SAINT LOUIS COUNTY MINNESOTA

Land and Minerals Department

12-16-21—01-20-22

Tax Forfeited Online Land Sale Auction List

www.publicsurplus.com



Land Commissioner's Office	Pike Lake Area Office	Virginia Area Office
320 West 2nd Street, Suite 302	5713 Old Miller Trunk Highway	7820 Highway 135
Duluth, MN 55802	Duluth, MN 55811	Virginia, MN 55792
218-726-2606	218-625-3700	218-742-9898

stlouiscountymn.gov/landsales

STATE TAX FORFEITED LAND SALE INFORMATION

Land and Minerals Department St. Louis County, Minnesota

COPIES AND INFORMATION

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

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



EMAIL NEWS - SIGN UP!

Receive email notifications about the St. Louis County Tax Forfeited Land Sales program. This is a self managing free email subscription service. You can unsubscribe at any time with a simple one-click option. To sign up to receive this email news service, just visit our website at:

stlouiscountymn.gov/landsales
Click on the Subscribe button.

QUESTIONS and PURCHASE

For questions regarding a specific tract or to purchase Available List properties over-the-counter, please contact any of our offices:

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

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

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

PROHIBITED BUYER OR BIDDERS (DELINQUENT TAXES)

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

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

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

OPPORTUNITY - Available Properties List

In addition to properties offered at public and online auction, St. Louis County also has a list of properties that are available for sale over-the-counter. These are properties that have previously been offered for purchase to the highest bidder at an auction, but were not acquired. They are now available for immediate purchase over-the-counter, first come, first served, for the total price listed on each tract. Offers to purchase for less than what is listed cannot be accepted pursuant to state statute. The Available List is posted on the county's website, is available by contacting our offices, or can be referenced on the County Land Explorer's Tax Forfeit Land Sale layer.

DISCLAIMERS & TERMS

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

1. WITHDRAWAL: The right to withdraw or add any properties to this list is hereby reserved by the County Auditor.

2. BIDDING AND SALES:

A. PROCESS: All properties will be sold to the highest responsible bidder at auction. Bidding will begin at the minimum bid specified on the list. If a property is not sold at auction, it may be for sale, over-the-counter, on a first come, first served basis, or go to an online auction. The county reserves the right to reject any bidder who has defaulted on a land sale contract or is a prohibited buyer or bidder as defined below.

B. SALES: All sales are final, and no refunds or exchanges are permitted.

C. ERRORS: Buyer agrees to fully cooperate in adjusting for clerical or scrivener's errors on any documentation that is a part of this transaction, including, but not limited to, errors related to the amount of the purchase price or installment payments, the term of the contract or number of installment payments.

D. PROHIBITED BUYERS OR BIDDERS: Pursuant to Minnesota Statutes § 282.016, the following persons or entities shall not be allowed to register or participate in the auction, either personally, or as an agent or attorney for a prohibited person or entity: 1) district court administrators, county auditors, treasurer, assessors or supervisors of assessments, land commissioners or assistant land commissioners for tax forfeited lands, or any deputies or employees of any of the above individuals, 2) a person or entity that owns another property within St. Louis County for which there are delinquent taxes owing, 3) a person or entity that has held a rental license in St. Louis County and the license has been revoked within five years of the date of the auction, or 4) a person or entity that has been a vendee of a contract for purchase of a property offered for sale under Chapter 282, which contract has been canceled within 5 years of the date of the auction. A person prohibited from purchasing property must not directly, or indirectly, have another person purchase a property on behalf of the prohibited buyer for the prohibited buyer's benefit or gain. If a person or entity pre-registers for the auction, the county will perform a search upon receipt of the registration forms to determine if the applicant is a prohibited buyer or bidder. If found to be a prohibited bidder or buyer, notification and explanation will be sent prior to the day of the auction. Those who are prohibited will not be permitted to register or bid on properties at auction. For a person or entity that registers on the day of the auction, the county will perform a search to determine if the applicant is a prohibited buyer or bidder. In the event that it is found the applicant is prohibited, they will not be allowed to register or bid on properties at auction. In the event a winning bid has been awarded to a prohibited bidder or buyer, the person or entity will forfeit their earnest money, and the sale will be nullified as invalid. The property may be re-bid or re-offered at a future auction, at the sole discretion of St. Louis County.

E. CONFLICT OF INTEREST: Minnesota Statute 282.016 prohibits the direct or indirect purchase of tax forfeited land by a county auditor, county treasurer, county attorney, court administrator of the district court, county assessor, supervisor of assessments, deputy or clerk or an employee of such office, a commissioner for tax forfeited lands or an assistant to such commissioner.

