

SAINT LOUIS COUNTY, MINNESOTA

LAND AND MINERALS DEPARTMENT

Government Services Center, 320 West 2nd Street, Room 208
Duluth, MN 55802

Tax Forfeited Properties Auction

Thursday, October 9th, 2014



INSIDE:

**Lakeshore Property
Homes**

Recreational Land

Investment Property

Pre-Registration Form

**October 9th, 2014
11:00 A.M.**

**Followed immediately
by a DNR land auction.**

**Miner's Memorial Building
821 South 9th Avenue
Virginia, MN 55792**

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

Please visit our website:

www.stlouiscountymn.gov

and click on the Tax
Forfeit Land Sales tab.

or

Scan this QR Code with
your smartphone.



*Look for our new signs
on properties for sale!*



www.stlouiscountymn.gov

218-726-2606



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

Notice of Land Sale Auction – Saint Louis County
State Tax Forfeited Lands to be offered for sale by the Auditor of St. Louis County
Date: Thursday, October 9th, 2014
Time: 11:00 am
Location: Miner’s Memorial Building
Address: 821 South 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” button) or you may contact us at the following Land and Minerals Department Offices:

<p>Duluth Office Government Services Center 320 West 2nd Street 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Receive notification via email any time the Land Sale List or Available Land List is altered (if a parcel is withdrawn from sale). You can conveniently sign up to receive this free service on our website.

For specific questions regarding a tract, please contact:

Countywide

Karen Zeisler, Tax Forfeited Land Coordinator.....218-726-2606

Urban Properties

Christopher (Cricker) Johnson, Land Staff Appraiser.....218-726-2606

Southern St. Louis County Rural Properties

Jeri Georges, Land Staff Appraiser.....218-726-2606

Northern St. Louis County Rural Properties

Ruth Harristhal, Land Staff Appraiser.....218-742-9898

**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 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 your local zoning administrator to obtain copies of these ordinances. No structure or part thereof shall be erected, constructed, moved or structurally altered, and no land shall change in use until the local zoning authority has approved and issued a land use permit.
4. All sales are subject to existing liens, leases, easements, and rights-of-way.
5. Any lands offered for sale may be subject to unpaid assessments against the property. Before purchasing, any prospective buyer should consult the City Treasurer's Office for properties in the City of Duluth, or the City/Town Clerk for all other locations, in respect to any unpaid assessments that may exist. Any assessments against the property for public improvements after the property forfeited to the State shall be assessed against the property and paid for at the time of purchase, pursuant to Minnesota Statutes, 282.01, Subd. 3. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a parcel in an amount equal to the remaining unpaid original assessment at the time of forfeiture. Minnesota Stat. 429.071, Subd. 4 and 435.23.
6. Some non-platted lands listed for sale may contain non-forested marginal land or wetland as defined in Minnesota Statutes. The deed for these parcels will contain a restrictive covenant, which will prohibit enrollment of the lands in a State funded program providing compensation for conservation of marginal land or wetlands. Notice of the existence of non-forested marginal land or wetlands will be available to prospective bidders at the auction.
7. St. Louis County has not performed any wetland delineation on parcels offered for sale, unless otherwise noted. No refunds will be made due to presence of wetlands.
8. Some properties may present exposure to lead from lead-based paint that may place young children at risk of developing lead-based poisoning. If you are interested in purchasing a single-family dwelling built prior to 1978, you have the right to conduct a risk assessment or inspection for lead-based paint hazards at your expense at least ten (10) days before the sale date. Please contact the Land and Minerals Department, Government Services Center, 320 West 2nd Street, Duluth, MN 55802, Phone No. 218-726-2606, to arrange to see the property for such an inspection or assessment.
9. The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated concentrations are found. Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling. St. Louis County has not performed nor is aware of any radon testing on parcels offered for sale, unless otherwise noted. The County will provide a copy of the Minnesota Department of Health's Radon in Real Estate Transactions publication to any purchaser of residential tax forfeited property.
10. The County Auditor shall charge and collect in full at the time of sale for the State of Minnesota, an assurance fee of 3% of the total sale price of the land, timber, and structures. Additional fees such as recording fees, deed fees, and deed taxes will be explained at the time of payment.
11. For each parcel of land sold, a down payment of 10% of the purchase price or \$500, whichever is greater (Board Resolution # 1988-348), must be paid at the time of the sale, or the parcel will be sold to the next highest bidder. Those parcels purchased under an installment plan will require execution of a purchase contract. The length of the contract cannot exceed ten years and the remaining principal balance will be payable in equal annual installments plus simple interest at the rate set pursuant to Minnesota Stat. 549.09. Other terms and conditions will be explained at the time of signing. The county reserves the right to require payment in full at time of sale if the bidder has previously defaulted on a land sale contract or repurchase agreement.
12. For those parcels for which there is an estimated volume of timber, the value of the timber must be paid in full at the time of purchase, in addition to the down payment stated above. If a parcel with timber sells for more than the list price, the amount bid in excess of the list price will be allocated between the land and the timber in proportion to the respective totals. The amount allocated to timber must be paid in full at the time of purchase. (Board Resolution # 1988-348)
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 10 days of cancellation of insurance.
15. Reinstatement of a contract will not be allowed if less than 50% of the original sale price has not been paid.

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

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

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

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

Amount Due Upon Purchase

Down Payment.....	10% of the total sale value or \$500, whichever is greater.
State Assurance Fee.....	3% of total sale price of land, timber and structures. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the State has to defend its right to forfeit land.
Assessments.....	Check with city/town clerk for any additional assessments of which the Land and Minerals Department is not aware. If listed on sale listing as certified, assessments must be paid in full at the time of sale.
Timber Value.....	Paid in full at the time of sale. Please note: The timber value increases the same percentage as the sale bid up.
Recording Fee.....	\$46.00 or as set by the County Recorder. If there is a well on the property, it is an additional \$50.00 for well disclosure.
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, Duluth, MN 55802
 Phone 218.726.2606 • Fax 218.726.2600
www.stlouiscountymn.gov

Annual Payment Schedule

Parcel Value	Length of Contract
Less than \$500.....	Must be paid in full
\$500 - \$999.....	2 years
\$1,000 - \$1,999.....	4 years
\$2,000 - \$2,999.....	6 years
\$3,000 - \$3,999.....	8 years
\$4,000 or greater.....	10 years

REMEMBER!!! All of the tracts shown in this booklet that do not sell at our October 9th, 2014 auction will immediately be placed on our Available Lands List and can be purchased over-the-counter for the full total price that is listed on each tract! Purchase offers for less than the total price will not be accepted.

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

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

2. When and where are your tax sales advertised?

The land sales are advertised in the official newspaper of the County (currently the Duluth News Tribune www.duluthnews.com) and on 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 10 years. Present interest rate is 10%.

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

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

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

There is no redemption period once a property is acquired.

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

Bidders or their representatives must be present at our sales.

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

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

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

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

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

If you wish to join our mailing list for one (1) year to receive printed copies of our Available Lands and Land Sale Auction booklets in the mail, please send a check or money order for \$25 made out to "St. Louis County Auditor" to this office with your current return address. There is no charge for viewing the lands list on our website at www.stlouiscountymn.gov. Both the upcoming auction properties and the current available properties can be viewed from this website.

13. Are you seeking access across State tax forfeited lands?

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

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

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

We hope this information is of use to you, and thank you for your interest in St. Louis County tax forfeited lands. Please use one of the following to contact the St. Louis County Land and Minerals Department:

Phone.....218-726-2606

Email.....landdept@stlouiscountymn.gov

Write.....St. Louis County Land and Minerals Dept.
GSC - 320 W 2nd Street, Room 208
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, Government Service Center
Duluth, MN 55802
Fax: 218-726-2600

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

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

Bidder Name _____
(First name) (Last name)

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

(First name) (Last name)

(First name) (Last name)

Mailing address _____

City _____ State _____ Zip code _____

Phone number _____

Marital Status (for Deed purposes only)

Please check appropriate boxes below:

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

Company Information

(First name) (Last name)

(Title)

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

(State in which company is organized)

JG Tract# 1 C22140040

City Of Duluth
Twp: 50 Rng: 14 Sec: 5

Acres +/- 9.75 CVT: 10 Plat: 2710
Zoning: RR-1 Parcel(s): 1250

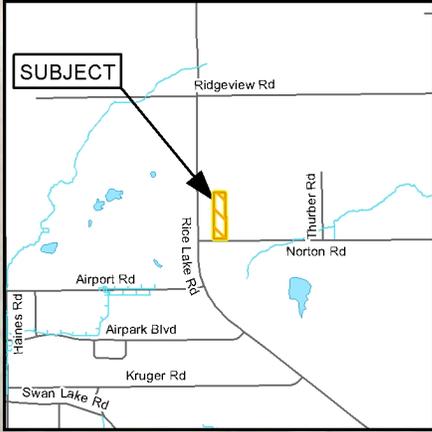


Land	\$51,500.00
Timber	\$2,500.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$54,000.00

