SAINT LOUIS COUNTY, MINNESOTA
LAND AND MINERALS DEPARTMENT

Government Services Center, 320 West 2nd St. Room 607
Duluth, MN 55802

Tax Forfeited Available Land List

Summer 2012

Thank You for your inquiry on the purchase of tax forfeited lands. The enclosed list of available land contains parcels of tax forfeited property within the boundaries of cities (urban land) and outside city boundaries (rural land).

Urban Land:

Information on parcels identified as city property (i.e. City of Duluth), can be obtained by contacting our main office at (218) 726-2606.

Rural Land:

Information on parcels not identified as city property can be obtained by contacting one of our field offices.

For parcel LEGAL DESCRIPTIONS of Township 56 and higher, contact our Virginia Office at (218) 742-9898

For parcel LEGAL DESCRIPTIONS of Township 55 and lower, contact our Duluth Office at (218) 726-2606.

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 purchasing tax forfeited land. Please call us, and we will be happy to answer your questions.

FREE

Please visit our website:

www.stlouiscountymn.gov

and click on the Tax Forfeit Land Sales tab.

or

Scan this QR Code with your smartphone

www.stlouiscountymn.gov 218.726.2606

SAINT LOUIS COUNTY, MINNESOTA
LAND AND MINERALS DEPARTMENT
State Tax Forfeited Land Sale Information

Available Land List

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

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 on the left side of the page) or you may contact us at the following Land and Minerals Department Offices:

Duluth Office	Pike Lake Office	Virginia Office
Government Services Center	5713 Old Miller Trunk Highway	7820 Highway 135
320 West 2nd Street . Room 607	Duluth, MN 55811	Virginia, MN 55792
Duluth, MN 55802 . 218-726-2606	218-625-3700	218-742-9898
landdept@stlouiscountymn.gov	landdept@stlouiscountymn.gov	landdept@stlouiscountymn.gov

Email Notification System

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

For specific questions regarding a tract please contact:

Countywide
Karen Zeisler, Tax Forfeited Land Coordinator.....218.726.2606

Urban Properties
Christopher (Cricker) Johnson, Land Staff Appraiser.....218.726.2606

Southern St. Louis County Rural Properties
Jeri Georges, Land Staff Appraiser.....218.726.2606

Northern St. Louis County Rural Properties
Ruth Harristhal, Land Staff Appraiser.....218.742.9898

Disclaimer Page

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

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

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

4. Land sold through this auction could be subject to local zoning ordinances. Please contact your local zoning administrator to obtain copies of these ordinances.

5. All sales are subject to existing liens, leases, easements, and rights-of-way.

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

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

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

9. Some properties may present exposure to lead from lead based paint that may place young children at risk of developing lead-based poisoning. If you are interested in purchasing a single-family dwelling built prior to 1978, you have the right to conduct a risk assessment or inspection for lead-based paint hazards at your expense at least ten (10) days before the sale date. Please contact the Land and Minerals Department, Government Services Center, 320 W. 2nd St., Room 607, Duluth, MN 55802, Phone No. 218-726-2606 to arrange to see the property for such an inspection or assessment.

10. The County Auditor shall charge and collect in full at the time of sale for the State of Minnesota, an assurance fee of 3% of the total sale price of the land, timber, and structures. Additional fees such as recording fees, deed fees, and deed taxes will be explained at the time of payment.

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

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

14. ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEE WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD.

15. ALL LANDS ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.

16. 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).

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, 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.

SAINT LOUIS COUNTY MINNESOTA

St. Louis County Land and Minerals Department

320 West 2nd Street, Room 607, Gov't Serv. Cntr.

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 - $1,000	2 years
$1,000 - $2,000	4 years
$2,000 - $3,000	6 years
$3,000 - $4,000	8 years
$4,000 or greater	10 years

Never attended St. Louis County Land Sale Auction? Mark your calendar now to be a part of our next sale to be held October 11th, 2012 at 11:00am at the Miner's Memorial Building in Virginia!