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

G. DOWNPAYMENT: For each property 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 property will be sold to the next highest bidder. Those properties purchased under an installment plan will require execution of a purchase contract. The length of the contract cannot exceed ten (10) years, and the remaining principal balance will be payable in equal annual installments plus simple interest at the rate set pursuant to Minnesota Statutes § 549.09. Other terms and conditions will be explained at the time of closing. 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. Payment must be made by certified funds if the buyer has ever made payment that has been returned non-sufficient funds (NSF).

H. FORMER OWNERS: If you are a former owner of a property being auctioned, you must pay the minimum bid price or the amount of delinquency, whichever is more, pursuant to Minnesota Statutes § 282.01, Subd. 7.

3. ASSESSMENTS: Properties offered for sale may be subject to unpaid assessments. Before purchasing, prospective buyers should consult the Finance Department 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 properties for public improvements that were levied after the properties forfeited to the State shall be assessed against the properties 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 property in an amount equal to the remaining unpaid original assessment at the time of forfeiture (Minnesota Statutes §§ 429.071, Subd. 4 and 435.23).

4. ZONING: Properties sold through this auction are subject to local zoning ordinances. 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 permit, if applicable. St. Louis County makes no warranty that the properties are "buildable". It is the sole responsibility of prospective buyers to be fully informed prior to purchasing, and the county encourages prospective buyers to contact the local land use and zoning authorities where the properties are located for information about building codes, zoning laws, or other information that affect the properties.

5. SUBJECT TO: All sales are subject to existing liens, leases, easements, deed restrictions, dedications, and rights-of-way.

6. PROPERTY BOUNDARIES: Property boundaries shown on any web or paper maps provided by the county are for reference only and are subject to change. Prospective buyers should consult licensed surveyors to determine legal boundaries. St. Louis County is not responsible for locating or determining property lines or boundaries.

DISCLAIMERS & TERMS

Land and Minerals Department St. Louis County, Minnesota

7. PROPERTY CONDITION:

A. SOLD "AS IS": All properties are sold "as is" and may not conform to local building and zoning ordinances. St. Louis County makes no warranty that the land is "buildable". It is the sole responsibility of prospective buyers to be fully informed prior to purchasing. Buyers are encouraged to contact the local land use and zoning authority where the properties are located for information about building codes, zoning laws, or other municipal information that may affect the properties. Buyers will be required to sign the "Buyer's 'As Is' Addendum" as part of the Terms of Sale, which will be available for review prior to the auction.

B. TESTING: Buyers are able to obtain authorization from St. Louis County to perform soil testing, at their own expense, before purchasing a property. The sale will not be rescinded if soil problems of any type are discovered after the sale.

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

D. RADON WARNING STATEMENT: 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 and is not aware of any radon testing on properties 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 buyer of residential tax forfeited property.

E. TITLE: Neither the county nor the State of Minnesota warrants the condition of title. Buyer will receive documentation regarding purchase at the time of sale and/or the Commissioner of Revenue will issue a deed from the State of Minnesota after full payment is made. Tax forfeiture will create a break in the chain of title. SELLER CONVEYS TAX TITLE, and the services of an attorney may be necessary to make the title marketable.

F. HAZARD MATERIALS INDEMNIFICATION: The buyer shall indemnify St. Louis County and/or the State of Minnesota for environmental contamination arising or resulting from the buyer's use and occupancy of the purchased property.

G. HISTORY: St. Louis County makes no representations regarding the history or condition of the properties offered for sale. It is the buyer's sole responsibility to research the history and condition of any property that buyer wishes to purchase.

8. TIMBER: For those properties 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 property 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. (Minnesota Statutes § 282.01 Subd. 4 (a) and Board Resolution # 1988-348)

9. MORTGAGES AND OTHER LIENS: Regarding unsatisfied recorded mortgages and other liens: It is advised that all buyers consult a real estate attorney prior to purchasing tax forfeited properties with unsatisfied mortgages and/or other liens held against them.

10. WETLANDS AND FLOODPLAINS: St. Louis County has not performed any wetland delineation on properties offered for sale, unless otherwise noted. No refunds will be made due to presence of wetlands, floodplains, or any other environmental condition that may be present. It is the buyer's sole responsibility to research, inspect, and review a property prior to purchasing.