Potential Future Assessments: \$0.00
 City of Duluth Treasurer..... 218-730-5350
 City of Duluth Building Safety.. 218-730-5300
 County Assessor Duluth..... 218-726-2304

Legal Description:

E 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 EX HWY EASEMENT, Sec 5 Twp 50N Rge 14W, CITY OF DULUTH



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. A rolling lot covered with hardwoods, located in the northwestern portion of the Kenwood neighborhood, in the city of Duluth. This parcel has 330 feet of frontage on Norton Rd. on approximately 9.75 acres of lot area. This +/- 330' x 1,273' parcel is zoned RR-1 (Rural Residential), which requires 5 acres and 250 feet of lot frontage to meet zoning standards. It is also subject to the additional standards of airport overlay district b, due to its proximity to the the Duluth International Airport. Please contact the City of Duluth Building Safety office for more information on these zoning parameters. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#174154.

Driving Directions:

From the intersection of Arrowhead and Rice Lake Rds., travel north on County Road #4 (Rice Lake Rd.) for 1.25 miles. Turn east (right) on Norton Rd. and travel for about 300 feet. Parcel is located on the north (left) side of Norton Rd., across from a storage unit complex, and immediately prior to address #3947 Norton Rd.

CJ Tract# 2 C22120023

City Of Duluth
Twp: 48 Rng: 15 Sec: 10

Acres +/- 1.28 CVT: 10 Plat: 3430
Zoning: MU-B Parcel(s): 9710 thru 9860

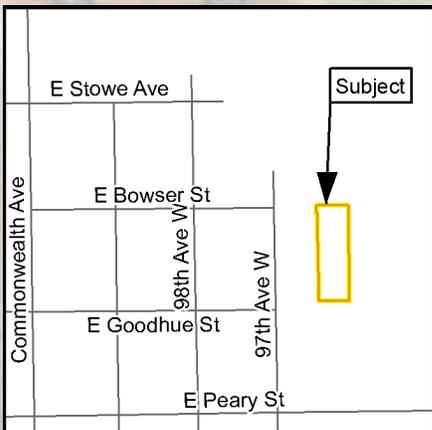


Land	\$10,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,000.00

Potential Future Assessments: \$0.00
 City of Duluth Treasurer..... 218-730-5350
 City of Duluth Building Safety.. 218-730-5300
 County Assessor Duluth..... 218-726-2304

Legal Description:

LOTS 1 THRU 16, BLOCK 30, NEW DULUTH 1ST DIVISION



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. Vacant and brushy tract located between Bowser St. and Goodhue St., just east of 97th Ave. West. Road and utilities would have to be extended. Utilities are in 97th Ave. West. Bowser St. has been vacated between 96th and 97th Aves. West adj. block 30. This +/- 140' x 433' parcel is zoned MU-B (Mixed Use Business), which is not for residential use. Check with City of Duluth Building Safety for zoning related questions. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

While traveling on Commonwealth Ave. near the Gary neighborhood of Duluth, turn east onto Goodhue St. The subject is located northeast of the intersection of Goodhue St. and 97th Ave. West, directly behind addresses 510, 526, and 530 97th Ave. West.

CJ Tract# 3 C22140109

City Of Duluth
Twp: 49 Rng: 14 Sec: 7

Acres +/- 0.03
Zoning: R-1

CVT: 10 Plat: 4520
Parcel(s): 9546

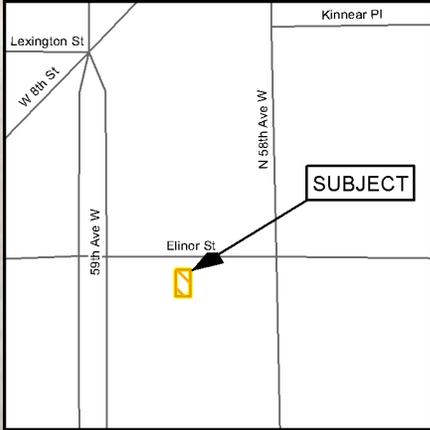


Land	\$2,442.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$6,358.00
Total	\$8,800.00

Potential Future Assessments: \$0.00
 City of Duluth Treasurer..... 218-730-5350
 City of Duluth Building Safety.. 218-730-5300
 County Assessor Duluth..... 218-726-2304

Legal Description:

ELY 27 FT OF LOTS 1 & 2, BLOCK 72,
WEST DULUTH 6TH DIVISION



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. A vacant lot located in the Cody neighborhood of Duluth. This +/- 27' x 50' parcel is zoned R-1 (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. This property previously housed a structure that has been removed, and is viewed as a non-conforming lot of record. Any personal property left on this parcel at the time of sale will be included with the purchase. Check with the City of Duluth Treasurer's office for details regarding a certified assessment in the amount of +/- \$6,358.00 and for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

While on Interstate Highway #35 near the Spirit Valley neighborhood of Duluth, take the Central Ave. exit. Travel north on Central Ave. for 0.50 of a mile to Elinor St. Turn west (left) onto Elinor St. and travel to the subject, which is located on the south (left) side of the street, just before address #5814 Elinor St.

CJ Tract# 4 C22140095

City Of Chisholm
Twp: 58 Rng: 20 Sec: 21

Acres +/- 0.14
Zoning: R-1

CVT: 20 Plat: 150
Parcel(s): 280

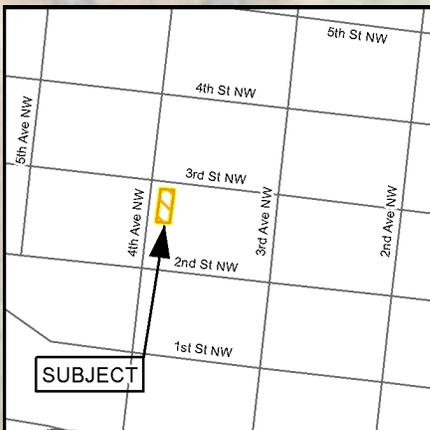


Land	\$4,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,700.00

Potential Future Assessments: \$5,515.90
 City of Chisholm..... 218-254-7900

Legal Description:

LOTS 1 AND 2, BLOCK 2,
NORTHERN ADDITION TO CHISHOLM



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. A vacant corner lot, located in the Iron Range city of Chisholm. This grass covered, +/- 50' x 125' parcel is zoned R-1 (Residential), which requires a minimum lot width of 50 feet and 6,000 sq. ft. of total lot area to meet zoning standards. Check with the City of Chisholm for details regarding a tear-down assessment of \$5,205, an unpaid utilities assessment of \$310.90, and any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

While traveling on U.S. Highway #169 near Chisholm, take the Ironworld Rd. exit, and follow to the north to MN Highway #73. Turn east (right) onto MN Highway #73, and follow to West Lake St. Stay on West Lake St. and follow to 4th Ave. NW. Turn north (left) onto 4th Ave. NW, and follow to the subject, which is located on the southeast corner of 4th Ave. NW and 3rd St. NW.