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

We have three State tax forfeited land sales each 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 on the left side of the page, 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 more than $500) 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 can be purchased over-the-counter from the Land and Minerals Department, and can even be purchased or financed through the mail. Properties on our Available Lands list are offered on a first come, first serve basis and can be viewed on our website at www.stlouiscountymn.gov . Click on the "Tax Forfeit Land Sales" button on the left side of the page, 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 on the left side of the page, then select the "Access" link from the menu on the left side of the page. 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 St, Room 607
Duluth, MN 55802

LAND SALE AUCTION PRE-REGISTRATION FORM

E-mail: landdept@stlouiscountymn.gov
Mail: Saint Louis County Land and Minerals Department
Government Services Center
320 West Second Street, Room 607
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:

- ☐ 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)

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.

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 428 square miles of water surface area (273,688 acres or 8.7%).
- There are 1,040 lakes in the county.
- Population is 200,528 (U.S. Census Bureau, 2000).
- Public, reservation and mining lands make up 63% of the county.
- County tax forfeited lands consist of 900,176 acres (22%).
- Federal acres are approximately 831,000 acres (21%).
- State lands consist of 541,000 acres (13%).
- State Parks make up 8,800 acres within the county (0%).
- There are 245,300 permit to mine acres (6%).
- There are 23,243 acres of Indian reservations within the county (1% including the Nett Lake, Red Lake, and Fond du Lac reservations).
- Private lands make up 1,486,300 acres within St. Louis County.
- There are 32.2 persons per square mile.
- There are 2.2 million acres of forested areas within the county (54%).
- Bog/Marsh/Fen areas make up approximately 972,200 acres (22.5%).
- Brushland comprises about 387,000 acres (9%).

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

- Anyone can purchase land at one of our auctions.
- There are three tax-forfeited land sales per year. The land sales are advertised in the official newspaper of the county (currently the Duluth News Tribune, www.duluthnews.com) and the sales lists are available from our offices, various locations around the county, or 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.
- 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 properties may be immediately purchased from the Land and Minerals Department after each auction
- If you wish to receive an Available Lands list and a list for each of our auctions, please send a check or money order for $25 made out to "St. Louis County Auditor" and mail it to our office with your current address. The subscription will be good for one (1) year.

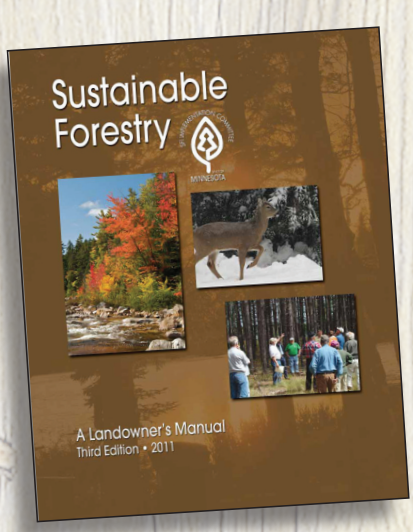
What are some examples of other Land and Minerals Department activities and programs?

- Timber Sales
- Tax Forfeited Land Sales
- County Fee Lands
- Easements
- Recreational Cabin Leases
- Lakeshore Leases
- Commercial Leases (cell towers, etc.)
- 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 <u>not</u> 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 (for example, some of the timber sales currently being harvested will have been set up long before the implementation of ISO/SFI).
- 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.

Good For You.
Good For Our Forests.®



Your family values their traditions. We can show you how to manage your forest property to improve wildlife habitat and sustain your traditions.

The Sustainable Forestry Initiative® (SFI) Program can help you better manage your forest property with this free publication:

Sustainable Forestry—*A Landowner's Manual*
www.mnsfi.org/manual.htm

Contact us at **218-722-5013** for your free copy, or write to:

MN SFI Implementation Committee
903 Medical Arts Building
324 West Superior Street
Duluth, MN 55802

Request your
FREE COPY
Today!

The SFI® Program promotes forest stewardship integrating reforestation, nurturing, and harvesting trees for useful products with conservation of soil, air, and water resources, fish and wildlife habitat, and forest aesthetics.

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 St. Room 607
Duluth, MN 55802

Tax Forfeited Available Land List

Summer 2012

Our next Land Sale
will be on
October 11th, 2012
at 11:00 am
at the Miner's Memorial
Building in Virginia

Photo provided by:
Christopher Lintula
Forester II, Cook Office

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 St. Louis County Land Department (218-726-2606) prior to the auction, so necessary arrangements can be made. Notice: Tracts shown in this booklet that do not sell at our February 9th, 2012 auction will immediately be placed on our Available Lands list and can be purchase 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 Department Offices and we would be happy to answer your questions