11. RESTRICTIVE COVENANTS: Some non-platted properties listed for sale may contain non-forested marginal land or wetlands as defined in Minnesota Statutes. The deeds for these properties will contain a restrictive covenant, which will prohibit enrollment of the properties 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 buyers upon request.

12. INSURANCE: If buyer wishes to enter an installment contract for the purchase of property, annual proof of insurance will be required on all properties with insurable structures. Proof of insurance must be supplied to the Land and Minerals Department within 30 days of purchase, and notice must be given to the county within ten (10) days of cancellation of insurance.

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

14. MINERAL RIGHTS: All minerals and mineral rights are retained by the State of Minnesota when a tax forfeited property is conveyed.

15. PERIODIC ADJUSTED PRICES: The county may reoffer individual unsold properties at periodically adjusted prices, based on market conditions, to the general public on an over-the-counter listing until the properties are sold or withdrawn. Adjoining owners will not be re-notified when such price adjustments occur. It is the sole responsibility of any prospective buyer to monitor any potential price adjustments.

16. LEGAL COUNSEL: In order to protect your legal interests, we recommend that you consult with a real estate attorney regarding installment contracts, title issues, boundary issues, assessments, mortgages, and other legal matters.

17. ACCESS: ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED PROPERTIES OFFERED FOR SALE. ALL PROPERTIES ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.

SALES AND PAYMENTS

Land and Minerals Department St. Louis County, Minnesota

SALES

When purchasing tax forfeited property, the following sales criteria apply:

- **PAYMENT REQUIREMENTS:** Payment must be made by personal check, cashier's check, certified check or money order made payable to the "St. Louis County Auditor".
- **IS PAYMENT IN FULL REQUIRED UPON 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.

	AMOUNT DUE UPON SALE	
	Down Payment	10% of the total sale value or $500, whichever is greater.
	State Assurance Fee	3% of total sale price of land, timber and structures. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the state has to defend its right to forfeit land.
	Assessments	Check with city/town clerk for any additional assessments of which the Land and Minerals Department is not aware. If listed on sale listing as certified, assessments must be paid in full at the time of sale.
	Timber Value	Paid in full at the time of sale. Please note: The timber value increases the same percentage as the sale bid up.
	Recording Fee	$46.00 or as set by the County Recorder. If there is a well on the property, it is an additional $50.00 for well disclosure.
	Deed Fee	$25.00
	Deed Tax	$1.65 for sales up to $3,000, or .0033 times the purchase price for sales over $3,000.
	Buyers Premium	For online auctions, there is a buyers premium of 3.5% of the total sale price of land, timber and structures.

PAYMENT OPTIONS

OPTION #1: PAY IN FULL

OPTION #2: CONTRACT FOR DEED

- **10% DOWNPAYMENT:** Ten percent (10%) of the basic sale price or $500, whichever is greater, plus the full value of timber and/or certified assessments, if applicable.
- **INTEREST:** The interest rate is ten percent (10%), as deteremined by state statute.
- **LENGTH OF CONTRACT:** A ten (10) year term for financing is available if sale value is over $4,000. Based on the property value, the following chart indicates the length of contract.



PROPERTY VALUE	LENGTH OF CONTRACT
$500 or less	Must be paid in full
$501 - $1,000	2 years
$1,001 - $2,000	4 years
$2,001 - $3,000	6 years
$3,001 - $4,000	8 years
greater than $4,000	10 years

- **PAYMENT SCHEDULE:** One (1) annual payment per year.

REGISTRATION must be received within ten (10) business days of the closing of the online auction.

DOWNPAYMENT and completed **PAPERWORK** must be received within ten (10) business days of receiving figures and paperwork.

PREVIOUS DEFAULT: Payment is required in full, if buyer(s) has previously defaulted on a purchase or repurchase contract. Payment must be made by certified funds if buyer has ever made payment that has been returned non-sufficient funds (NSF).

QUESTIONS

1 WHAT HAPPENS IF A PROPERTY HAS AN UNSATISFIED MORTGAGE OR LIEN HELD AGAINST IT?
Regarding existing, unsatisfied, recorded mortgages or liens, it is advised that all buyers consult a real estate attorney prior to purchasing tax forfeited properties with unsatisfied mortgages or liens held against them.

2 ONCE A PROPERTY IS ACQUIRED, IS THERE A REDEMPTION PERIOD BEFORE I CAN TAKE POSSESSION?
There is no redemption period once a property is acquired.

3 WHAT TYPE OF DOCUMENT IS ISSUED UPON SALE?
Once the financial obligations, paperwork and property conditions are satisfied, a state deed is issued by the Minnesota Department of Revenue.