CJ Tract# 5 C22140104

City Of Chisholm
Twp: 58 Rng: 20 Sec: 21

Acres +/- 0.07 CVT: 20 Plat: 200
Zoning: R-1 Parcel(s): 1930

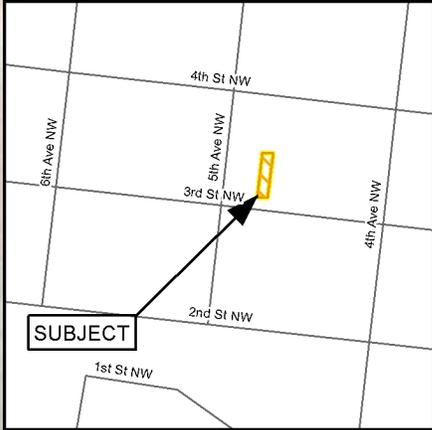


Land	\$3,000.00
Timber	\$0.00
Improvements	\$23,500.00
Certified Assessments	\$0.00
Total	\$26,500.00

Potential Future Assessments: \$101.27
City of Chisholm..... 218-254-7900

Legal Description:

BEGINNING AT NW CORNER OF LOT 5 BLK 8 RUNNING THENCE S TO SW CORNER OF SAID LOT THENCE E ALONG THE S LINE OF SAID LOT 24 8/10 FT THENCE N TO THE N LINE OF LOT 24 BLK 8 NORTHERN ADD TO CHISHOLM THENCE W ALONG THE SAID LINE AND THE N LINE OF LOT 5 BLK 8 A DISTANCE OF 25 FT TO PLACE OF BEGINNING AND ELY 5 FT OF LOT 6, BLOCK 8, WESTERN ADDITION TO CHISHOLM



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
A stucco-clad, single family home with a detached single stall garage located on the Iron Range in the city of Chisholm. This parcel is zoned R-1 (Residential), which requires a minimum lot width of 50 feet and 6,000 sq. ft. of total lot area to meet zoning standards, making it a non-conforming lot of record. The main floor features a living and dining room, full kitchen, and a 3-seasons porch. The second story contains 3 bedrooms and a full bathroom. An additional 1/2 bath area can be found in the basement. Check with the City of Chisholm regarding an unpaid utilities assessment of \$101.27, a future assessment for street improvements, and any other pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee \$46.00.

Driving Directions: 424 NW 3rd St., Chisholm

While traveling on U.S. Highway #169 near Chisholm, take the Ironworld Rd. exit, and follow to the north to MN Highway #73. Turn east (right) onto MN Highway #73, and follow to West Lake St. Stay on West Lake St. and follow to 4th Ave. NW. Turn north (left) onto 4th Ave. NW, and follow to 3rd St NW. Turn west (left) onto 3rd St NW and travel to the subject, which is located on the north (right) side of the street.

KZ Tract# 6 C22120027

City Of Ely
Twp: 63 Rng: 12 Sec: 28

Acres +/- 0.57 CVT: 30 Plat: 30
Zoning: R-1 Parcel(s): 3340

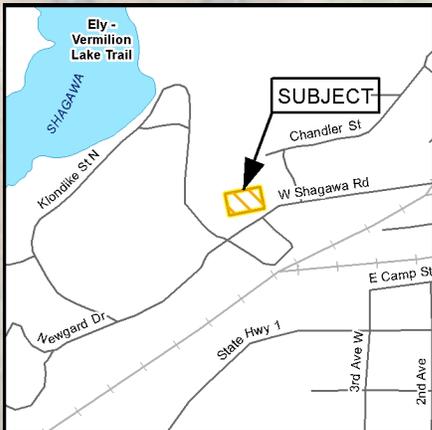


Land	\$10,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,500.00

Potential Future Assessments: \$0.00
City of Ely..... 218-365-3224
County Assessor Ely..... 218-365-8206

Legal Description:

LOTS 71 THRU 78 INC, BLOCK 10, AUDITORS PLAT OF CHANDLER ADDITION TO ELY



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
Vacant, wooded lots on the north side of West Shagawa Rd., just east of address 525 West Shagawa Rd. This +/- 200' x 125' parcel is zoned R-1 (Residential), which requires 50 feet of lot width and 6,000 sq. ft. for 1 family. All utilities are available for this parcel. Check with the City of Ely for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From Sheridan St., turn north (left) onto North Central Ave., then turn west (left) at the second Shagawa Rd. sign. Subject will be on the north (right), just past (west of) address 425 West Shagawa Rd.

CJ Tract# 7 C22140107

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

Acres +/- 0.07 CVT: 140 Plat: 90
Zoning: R-2 Parcel(s): 3410

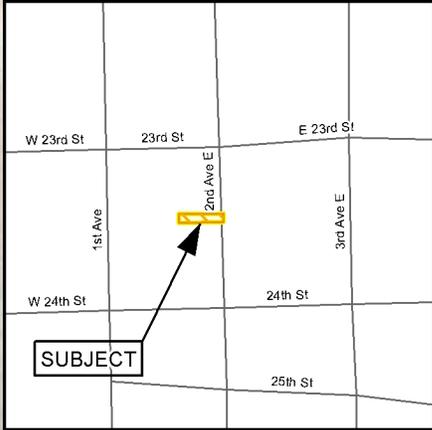


Land	\$8,000.00
Timber	\$0.00
Improvements	\$12,100.00
Certified Assessments	\$0.00
Total	\$20,100.00

Potential Future Assessments: \$0.00
City of Hibbing 218-262-3486
Hibbing Public Utilities..... 218-262-7700

Legal Description:

LOT 24, BLOCK 12,
FAIRVIEW C OF HIBBING



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
A 1.5 story, single family home located on the Iron Range in the city of Hibbing. The house sits on a 25' x 125' lot, and is zoned R-2 (Residential), which requires a minimum lot width of 60 feet and 7,500 sq. ft. of total lot area to meet zoning standards. This property does not meet the current zoning requirements, yet it met previous zoning standards at the time of its construction, and is viewed as a non-conforming lot of record. The first floor features a living, dining room, and a full kitchen. The second floor contains two bedrooms, and a full bathroom. Please contact the City of Hibbing Public Utilities for reconnection details regarding the steam system that this home uses for heating. Check with the City of Hibbing for any certified, pending, or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee \$46.00.

Driving Directions: 2315 2nd Ave. East

While traveling on U.S. Highway #169 in Hibbing, turn west on East 23rd St. Follow East 23rd St. for 0.75 of a mile until arriving at 2nd Ave East. Turn south (left) onto 2nd Ave. East, and travel to the subject, which is located on the west (right) side of East 2nd St.

CJ Tract# 8 C22140108

City Of Hoyt Lakes
Twp: 58 Rng: 14 Sec: 17

Acres +/- 6.69 CVT: 142 Plat: 70
Zoning: B-3 Parcel(s): 2565

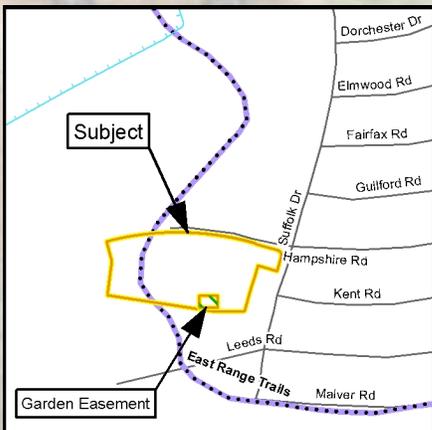


Land	\$12,000.00
Timber	\$0.00
Improvements	\$33,000.00
Certified Assessments	\$0.00
Total	\$45,000.00

Potential Future Assessments: \$0.00
City of Hoyt Lakes..... 218-225-2344
County Assessor Virginia..... 218-749-7147

Legal Description:

PART OF SE1/4 OF NW1/4 BEG AT NW COR OF LOT 1 BLK 31 HOYT LAKES SUBD NO 4 RUNNING THENCE S72DEG56'30"E ALONG THE N SIDE OF AFORESAID LOT 1 FOR 110 FT TO THE W SIDE OF SUFFOLK DR THENCE N17DEG03'30"E 85 FT THENCE LEFT ALONG THE ARC OF A CURVE WITH A RADIUS OF 25 FT AND CENTRAL ANGLE OF 90DEG 39'27" FT THENCE N72DEG 56'30"W 119.56 FT THENCE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1542 FT AND A CENTRAL ANGLE OF 30DEG58'40" FOR 833.70 FT THENCE S13DEG55'10"E 110FT THENCE S07DEG50' 00"W 187 FT THENCE S 80DEG28'40"E 600.22 FT THENCE N88DGE03'30"E 155 FT TO THE SW COR OF LOT 4 BLK 31 THENCE N17DEG03'30"E ALONG THE W SIDE OF SAID BLK 31 FOR 260 FT TO THE PT OF BEG. Sec 17 Twp 58N Rge 14W, CITY OF HOYT LAKES



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.
Vacant commercial warehouse/pole building located in Hoyt Lakes. This structure can be found at the former Partridge River Wood Products building site. This steel paneled building features high ceilings and an oversized garage door for large item access. The foundations of previous structures and basement corridors still are intact on the property. An easement for a community garden and a maintained section of snowmobile trail occupy the property as well. Check with the St. Louis County Assessor's office in Virginia for any outstanding, pending or future assessments on this parcel. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording Fee \$46.00.

