcel(s): 50



Land	\$126,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$1,257.57

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 5, BLOCK1, BIRD NEST

Comments:

A shoreland parcel located just north of the city of Ely on Eagles Nest Lake. This approximately 2.4 acre lot contains nearly 426 feet of lake frontage and is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged, with gradual to steep inclines from the rocky lakeshore to the cabin. There are no utilities present on the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$48,000.00

Improvements include a +/- 528 sq. ft. seasonal cabin and privy. 317-0000-09130

Driving Directions: 4016 Sunshine Lane, Ely

From Virginia, take U.S. Highway #53 north, turn north onto U.S. Highway #169, turn right on County Road #128, then turn right on Sunshine Ln. and travel to property (fire number 4016). Cabin can also be identified by lease tag L03860008 on structure.

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

Tract 53 C22160139

Eagles Nest Township
Twp: 62 Rng: 14 Sec: 22

Acres +/- 3.8
Zoning: SMU-7

CVT: 317 Plat: 25
Parcel(s): 70



Land	\$140,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$1,257.57

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 7, BLOCK 1, BIRD NEST

Comments:

A shoreland parcel located just north of the city of Ely on Eagles Nest Lake. This approximately 3.8 acre lot contains nearly 469 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged, with a rocky shoreline and moderately steep path up to the cabin. There are no utilities present at the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$45,000.00

Improvements include a +/- 363 sq. ft. seasonal cabin with an outhouse. 317-0000-09150

Driving Directions: 4008 Sunshine Lane, Ely

From Virginia, take U.S. Highway #53 north, turn north onto U.S. Highway #169, turn right on County Road #128, then turn right on Sunshine Ln. and travel to property (fire number 4008). Cabin can also be identified by lease tag L03890005 on structure.

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

Tract 54 C22160140

Eagles Nest Township
Twp: 62 Rng: 14 Sec: 22

Acres +/- 3.3
Zoning: SMU-7

CVT: 317 Plat: 25
Parcel(s): 100



Land	\$121,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$1,257.57

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 10, BLOCK 1, BIRD NEST

Comments:

A shoreland parcel located just north of the city of Ely on Eagles Nest Lake. This approximately 3.3 acre lot contains nearly 500 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is a mix of various species of various age and size. There are no public utilities present at the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$62,000.00

Improvements include a +/- 576 sq. ft. seasonal cabin and privy. 317-0000-09170

Driving Directions: 4000 Sunshine Lane, Ely

From Virginia, take U.S. Highway #53 north, turn north onto U.S. Highway #169, turn right on County Road #128, then turn right on Sunshine Ln. and travel to property (fire number 4000). Cabin can also be identified by lease tag L03860012 on structure.

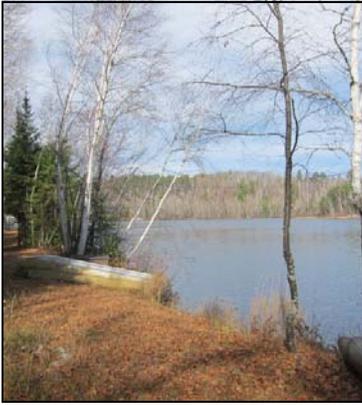
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 55 C22160141

Morse Township
Twp: 62 Rng: 13 Sec: 6

Acres +/- 1.6
Zoning: SMU-7

CVT: 465 Plat: 365
Parcel(s): 50



Land	\$77,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$1,257.57

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 5, BLOCK 1, WOLF WEST

Comments:

A shoreland parcel located just north of the city of Ely on Wolf Lake. This approximately 1.6 acre lot contains nearly 249 feet of lake frontage and is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is generally level, with a moderately steep path to the lake. There are no utilities present at the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$8,500.00

Improvements include a +/- 520 sq. ft. mobile home and outhouse. 465-0000-09150

Driving Directions: 2242 Balsam Lane, Ely

From Virginia, take U.S. Highway #53 north, north onto U.S. Highway #169, turn left on County Road #404 (Wolf Lake Rd.), turn left on Balsam Ln. and travel to property (fire number 2242). Cabin can also be located by lease tag L03850240 on structure.

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

Tract 56 C22160144

Unorganized Township
Twp: 56 Rng: 14 Sec: 28

Acres +/- 1.1
Zoning: SMU-7

CVT: 642 Plat: 111
Parcel(s): 220



Land	\$62,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,480.00
Survey	\$1,010.21

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-0625
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 13, BLOCK 2, LINWOOD

Comments:

A shoreland parcel located in the city of Makinen on Linwood Lake. This approximately 1.1 acre lot contains nearly 213 feet of lake frontage and is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree and grass-covered terrain consists primarily of northern hardwood, and white birch. Utilities are present on the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00. Abstract

Additional Costs Paid to Lessee	
Improvements	\$13,100.00

Improvements include a +/- 528 sq. ft. seasonal cabin, sauna, screen house, and privy. 642-5020-09311

Driving Directions: 2720 Linwood Lake Road West, Makinen

From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. and travel to the property (fire number 2720). Cabin can also be identified by lease tag L03850089 on structure.

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.

2016 LAND ATLAS & PLAT BOOK

ST. LOUIS COUNTY

AVAILABLE SEPTEMBER, 2016



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 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 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
- **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 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

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

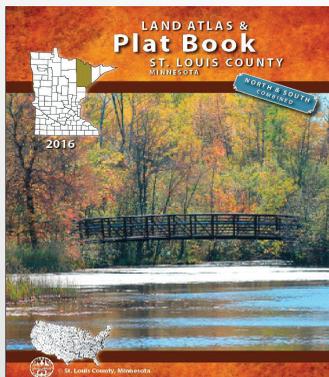
In order to determine the correct check amount for the book, postage, and handling, please visit the County's web site at: www.stlouiscountymn.gov/platbooks

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.



\$25

Price includes tax

Shipping cost: \$7 for one book, \$2 for each additional book

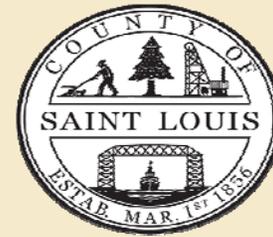


St. Louis County, Minnesota



SAINT LOUIS COUNTY, MINNESOTA

LAND AND MINERALS DEPARTMENT



Government Services Center, 320 West 2nd Street, Suite 302, Duluth, MN 55802

Tax Forfeited Properties Auction

Thursday, October 13, 2016

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

Date: Thursday, October 13, 2016

Time: 11:00 A.M.

Location: Miners Memorial Building

821 S. 9th Ave.

Virginia, MN 55792



Photo Credit: Kim Seguin

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 October 13, 2016 auction will immediately be placed on our Available Lands List and can be purchased over-the-counter for the full total price that is listed on each tract. Purchase offers for less than the total price will not be accepted. Please contact any of our Land and Minerals Department offices and we would be happy to answer your questions.

stlouiscountymn.gov

218-726-2606