4 WHAT IF A BID FALLS THROUGH?
We reserve the right to block/ban bidders who refuse to pay for land purchased. A winning bid constitutes a legally binding contract. Failure to make payment and submit paperwork within the allotted time frame may result in the sale going to the next highest bidder.

Q & A

Land and Minerals Department St. Louis County, Minnesota

2022 Auction Schedule

February 10 **June 9** **October 6**

QUESTIONS

1. WHAT IS THE DATE, TIME AND LOCATION OF YOUR TAX SALE?
We have three state tax forfeited land sales per year, one each in February, June and October. The dates will be posted by January each year to our website located at: stlouiscountymn.gov/landsales. Click on the "Tax Forfeited Land Sales" 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 duluthnews.com) and on our website at: stlouiscountymn.gov. Free printed copies of the booklets can be picked up at St. Louis County offices or from one of our multiple area wide distribution sites, which are listed on our website.

3. HOW AND WHEN DO I REGISTER FOR YOUR TAX SALES?
You can register early by filling out the online Registration Form found on our website at: www.stlouiscountymn.gov/landsales. Registration with St. Louis County is not necessary to participate in the Public Surplus auction, but it is required if you are the successful bidder. Please note: you will need to register with Public Surplus to bid on online auctions at www.publicsurplus.com.

4. 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 may be purchased over-the-counter or may go back to online auction. Properties on our Available List are offered on a first come, first served basis and can be viewed on our website: stlouiscountymn.gov. Click on the "Tax Forfeited Land Sales" link, then select "Available Property List". Properties that do not sell at continuous online auction continue to be offered through online auction.

5. HOW DO I GET ACCESS ACROSS STATE TAX FORFEITED LANDS?
There are three ways the St. Louis County Land and Minerals Department grants access across state tax forfeited lands:

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

To request access across St. Louis County State Tax Forfeited land, 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. The form can be downloaded at: stlouiscountymn.gov >Land & Minerals >Tax Forfeited Trust Lands >Access, Encumbrances & Trails. 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.

6. 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.
- Properties 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 retained for natural resource management, such as 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).

7. 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 distributed as follows (this is called apportionment):
  - 40% to the County's General Fund
  - 40% to school districts
  - 20% to towns or cities

8. DO PRICES EVER CHANGE?
The county may reoffer individual unsold properties at periodically adjusted prices, based on market conditions, to the general public on an over-the-counter listing or at online auction until the properties are sold or withdrawn. Adjoining owners will not be re-notified when such price adjustments occur. It is the sole responsibility of any prospective buyer to monitor any potential price adjustments.