Driving Directions:

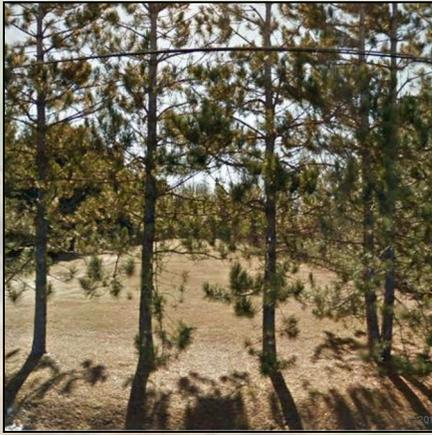
From County Road #110 (Kennedy Memorial Dr.) in Hoyt Lakes, turn south onto Suffolk Dr. and follow for 0.6 of a mile until reaching the subject property, which will be located on the west (right) side of Suffolk Dr. There is an unnamed gravel access road to this property, which is located just south of the intersection of Suffolk Dr. and Kent Rd.

CJ Tract# 9 C22140106

City Of Mt. Iron
Twp: 58 Rng: 18 Sec: 13

Acres +/- 1.13
Zoning: UR-S

CVT: 175 Plat: 71
Parcel(s): 1231

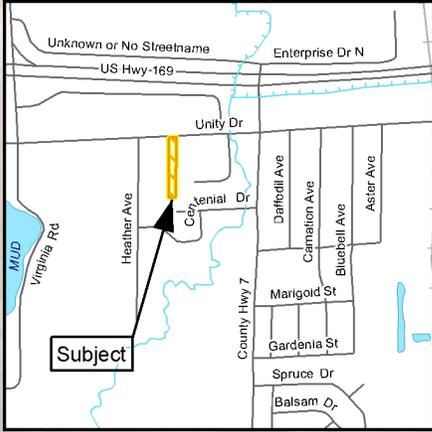


Land	\$11,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$11,800.00

Potential Future Assessments: \$0.00
City of Mt. Iron.....218-748-7570

Legal Description:

WLY 75 FT OF THE E 15 AC OF N1/2 OF NE 1/4 OF NW1/4, Sec 13 Twp 58N Rng 18W, CITY OF MT IRON



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. This site is level with a large lawn area, and mature trees including pine, spruce and aspen lining the north, east and west borders. There is a small grove of trees in the southerly portion of the land, primarily mature balsams. There is a high voltage power line along the westerly border, and a small wetland area encroaches on the westerly side. Zoning is UR-S (Urban Residential, Sewered), which requires 75 feet of lot width and 10,200 sq. ft. of lot area to meet standards. Check with the City of Mt. Iron for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From County Road #7 in Mt. Iron, turn west onto Unity Dr. and travel approximately 0.2 of a mile. Parcel will be on the south (left) side of the road, just west of address #8410.

JG Tract# 10 C22120030

Alborn Township
Twp: 52 Rng: 18 Sec: 23

Acres +/- 4.74
Zoning: FAM-3

CVT: 205 Plat: 10
Parcel(s): 4000

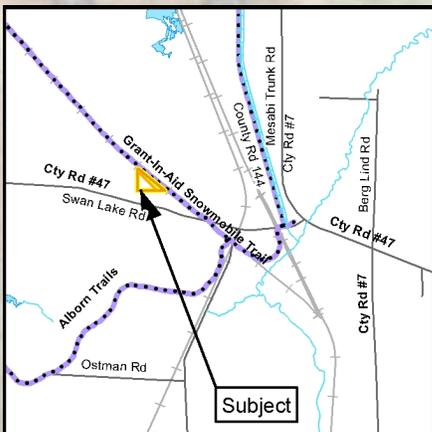


Land	\$550.00
Timber	\$1,850.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,400.00

Potential Future Assessments: \$0.00
Town of Alborn.....218-345-6686
County Planning & Development (S) .. 218-725-5000

Legal Description:

SE 1/4 OF NW 1/4 EX RY R OF W 3 62/100 AC AND EX PART LYING NE OF RY R/W, Sec 23 Twp 52N Rge 18W, TOWN OF ALBORN



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. A triangularly shaped, approximately 4.74 acre parcel, lying just west of an old railroad grade, located near the town of Alborn. The grade is currently being used as a Grant-In-Aid Snowmobile Trail. The Department of Natural Resources has jurisdiction of the trail use, and any motorized use other than snowmobiles is prohibited. This parcel contains a low area located between the steep trail grade and the upland timber (parcel is predominantly aspen). According to the St. Louis County Planning Department, the parcel was carved out of the forty acre piece prior to zoning, so it is a legal lot of record, without access. Proof of secured access in the form of an easment would be required to be used for residential purposes. Check with the Town of Alborn for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From U.S. Highway #53 at Independence (just north of the intersection of U.S. Highways #33 and #53), turn west onto County Road #47 (Swan Lake Rd.). Travel 6 miles on County Road #47/#7 to Alborn and turn west (left) and stay on #47 for 0.75 of a mile. Parcel is walk-in access from the old railroad grade, now a snowmobile trail. Walk north on grade for approximately 2,000 feet. Parcel is on the left, southwest of the railroad grade.

RH Tract# 11 C22140094

Balkan Township
Twp: 59 Rng: 20 Sec: 35

Acres +/- 4.68
Zoning: FAM-3

CVT: 235 Plat: 30
Parcel(s): 5725



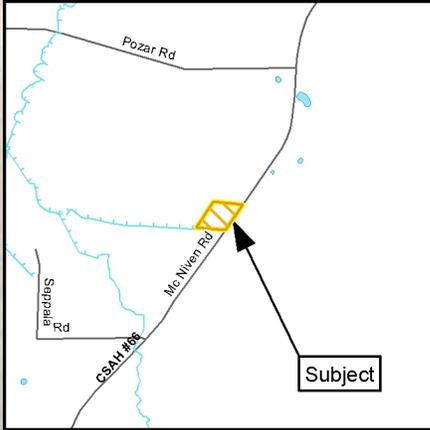
Land	\$5,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,100.00

Potential Future Assessments: \$0.00

Town of Balkan..... 218-254-5283
County Planning & Development (N) .. 218-749-7103

Legal Description:

PART OF NW 1/4 OF SE 1/4 COMMENCING AT INTERSECTION OF N LINE OF FORTY AND W LINE OF HWY NO 66 THENCE W 427 FT THENCE S 510 FT TO A POINT 427 FT W OF W LINE OF HWY NO 66 THENCE E TO W LINE OF HWY THENCE N TO POINT OF BEGINNING EX HWY R/W, Sec 35 Twp 59N Rge 20W, TOWN OF BALKAN



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. Parcel is approximately 4.68 acres. The terrain is low, level, grassy in the south, with brush and scattered spruce in the north. An unauthorized trail crosses through the center of the parcel. This +/- 427' x 510' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, a minimum width of 300 feet and 50 foot setbacks to meet zoning standards. Parcel is a lot of record. This parcel is a wetland and has no development potential per St. Louis County land use ordinances. Contact the Planning and Development Department for permitted uses and zoning questions. Check with Balkan Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#187315.

Driving Directions:

From MN Highway #73 in Chisholm, turn east on CSAH #66 (McNiven Rd.) and travel approximately 4.4 miles. The property will be on west side of the road. There will be a ditch at approximately the southern border of the parcel, and a trail/driveway just north of the ditch.

RH Tract# 12 C22140038

Biwabik Township
Twp: 58 Rng: 16 Sec: 11

Acres +/- 6.6
Zoning: SMU-11

CVT: 260 Plat: 12
Parcel(s): 150



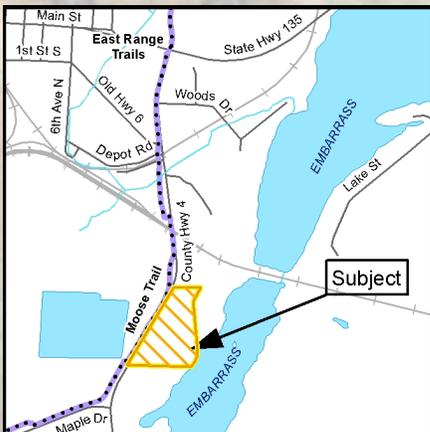
Land	\$151,982.00
Timber	\$1,918.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$153,900.00

Potential Future Assessments: \$0.00

City of Biwabik..... 218-865-4183
County Planning & Development (N) .. 218-749-7103

Legal Description:

LOT 4 EX RY R/W 5.55 AC & EX PART W OF HWY #4, Sec 11 Twp 58N Rge 16W, TOWN OF BIWABIK



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. This approximately 6.6 acre, irregularly shaped parcel has approximately 285 front feet of lakeshore on Embarrass Lake. Embarrass Lake is designated as a general development lake, requiring a 75 foot setback from the shoreline. Parcel was previously used as a gravel pit. It is rolling with a ridge sloping down to the lakeshore. The center area is grassy and the edges are timbered with aspen, fir, spruce and jack pine. This parcel is zoned SMU-11 (Shoreland Mixed Use), which requires 0.5 of an acre, a minimum width of 100 feet and 15 foot setbacks to meet zoning standards. Check with the City of Biwabik for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From Biwabik, take MN Highway #135 east approximately 0.25 of a mile and turn south (right) on CSAH #4 (Vermilion Trail). Travel approximately 0.85 of a mile and parcel will be on the east (left) side of the road.

