



*Resolution*  
*of the*  
**Board of County Commissioners**  
*St. Louis County, Minnesota*  
*Adopted on: February 14, 2012 Resolution No. 12-085*  
*Offered by Commissioner: Sweeney*

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**Sale of Surplus Fee Land Section 16, T52N, R15W**  
**(Fredenberg Township)**

WHEREAS, the Property Management Team identified as surplus the following county fee owned land legally described as:

The South one-half of the Southeast one-quarter of the Northwest one-quarter of the Southeast one-quarter (S ½ of SE ¼ of NW ¼ of SE ¼) of Section Sixteen (16), Township Fifty-two (52) North, Range Fifteen (15) West, containing 5.00 acres, more or less,

And

The southerly thirty-three (33) feet of the North one-half of the Southeast one-quarter of Northwest one-quarter of the Southeast one-quarter (N ½ of SE ¼ of NW ¼ of SE ¼) of Section Sixteen (16), Township Fifty-two (52) North, Range Fifteen (15) West, containing 0.50 acres, more or less; and

WHEREAS, the county has received the minimum bid for the property of \$26,100 from Carl E. Ruhanen for said parcel.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the requirements of and procedures of Minn. Stat. § 373.01, the appropriate county officials are authorized to execute a quit claim deed conveying the above listed property to Carl E. Ruhanen of Hermantown, MN, for the bid amount of \$26,100, payable to Fund 100, Agency 128014, Object 583100. Buyer is responsible for deed tax and recording fees.

Commissioner Sweeney moved the adoption of the Resolution and it was declared adopted upon the following vote:  
Yeas – Commissioners Jewell, O’Neil, Dahlberg, Forsman, Sweeney, and Chair Nelson - 6  
Nays – None  
Absent – Commissioner Raukar - 1

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STATE OF MINNESOTA  
Office of County Auditor, ss.  
County of St. Louis

I, DONALD DICKLICH, Auditor of the County of St. Louis, do hereby certify that I have compared the foregoing with the original resolution filed in my office on the 14<sup>th</sup> day of February, A.D. 2012, and that this is a true and correct copy.

WITNESS MY HAND AND SEAL OF OFFICE at Duluth, Minnesota, this 14<sup>th</sup> day of February, A.D., 2012.

DONALD DICKLICH, COUNTY AUDITOR

By

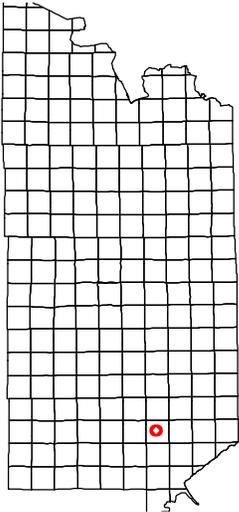
  
Deputy Auditor/Clerk of County Board

**Sale of Non-Conforming Portion of County Fee Owned Property  
St. Louis County Property Management Dept.**



Parcel Code: 365-0010-02890  
Address: 5300 Taft Road  
Acres 5.5  
Commissioner District # 6

Legal Description: South 1/2 of SE 1/4 of NW 1/4 of SE 1/4 Section 16, T52N, R15W (5 acres) and South 33 feet of North 1/2 of SE 1/4 of NW 1/4 of SE 1/4 Section 16, T52N, R15W (0.5 Acres)



**Parcel Specifications:** This is a 5.5 acre parcel with frontage on CSAH 48. Parcel was acquired as two separate parcels on the deed. The southerly 33 feet of the North 1/2 of SE 1/4 of NW 1/4 Section 16, T52N, R15W. There are remnants of a root cellar in the northwest corner of this parcel.

Parcel does not have frontage on Easy Street. There is a 16.5' strip of State of Minnesota land that lies between easy street and this parcel of County Fee Land. Easy Street is built on an easement granted by the State of Minnesota recorded as Abstract Document 807210 recorded 01/26/2001.

**Acquisition History:** This 5.5 acre parcel was acquired for gravel pit purposes. Property was conveyed to St. Louis County from Sigurd and Mabel Olson to Saint Louis County by warranty deed, recorded 12/30/1937 as Document # 568332. Gravel was removed in the past and there are unsloped banks remaining. Large trees have grown up since the pit has ceased to be active.

**Zoning:** Zoning District is SMU-4 which requires 4.5 acres and 300 feet frontage. This parcel appears to be a conforming parcel.

Minimum bid for this parcel is \$26,100. Bids for this parcel will close on September 30, 2011.

Mark J. Hudson, St. Louis County Property Mgt.  
Right of Way Agent  
St. Louis County Property Management  
100 North 5th Avenue West RM 2  
Duluth, MN 55802  
218-726-2356 Office  
218-343-3505 Cell  
hudsonm@stlouiscountymn.gov



# Saint Louis County

Property Management Department • Duluth Courthouse, 100 North 5<sup>th</sup> Ave. W., Room 2  
Duluth, MN 55802-1209 • Phone: (218) 725-5085 • Fax: (218) 725-5086

## St. Louis County Property Management Bid Form

**St. Louis County** is offering for sale (fee) land at 5300 Taft Road in Fredenberg Township. Property is approximately 5.5 acres located within the SE ¼ of the NW ¼ of Section 16, Township 52, Range 15. (Parcel Code 365-0010-02890).

The property has a minimum bid value of \$26,100. All bids shall be considered and the one most favorable to the County accepted. The County Board may, in the interest of the County, reject any or all bids. Upon acceptance and payment receipt, a quit claim deed will be executed. Deed tax and a recording fee of \$46.00 are the responsibility of the purchaser. Do not include payment with this bid form. You will be contacted for payment upon County Board approval. Unless mutually agreed, payment will be due within 60 days of acceptance.

**Bid form and /or proposal will be accepted by the Property Management Director, until 4:00 p.m. CDT Friday September 30, 2011.**

**Send bid form to:**

**St. Louis County Property Management Dept.**

**Attn: Tony Mancuso " Parcel 365-0010-02890 Fredenberg Property Bid"**

**100 North 5<sup>th</sup> Avenue West, Room 2**

**Duluth, MN 55802**

**Bidders may use only 1 form of bidding: Firm Bid or Proxy Bid (check one).**

**FIRM BID:** I have read the above and agree to the direct purchase as outlined above for (Parcel Codes as listed above). I / we submit a bid of \$ \_\_\_\_\_  
\_\_\_\_\_ for this parcel.  
(written bid amount)

**PROXY BID:** I have read the above and agree to the direct purchase as outlined above for (Parcel Code 365-0010-02890). I / we submit the Minimum Bid Amount of \$26,100.00 (Twenty Six Thousand One Hundred dollars) for this parcel and bid \$500 (five hundred dollars) over any bid received for said property up to \$ \_\_\_\_\_ dollars.  
\_\_\_\_\_ Dollars.  
(written maximum bid amount)

**I understand that this purchase is contingent upon the approval of the St. Louis County Board of Commissioners, and the County Board may, in the interest of the County, reject any or all bids.**

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Contact Phone: \_\_\_\_\_

Address: \_\_\_\_\_



FOR SALE  
10/10/2024