PHONE LIST

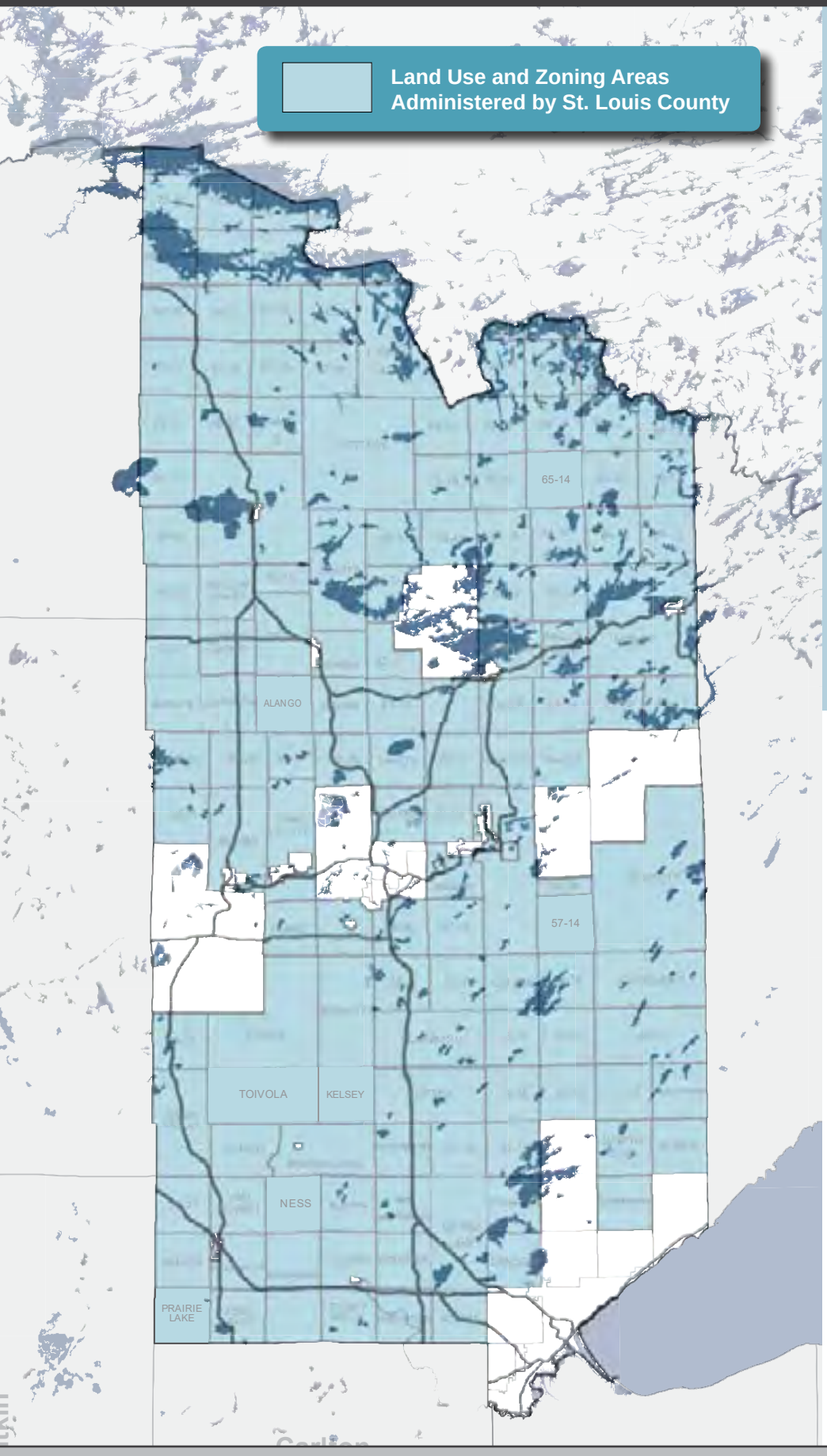
Land and Minerals Department St. Louis County, Minnesota

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

CITIES	
Area Code	**(218)**
Aurora	229-2614
Babbitt	827-3647
Biwabik	865-4183
Brookston	507-202-8708
Buhl	258-3226
Chisholm	254-7902
Cook	666-2200
Duluth	
Planning and Development	730-5580
Life Safety	730-4380
Finance	730-5350
Ely	226-5449
Eveleth	744-7444
Floodwood	476-2751
Gilbert	748-2232
Hermantown	729-3600
Hibbing	262-3486
Hoyt Lakes	225-2344
Iron Junction	744-1412
Kinney	258-3360
Leonidas	410-4055
MnKinley	749-5313
Meadowlands	427-2565
Mt. Iron	748-7570
Orr	757-3288
Proctor	624-3641
Rice Lake	721-3778
Tower	753-4070
Virginia	748-7500
Winton	365-5941
TOWNS	
Alango	666-2352
Alborn	345-8091
Alden	595-0550
Angora	780-1663
Arrowhead	879-6423
Ault	612-201-5943
Balkan	254-3967
Bassett	612-735-2772
Beatty	666-2932
Biwabik (Town)	865-4238
Breitung	753-6020
Brevator	879-6110
Camp 5	757-3564
Canosia	729-9833
Cedar Valley	476-2497
Cherry	966-6145
Clinton	780-3678
Colvin	780-7323
Cotton	482-3216
Crane Lake	993-1303
Culver	491-1458
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	780-5303
Elmer	231-1089
Embarrass	984-2084
Fairbanks	848-2465
Fayal	744-2878
Field	666-2487
Fine Lakes	476-2770
Floodwood	476-2598
Fredenberg	721-3991
French	254-5611
Gnesen	721-3158
Grand Lake	729-8978
Great Scott	258-3810
Greenwood	753-2231
Halden	476-2796
Industrial	729-8334
Kabetogama	875-2082
Kelsey	427-2323
Kugler	750-0337
Lakewood	409-1999
Lavell	263-9787
Leiding	757-3205
Linden Grove	909-800-0520
McDavitt	744-4213
Meadowlands (Town)	427-2657
Midway	624-7985
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	428-5860
Normanna	409-1999
North Star	343-6594
Northland	345-8225
Owens	666-2417
Pequaywan	525-4068
Pike	749-3613
Portage	993-2475
Prairie Lake	393-4132
Sandy	749-5541
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	427-2188
Van Buren	476-2831
Vermilion Lake	749-2902
Waasa	984-3305
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
ST. LOUIS COUNTY	
Assessors	726-2304
Auditor	726-2380
Environmental Services	749-9703
Land and Minerals	726-2606
Planning & Comm. Development (Zoning) - North	749-7103
Planning & Comm. Development (Zoning) - South	725-5000
Recorder's Office	726-2680
STATE	
DNR Waters (Shoreland Permits)	834-1441
MN Department of Health	1-800-383-9808
MN Pollution Control Agency	1-800-657-3864
OTHER	
Pike Lake Area Wastewater Collection System (PLAWCS)	729-9007
Duluth North Shore Sanitary District (DNSSD)	1-877-824-4871