JG Tract# 13 C22140090

Duluth Township
Twp: 51 Rng: 12 Sec: 17

Acres +/- 6.74 CVT: 315 Plat: 10
Zoning: MUN5-4 Parcel(s): 1900

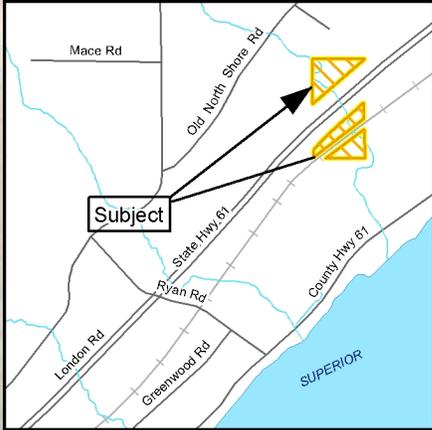


Land	\$15,400.00
Timber	\$2,800.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,200.00

Potential Future Assessments: \$0.00
Town of Duluth..... 218-525-5705

Legal Description:

E 1/2 OF NE 1/4 OF NW 1/4 EX RY RT OF W AND EX HWY RT OF WAY, Sec 17 Twp 51N Rge 12W, TOWN OF DULUTH



Comments:

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

This property consists of three pieces, separated by U.S. Highway #61 and the St. Louis & Lake County Scenic North Shore Railway. There is currently no access to the site. Schmidt Creek, a designated trout stream, flows through each piece in a steep ravine. There is a conservation easement 200 feet wide lying 100 feet, to the extent possible given the location of property lines, on each side of the centerline of the designated trout stream to provide riparian protection and angler access. The northern part of this property is zoned SENSO (MUN5-4 - Multiple Use Non-Shoreland), which requires a minimum lot width of 300 feet and 4.5 acres to meet zoning standards. The middle part, south of the highway and north of the railroad, is zoned SMU-6 (Shoreland Mixed Use), which requires 200 feet of lot width and 2 acres. The southern part of the parcel is zoned SMU-8 (Shoreland Mixed Use), which requires 200 feet of lot width and 1 acre. There is a creek setback of 300 feet south and 200 feet north of the highway. Check with the Town of Duluth for questions about permitted use, and for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From Duluth, travel north on U.S. Highway #61 approximately 5 miles to Schmidt Creek. The subject is 0.65 of a mile north of Ryan Rd., on both sides of the highway.

JG Tract# 14 C22120031

Duluth Township
Twp: 52 Rng: 12 Sec: 10

Acres +/- 10 CVT: 315 Plat: 20
Zoning: FAM-3 Parcel(s): 1710

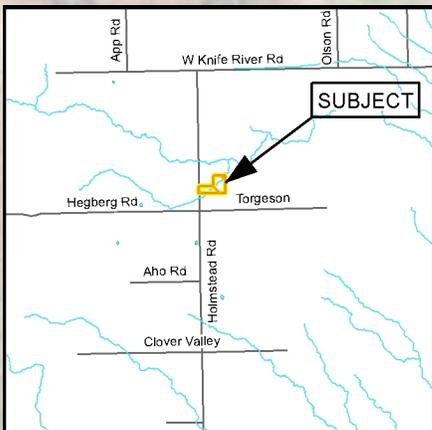


Land	\$15,406.00
Timber	\$694.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,100.00

Potential Future Assessments: \$0.00
Town of Duluth..... 218-525-5705

Legal Description:

SW1/4 OF SE1/4 EX 5 AC AT NW COR AND EX S1/2 AND EX E1/2 OF NE1/4, Sec 10 Twp 52N Rge 12W, TOWN OF DULUTH



Comments:

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

A nicely wooded, approximately 10 acre parcel, located in a rural setting near the town of Duluth. A beautiful trout stream flows through this property. The deed issued for this parcel will include a conservation easement of 50 feet on either side of the centerline of the stream to provide riparian protection and angler access. It is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres and 600 feet of lot width to meet standards. Contact the Town of Duluth for permitted use, zoning questions, and any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From U.S. Highway #61, travel north on County Road #42 (Homestead Rd.) for 4.5 miles. Parcel is on the east (right) side of the road, 0.25 of a mile north of the Torgeson Rd., just north of a creek crossing.

RH Tract# 15 C22140033

Ellsburg Township
Twp: 55 Rng: 17 Sec: 6

Acres +/- 1.15 CVT: 320 Plat: 100
Zoning: RES-5 Parcel(s): 10

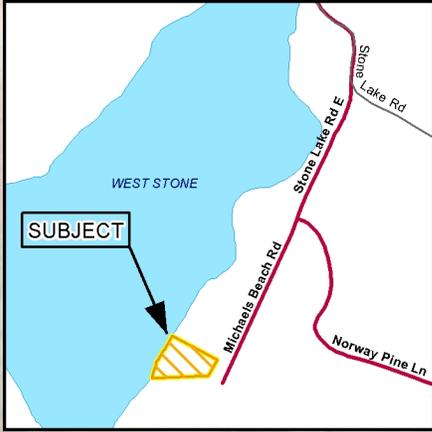


Land	\$51,300.00
Timber	\$0.00
Improvements	\$700.00
Certified Assessments	\$0.00
Total	\$52,000.00

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

Legal Description:

LOTS 1 AND 2,
MICHAELS BEACH TOWN OF ELLSBURG



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. Parcel is an irregularly shaped rectangle, approximately 1.15 acres, with approximately 260 front feet on West Stone Lake. West Stone Lake is a natural environment lake and requires a 150 foot setback from shore. This +/- 100' x 268' x 260' x 371' parcel is zoned RES-5 (Residential), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet zoning standards. Parcel is a lot of record. There is a 924 sq. ft. mobile home and 2 dilapidated metal sheds on the parcel. Condition of utilities is unknown. The parcel is level and sloping down to the shoreline. There are a few scattered small aspen in the yard, surrounded by mature aspen and fir, with tall grass along the shoreline. Check with Ellsburg Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions: 2203 Michaels Beach Rd.

From Eveleth, take U.S. Highway #53 south approximately 4.3 miles and turn west (right) on to MN Highway #37. Travel 3.9 miles and turn south (left) on CSAH #7. Travel 8.1 miles and turn east (left) on County Road #319 (Stone Lake Rd.). Follow approximately 3.5 miles. The road becomes Michaels Beach Rd. Fire number 2203 will be on the north (left) side of the road.

RH Tract# 16 C22140092

Embarrass Township
Twp: 60 Rng: 15 Sec: 32

Acres +/- 10 CVT: 330 Plat: 10
Zoning: MUNS-4 Parcel(s): 5161, 5162

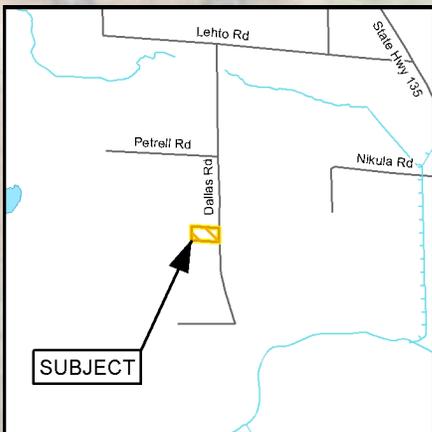


Land	\$8,261.00
Timber	\$539.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,800.00

Potential Future Assessments: \$0.00
Town of Embarrass..... 218-984-2084
County Planning & Development (N) .. 218-749-7103

Legal Description:

S1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 and N1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4, Sec 32 Twp 60 Rge 15, TOWN OF EMBARRASS



Comments:

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY. This approximately 10 acre parcel is primarily low land with a pocket of aspen, jack pine and fir in the southeast. There is approximately 665 feet of frontage on County Road #558. This +/- 665' x 655' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet zoning standards. Check with Embarrass Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

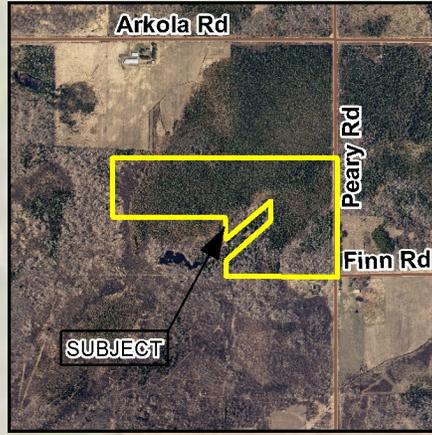
From Aurora, take CSAH #100 west approximately 0.75 of a mile and turn north (right) on MN Highway #135. Travel approximately 9.7 miles and turn west (left) on County Road #362 (Lehto Rd.). Travel approximately 0.85 of a mile and turn south (left) on County Road #558 (Dallas Rd.). Travel approximately 0.75 of a mile, and parcel is located on the west (right) side of the road.