ZONING AND DEVELOPMENT

Land and Minerals Department St. Louis County, Minnesota



COUNTY ZONING AREAS

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

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

DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

REVIEW SERVICES

- Zoning
- Wetlands
- Parcel Review

Local Zoning

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

LOCAL ZONING AREAS

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

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

Townships: Duluth, Gnesen, Lakewood, Midway

PUBLIC SURPLUS AUCTIONS
publicsurplus.com

HOW TO BID ON ST. LOUIS COUNTY – LAND SALES AUCTIONS

How do I bid on auctions?

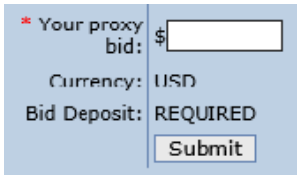
Are you registered with Public Surplus? If not, please go to: https://www.publicsurplus.com/sms/register/user to register.
(Note: the Registration Form on the St. Louis County Tax Forfeited Land Sale web page is for contract/deed purposes, NOT for bidding on Public Surplus.)



To view/bid on St. Louis County – Land Sales Auctions*:* On the Public Surplus Home Page, on the right side under Browse Auctions Within Area, click on the *Select Region* drop down box and select Minnesota. Then click on the drop down box *Select Agency*, scroll down and click on St. Louis County – Land Sales.

Click on View All Auctions for St. Louis County - Land Sales**.** Clicking on the auction title will take you to the bid page.

How do I make a bid? Enter the amount you want to bid and click the "Submit" button.



Before you bid, please read all of the terms, such as payment methods, description and Terms and Conditions. St. Louis County – Land Sales has specific Terms and Conditions for their auctions. **Please make sure you read them carefully.**

Note: There are additional fees that are NOT included in your bid. Additional fees that will be added to the final price ON TOP OF the final bid amount include, but are not limited to: 3.5% Buyer Premium, 3% State Assurance Fee, Certified Assessments, Deed Fee, Deed Tax, Recording Fee, and Well Fee (if applicable).

FAQ'S

How do I know if I am outbid?

As soon as a bid is placed higher than yours, you will be notified by email that you have been outbid. If you have placed a proxy bid, you are only notified once someone has beat your maximum amount.

How do I know if I have won?

After an auction ends, the winning bidder will receive an email from Public Surplus telling them they have won. Do not pay from the Public Surplus notification – St. Louis County does not charge sales tax on tax forfeited land sales. The St. Louis County Land and Minerals Department will also send you an email asking for a completed Registration Form in order to prepare your sale paperwork correctly and calculate the correct amount owed. It is your responsibility to promptly respond in order to complete the transaction in a timely manner.

How does proxy bidding work?

Proxy bidding means you set the maximum amount that you are willing to pay for a tract and Public Surplus automatically increases your initial bid for you in set increments. For example: an item that you would like to bid on is currently listed at $60 with an increment level of $5; you don't want to pay more than $100. The proxy bid will set your first bid at $65 so that you are the winning bidder. If another bid is made for $75, the proxy bid will automatically increase your bid amount to $80. It will continue until it reaches your maximum bid amount of $100. If you have been outbid, you will receive notification through email.

Keep in mind:

St. Louis County reserves the right to block/ban bidders who refuse to pay for land purchased. Failure to complete registration or make payment and submit paperwork within ten (10) business days may result in the item going to the next highest bidder.

The failure or omission of any bidder to inspect the site or examine any form, instrument or document shall in no way relieve any bidder from any obligation in respect to their bid.

Remember: Your bid is the same as a contract - Please only bid on land you are serious about buying. **Bogus bidders will be blocked!** A winning bid constitutes a legally binding contract.

Public | Surplus®

Tract 1	City Of Duluth	010-0230-01060	$2,150.00	± 0.07 acres	C22190167



Location: East of 8015 Oak Street, Duluth

Legal: Lot 14, Block 41, BAY VIEW ADDITION TO DULUTH NO 2



Land	**$2,150.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$2,150.00**
Certified Assessments	**$0.00**

Vacant, sloping lot east of the end of Oak St. in the Bayview Heights neighborhood of Duluth. This non-conforming +/- 25' x 125' parcel is a lot of record. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee $46.00 (T#130564).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 2	City Of Duluth	010-0290-00690,00700,00710,00720	$46,650.00	± 1.65 acres	C22200267



Location: West corner of E Superior Street and N 72nd Avenue E, Duluth

Legal: LOT 9 and LOT 10 and LOT 11 and LOT 12, BLOCK 4, BRIGHTON GARDENS 2ND DIVISION



Land	**$46,650.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$46,650.00**
Certified Assessments	**$0.00**

Vacant, wooded parcels on N 72nd Ave. E and E Superior St. in the North Shore neighborhood of Duluth. The property is encumbered by an underground water distribution line across the front parcels, parallel to E Superior St. (Old North Shore Rd.). This +/- 120' x 600' property is located in the City of Duluth's Water Ordinance District and is zoned RR-2 (Rural Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. This property will be subject to Duluth North Shore Sanitary District (DNSSD) sewer line hook up fees and City of Duluth Engineering water connection fees if residential use is sought. Contact DNSSD and City of Duluth Engineering for more information. Check with the City of Duluth Finance Department for any certified, pending or future assessment that may be reinstated. Recording fee $86.00 (T#69112, T#38332, T#117097).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 3	City Of Duluth	010-0880-01690	$10,750.00	± 0.07 acres	C22200243



Location: East of 310 W Central Entrance, Duluth

Legal: LOT 14, BLOCK 6, DULUTH HEIGHTS 5TH DIVISION



Land	**$10,750.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$10,750.00**
Certified Assessments	**$0.00**

Vacant lot in the Duluth Heights neighborhood of Duluth. This +/- 25' x 125' parcel is zoned MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 4	City Of Duluth	010-1180-00980	$5,280.19	± 0.09 acres	C22190116



Location: Between 2217 and 2231 W 3rd Street, Duluth

Legal: East 27 feet of Lot 363, Block 111, DULUTH PROPER SECOND DIVISION



Land	**$5,100.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$5,280.19**
Certified Assessments	**$180.19**

Wooded, sloping parcel in the Lincoln Park neighborhood of Duluth. This +/- 27' x 140' parcel is zoned MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for information regarding a certified assessment in the amount of $180.19 that must be paid at the time of sale, a future assessment of $252.47 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee $46.00 (Abstract).

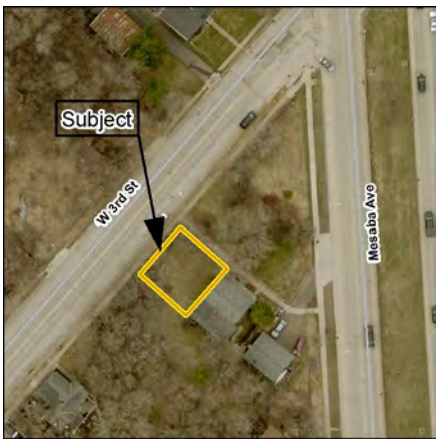
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 5	City Of Duluth	010-1250-00130	$1,440.00	± 0.05 acres	C22180216



Location: Northwest of 602 W 3rd Street, Duluth

Legal: N 50 FT of LOT 98, BLOCK 26, DULUTH PROPER THIRD DIVISION



Land	**$1,440.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$1,440.00**
Certified Assessments	**$0.00**

Vacant lot on W 3rd St. in the Central Hillside neighborhood of Duluth. This +/- 50' x 50' parcel is zoned R-2 (Urban Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 6	City Of Duluth	See Comments	$36,100.00	± 0.78 acres	C22180351



Location: East side of Commonwealth Avenue from E McGonagle Street almost to the fire hall, Duluth

Legal: LOT 6 and LOT 7 and LOT 8 and LOT 9 and LOT 10 and LOT 11 and LOT 12 and LOT 13 and LOT 14 and LOT 15 LOT 16 and LOT 17 and LOT 18, BLOCK 48, GARY FIRST DIVISION DULUTH



Land	**$36,100.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$36,100.00**
Certified Assessments	**$0.00**