JG Tract# 17 C22140096

Kelsey Township
Twp: 54 Rng: 18 Sec: 14

Acres +/- 57
Zoning: MUN-4

CVT: 405 Plat: 10
Parcel(s): 2280



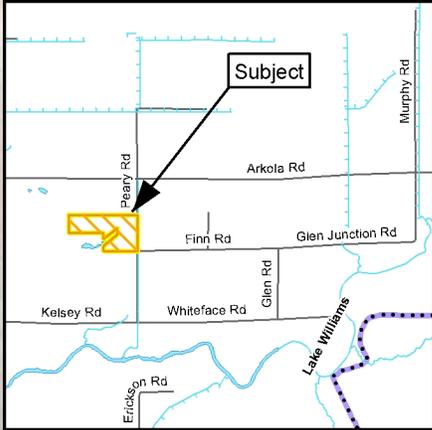
Land	\$37,590.00
Timber	\$5,160.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$42,750.00

Potential Future Assessments: \$0.00

Town of Kelsey..... 218-427-2323
County Planning & Development (S) .. 218-725-5000

Legal Description:

SE1/4 OF NE1/4 EX 3 AC IN THE S1/2 FOR CTY & N1/2 OF SW1/4 OF NE1/4, Sec 14 Twp 54N Rge 18W, TOWN OF KELSEY



Comments:

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

This irregularly shaped parcel is approximately 57 acres, with lowland conifers throughout the north half, and about 14 acres of aspen in the southeast portion along Peary Rd. It is zoned MUN-4 (Multiple Use Non-Shoreland), which requires 4.5 acres and a minimum lot width of 300 feet to meet zoning standards. This parcel has potential development opportunities in the southeast corner per St. Louis County land use ordinances. Wetland Delineation may be needed to determine buildable area, if any. Contact the Planning and Development Department for permitted uses and zoning questions. There is an access agreement along the south side of this parcel in the form of a deed restriction specific to ingress and egress rights to property to the west, currently under the management of the St. Louis County Public Works Department. Check with the Town of Kelsey for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From the intersection of County Road #52 and U.S. Highway #53 in Cotton, travel west on County Road #52 (Arkola Rd.) for 5 miles. Turn south (left) on Peary Rd. The parcel is on the west (right) side of the road, beginning 0.25 of a mile south of Arkola Rd., ending across from the intersection of Finn Rd.

RH Tract# 18 C22140036

McDavitt Township
Twp: 56 Rng: 18 Sec: 19

Acres +/- 1.55
Zoning: SMU-2

CVT: 435 Plat: 10
Parcel(s): 3392



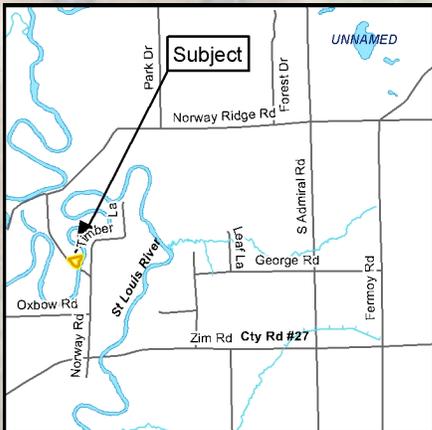
Land	\$4,494.00
Timber	\$506.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,000.00

Potential Future Assessments: \$0.00

Town of McDavitt..... 218-744-4213
County Planning & Development (S) .. 218-725-5000

Legal Description:

PART OF LOT 18 LYING N OF INTERSECTION OF ELY R/W OF CO. RD & W LINE OF RIVER AND S OF A LINE BEG ON ELY RD R/W 450 FT NLY OF SAID INTERSECTION THENCE ELY TO A PT ON WLY LINE OF RIVER 450 FT NLY OF SAID INTERSECTION, Sec 19 Twp 56N Rge 18W, TOWN OF MCDAVITT



Comments:

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

Parcel is fairly level, triangularly shaped, approximately 1.55 acres. It has approximately 450 front feet on the St. Louis River. The embankment to the river is steep. There is a power line running to the center of the parcel. It is timbered with white pine, spruce and fir, with a grassy area in the center. This parcel is zoned SMU-2 (Shoreland Mixed-Use), which requires 17 acres, a minimum width of 600 feet and 100 foot setbacks to meet zoning standards. Parcel is a lot of record. This parcel would require a St. Louis County variance to be buildable and must meet St. Louis County Ordinance 46 requirements. Contact the Planning and Development Department for permitted uses and zoning questions. Check with McDavitt Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From Eveleth, take U.S. Highway #53 south approximately 4.5 miles and turn west (right) on CSAH #37. Travel 4 miles and turn south (left) on CSAH #7. Travel 6.5 miles and turn west (right) on CSAH #27. Travel 2.75 miles and turn north (right) on County Road #312 (Norway Ridge Rd.). Travel approximately 0.65 of mile, parcel is located on the north side of the bridge, on the east (right) side of the road.

RH Tract# 19 C22140039

Sandy Township
Twp: 60 Rng: 17 Sec: 32

Acres +/- 3.76
Zoning: MUN5-5

CVT: 525 Plat: 20
Parcel(s): 830



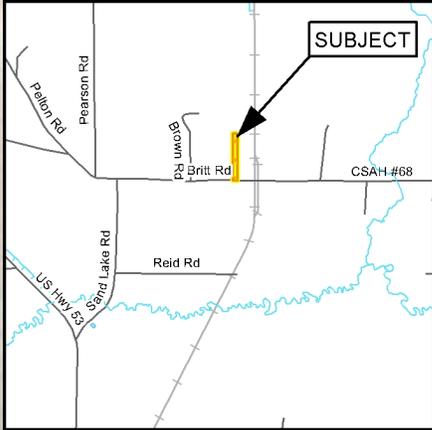
Land	\$4,500.00
Timber	\$600.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,100.00

Potential Future Assessments: \$0.00

Town of Sandy..... 218-749-2372
County Planning & Development (N) .. 218-749-7103

Legal Description:

E 1/2 OF SW 1/4 OF NW 1/4 EX W 275 FT OF E 400 FT AND EX W 260 FT, Sec 32 Twp 60N Rge 17W, TOWN OF SANDY



Comments:

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

This approximately 3.76 acre parcel is timbered with a mixture of fir, aspen and jack pine in the south, followed by a band of lowland brush in the center, and pine to the north. This +/- 125' x 1,317' parcel is zoned MUN5-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet zoning standards. Parcel is a lot of record. Check with Sandy Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

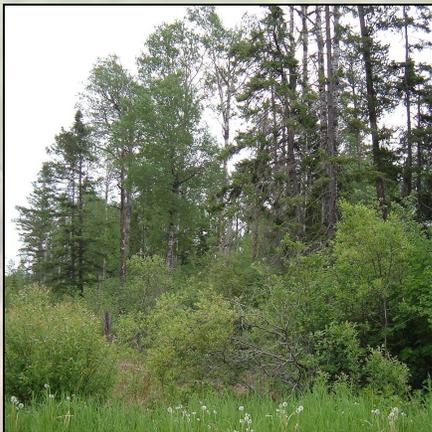
From Virginia, take U.S. Highway #53 north approximately 7.2 miles and turn east (right) on Sand Lake Rd. Follow road to the north, to CSAH #68 (Britt Rd.), and turn east (right). Travel approximately 0.65 of a mile and parcel is located on the north (left) side of the road between addresses #8061 and #8041 Britt Rd.

RH Tract# 20 C22120039

Unorganized Township
Twp: 61 Rng: 13 Sec: 35

Acres +/- 1
Zoning: RES-12

CVT: 625 Plat: 31
Parcel(s): 10, 160



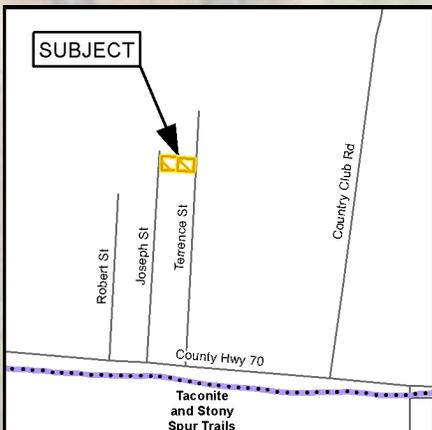
Land	\$11,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$11,600.00

Potential Future Assessments: \$0.00

County Auditor Virginia..... 218-749-7104
County Assessor Virginia..... 218-749-7147
County Planning & Development (N) .. 218-749-7103

Legal Description:

LOT 1 also LOT 16, NORTH BABBITT FIRST ADDITION 61-13



Comments:

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

An approximately 1 acre tract, with jack pine and aspen, that slopes to the northwest with lowland brush, located near the northern MN city of Babbitt. This tract has frontage on both Joseph (gravel) and Terrence (paved) Sts. This +/- 140' x 336' tract is zoned RES-12 (Residential), which requires a minimum lot width of 100 feet and 0.33 of an acre of total lot area to meet standards. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

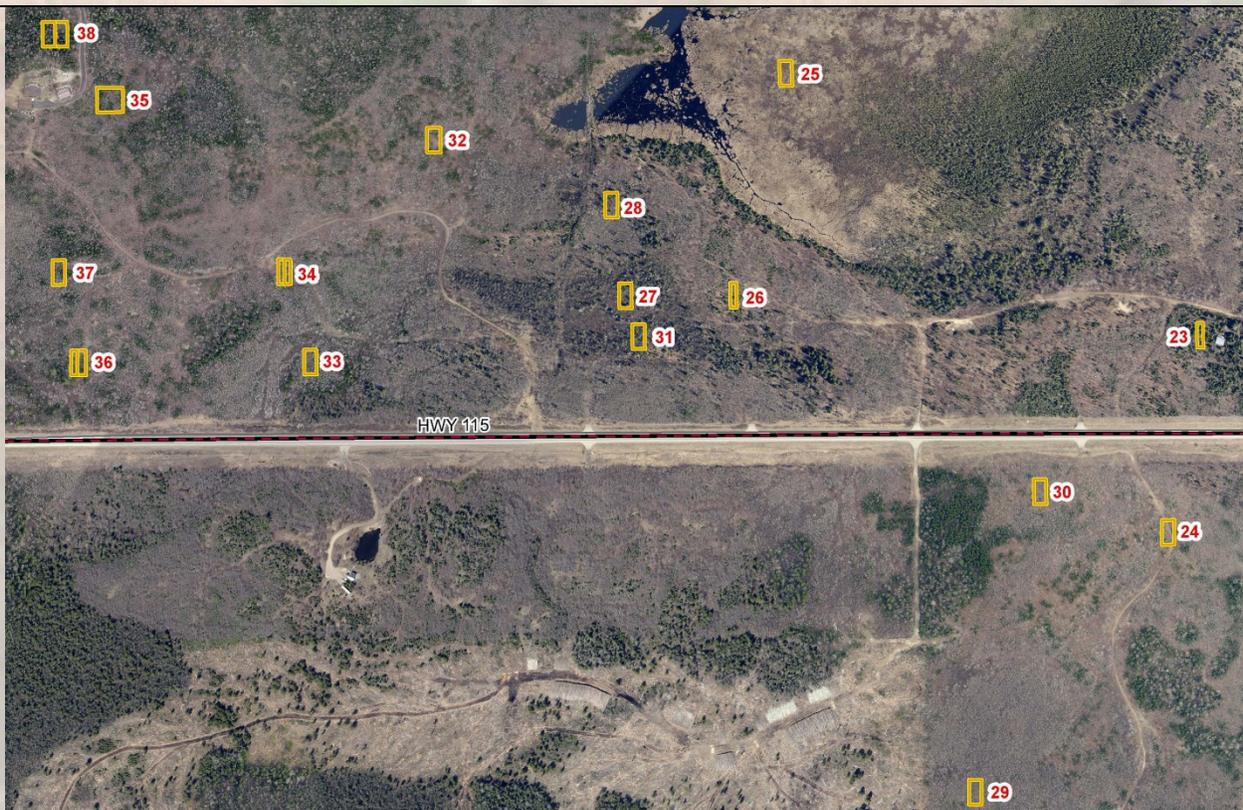
Driving Directions:

From the City of Babbitt, take CSAH #70 approximately 0.75 of a mile west. Turn north (right) on Terrence St. The parcel is less than 0.4 of a mile north, located on the west (left) side of the road (or at the end of the pavement on the east (right) side of Joseph St.).

Additional Non-Conforming Properties to be Auctioned on October 9, 2014

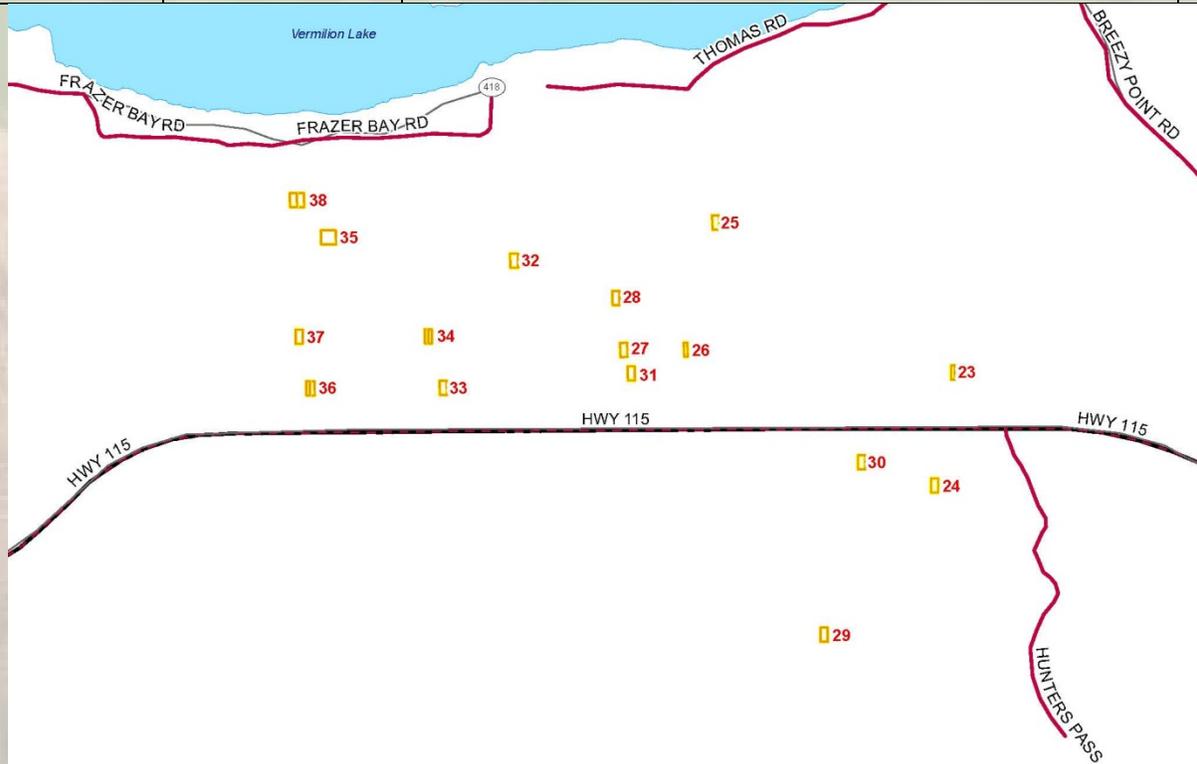
Tract	Contract #	Parcel Code	Legal Description	Price
21	C22070047	145-0030-00136	N 200 FT OF S 950 FT OF E 100 FT OF NE 1/4 OF NE1/4 EX HWY R/W, Sec 22 Twp 57N Rge 18W, IRON JUNCTION LANDS IN THE CITY	\$2,000
22	C22070049	175-0061-00190	OUTLOT A, STONY BROOK PARK MOUNTAIN IRON	\$3,000

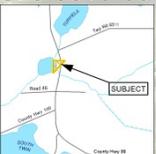
Tracts 23 through 38, Town of Greenwood



23	C22090113	387-0430-02690	LOT 19, BLOCK 6, VERMILION GROVE	\$360
24	C22090158	387-0430-04130	LOTS 13 AND 14, BLOCK 9, VERMILLION GROVE	\$660
25	C22090112	387-0430-05430	LOTS 5 AND 6, BLOCK 32, VERMILLION GROVE	\$330
26	C22090133	387-0430-07560	LOT 26, BLOCK 46, VERMILION GROVE	\$360
27	C22090134	387-0430-07730	LOTS 43 AND 44, BLOCK 46, VERMILLION GROVE	\$660
28	C22090135	387-0430-07810	LOTS 3 AND 4, BLOCK 47, VERMILLION GROVE	\$660
29	C22090130	387-0430-08530	LOTS 7 AND 8, BLOCK 18, VERMILLION GROVE	\$660
30	C22090121	387-0430-11090	LOTS 29 AND 30, BLOCK 23, VERMILLION GROVE	\$660
31	C22090156	387-0430-21430	LOTS 7 AND 8, BLOCK 45, VERMILLION GROVE	\$550
32	C22090137	387-0430-26890	LOTS 1 AND 2, BLOCK 57, VERMILLION GROVE	\$660
33	C22090157	387-0430-33050	LOTS 41 AND 42, BLOCK 69, VERMILLION GROVE	\$660

34	C22090114	387-0430-33150, 387-0430-33160	LOT 3 also LOT 4, BLOCK 70, VERMILLION GROVE	\$660
35	C22090140	387-0430-38480	LOTS 45 THRU 48, BLOCK 81, VERMILLION GROVE	\$1,725
36	C22090116	387-0430-44430, 387-0430-44440	LOT 24 also LOT 25, BLOCK 94, VERMILLION GROVE	\$660
37	C22090141	387-0430-44850	LOTS 20 AND 21, BLOCK 95, VERMILLION GROVE	\$660
38	C22090143	387-0430-46840, 387-0430-46860	LOTS 27 AND 28 also LOTS 29 AND 30, BLOCK 99, VERMILLION GROVE	\$1,725



39	C22090149 	488-0050-00360 	LOTS 36 & 37, BRIAR LAKE SHORES 3RD ADDITION NORTH STAR	\$1,800
40	C22090150 	488-0050-00390 	LOTS 39 THRU 42, BRIAR LAKE SHORES 3RD ADDITION NORTH STAR	\$3,000
41	C22070060 	570-0010-00402 	LOT 4 LYING WLY OF COUNTY ROAD, Sec 3 Twp 57N Rge 15W, TOWN OF WHITE	\$6,825
42	C22070061 	570-0010-00420 	PART OF SW 1/4 OF NW 1/4 BEG 511 FT E OF NW CORNER RUNNING THENCE SWLY TO A POINT 511 FT S OF THE NW CORNER THENCE N TO SAID NW CORNER THENCE E TO POINT OF BEGINNING, Sec 3 Twp 57N Rge 15W, TOWN OF WHITE	\$5,625



STATE LAND AUCTION

October 9 • Miners' Memorial Building • 821 S. 9th Ave., Virginia.
State surplus lands in St. Louis, Cook, Itasca and Lake counties

The Department of Natural Resources will have its own bidder registration at the same time as the county, starting at 10 a.m. The county auction begins at 11 a.m., followed immediately by the DNR's auction.

These are some of approximately 25 parcels DNR is offering:

Bear Island Lake—One developable 7-acre lakeshore parcel on the eastern shore, facing two sides of a quiet cove next to undeveloped DNR woodlands and other residential lakeshore lots, with a separate recreational/camping parcel on the northeastern end of Little Bear Island.

Taylor's Island—In Lake Vermilion, a 5.5-acre parcel on one of the larger islands, in a prime lakeshore area. Public water access sites are nearby to the west.

Fredenberg Township—Two wooded, mostly upland parcels (to be sold separately), with road access; one approximately 12 acres, southwesterly of County 48 (Fish Lake Road), and the other approximately 68 acres located northeasterly of the road.

Orr Buyck Road—A partially-wooded 6-acre parcel just west of the city of Buyck, Portage Township, lying northerly and westerly of County Highway 23, with frontage on County 23 and River Road. This parcel lies across the road from 620 acres of state recreational land.

Britt Trust—A 40-acre parcel, just east of the city of Britt, Sandy Township. The parcel is in an attractive recreation area next to a tract of more than 1,000 acres of state forest and Superior National Forest lands.

For information on these or any of the DNR's surplus land sale parcels, please see the website: (www.dnr.state.mn.us/lands_minerals/landsale) or simply search online for "Minnesota DNR Land Sale." An information sheet is available on the website for each parcel with its minimum bid, a map and driving directions.

Intending to bid? Please review the INSTRUCTIONS FOR ORAL BID AUCTION AND TERMS AND CONDITIONS OF SALE also available on the website. Properties will be offered at the minimum bid identified and can be bid up. The successful bidder must pay at least 10 percent of the successful bid at the time of sale.



SAINT LOUIS COUNTY, MINNESOTA
**LAND AND MINERALS
DEPARTMENT**

Government Services Center
320 West 2nd Street, Room 208, Duluth, MN 55802

Tax Forfeited Properties Auction Tuesday, November 18, 2014

All listings found advertised within this booklet are subject to change. The Land and Minerals Department encourages all prospective buyers to conduct their own research prior to bidding at auction.



**November 18, 2014
10:00AM**

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

Please visit our website:

www.stlouiscountymn.gov

and click on the Tax Forfeit Land Sales tab.

or

Scan this QR Code with your smartphone.



*Look for this booklet
approximately 30 days prior
to the auction!*

stlouiscountymn.gov

218-726-2606

Frequently Asked Questions

How large is St. Louis County?

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

When are Land and Minerals Department auctions held, and what do I need in order to participate?

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

What happens to Land and Minerals Department properties that do not sell at auction?

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

What are some examples of other Land and Minerals Department activities and programs?

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

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

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



The **Dos** and **Don'ts** of MN State Tax Forfeited lands use: An overview of activities you **CAN** and **CANNOT** partake in on MN State Tax Forfeited lands managed by the St Louis County Land and Minerals Department.

DOS: Things you **CAN** do...

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

Don'ts: Things you **CANNOT** do...

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



SAINT LOUIS COUNTY LAND ATLAS & PLAT BOOKS

The 2012 North and South Saint Louis County Land Atlas & Plat Books are available for purchase. Saint Louis County develops these books, and has made them available for the public to purchase since the 1970's. The South book covers the southern part of the county from Cotton to Duluth. The North book covers areas north of Cotton. The latest books are sold through Saint Louis County offices at the following locations:

DULUTH

St. Louis County Auditor 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 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

ELY

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 and 1-4:20 p.m. Monday through Friday

HIBBING

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

VIRGINIA

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

COST:

NORTH Land Atlas & Plat Book:

\$34.00

SOUTH Land Atlas & Plat Book:

\$28.00

Make checks payable to:

St. Louis County

Sorry, no credit cards accepted.

SEND PURCHASING BY MAIL AND BULK ORDERS TO:

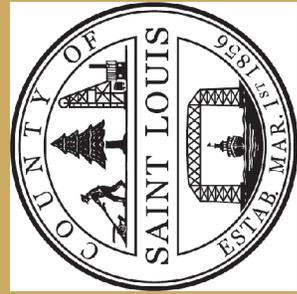
St. Louis County Auditor's Office
Northland Office Center, Suite 120
307 1st Street South, Virginia, MN 55792
Phone: (218) 749-0669

Postage and shipping charges for books ordered through the mail and to be shipped within the state of Minnesota are as follows:

For one book: \$6.00 postage and shipping

For two books: \$7.00 postage and shipping

Please call for additional information on postage and shipping costs for locations outside Minnesota.



SAINT LOUIS COUNTY, MINNESOTA LAND AND MINERALS DEPARTMENT

Government Services Center
320 West 2nd Street, Room 208
Duluth, MN 55802

Tax Forfeited Properties Auction

Thursday, October 9th, 2014

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

**Date: October 9, 2014
Time: 11:00 am**

**Immediately followed by a
DNR land auction.**

**Location: Miner's Memorial Building
821 South 9th Avenue
Virginia, MN 55792**



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 9th, 2014 auction will immediately be placed on our Available Lands List and can be purchased over-the-counter for the full total price that is listed on each tract. Purchase offers for less than the total price will not be accepted. Please contact any of our Land and Minerals Department offices and we would be happy to answer your questions.

www.stlouiscountymn.gov

218-726-2606