Vacant, mostly wooded property on the southeast corner of Commonwealth Ave. and E McGonagle St. in the Gary neighborhood of Duluth. This +/- 325' x 100' tract is zoned MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee $286.00 (T#70454, T#64997, T#28814, T#21380, T#142428, T#23491, T#102037, T#45977, T#124618, T#124619, T#160978, T#153987, T#17208).
PINs: 010-1800-12490,12500,12510,12520,12530,12540,12550,12560,12570,12580,12590,12600,12610

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 7	City Of Duluth	010-2940-01310,01320	$2,760.00	± 0.14 acres	C22180325



Location: Southeast of the intersection of Highland Street and N 62nd Avenue W, Duluth

Legal: LOT 1 and LOT 2, BLOCK 14, LLOYDS DIVISION OF WEST DULUTH

Land	**$2,760.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$2,760.00**
Certified Assessments	**$0.00**



Vacant, wooded property in the Cody neighborhood of Duluth. There is a driveway in trespass across this tract. This +/- 50' x 125' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Utilities would have to be extended. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 8	City Of Duluth	010-3140-04250	$1,970.00	± 0.05 acres	C22170239



Location: Southwest corner of Roosevelt Street and N 63rd Avenue W, Duluth

Legal: ELY 45 FT OF LOTS 15 AND 16, BLOCK 21, MACFARLANES GRASSY POINT ADD TO DULUTH

Land	**$1,970.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$1,970.00**
Certified Assessments	**$0.00**



This +/- 50' x 45' parcel is located on the southwest corner of Roosevelt St. and N 63rd Ave. W in the Fairmont neighborhood of Duluth. The area is zoned R-1 (Residential) and this parcel is a non-conforming lot of record. Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

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Tract 9	City Of Duluth	010-3480-01750	$2,280.00	± 0.17 acres	C22170333



Location: East of Midway Avenue on the north side of undeveloped Meadow Street, Duluth

Legal: LOT 21 BLK 7 INC PART OF VAC ALLEY ADJ, REARRANGEMENT NORTON BAY VIEW OUTLOTS DULUTH

Land	**$2,280.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$2,280.00**
Certified Assessments	**$0.00**



Wooded, vacant lot located on platted, undeveloped Meadow St. in the Bayview Heights neighborhood of Duluth. This +/- 50' x 150' parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads, prior to building on the site. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (T#209423).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 10	City Of Duluth	010-4040-00300	$1,400.00	± 0.08 acres	C22170243



Location: Northeast of 315 E Heard Street, Duluth

Legal: ELY 1/2 OF LOTS 13 AND 14, BLOCK 2, SMITHS ADDITION TO NEW DULUTH 1ST DIVISION



Land	**$1,400.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$1,400.00**
Certified Assessments	**$0.00**

Vacant, level +/- 50' x 70' parcel in the Gary New Duluth neighborhood of Duluth. Parcel is a non-conforming lot of record in a R-1 (Residential) zoning district. Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 11	City Of Duluth	010-4270-00260	$22,825.00	± 0.66 acres	C22200183



Location: East of 501 W Quince Street, Duluth

Legal: LOT 14 INC 1/2 VACATED NINA ST ADJ, BLOCK 2, SUNNYSIDE GARDENS OF DULUTH



Land	**$22,825.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$22,825.00**
Certified Assessments	**$0.00**

Vacant, wooded lot on Quince St. in the Duluth Heights neighborhood of Duluth. This +/- 119' x 241' parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. City sewer is not available. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee $46.00 (T#240667).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 12	City Of Duluth	010-4500-02810	$2,000.00	± 0.07 acres	C22170246



Location: Northwest corner of the Raleigh Street and S 60th Avenue W intersection, Duluth

Legal: LOT 16, BLOCK 93, WEST DULUTH 4TH DIVISION



Land	**$2,000.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$2,000.00**
Certified Assessments	**$0.00**

This +/- 25' x 125' parcel is located in the Irving neighborhood of Duluth. This area is zoned R-1 (Residential). Parcel is a non-conforming lot of record. Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 13	City Of Chisholm	020-0080-00240	$999.00	± 0.72 acres	C22180249



Location: North of 5305 McNiven Road, Chisholm

Legal: LOT 23, BLOCK 1, CARLIN GARDENS CHISHOLM

Land	**$999.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$999.00**
Certified Assessments	**$0.00**



This +/- 94' x 338' parcel, located on an undeveloped platted road, is crossed by a creek near the center of the parcel. Zoning is R-2 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads to the site. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 14	City Of Virginia	090-0010-12410	$22,058.59	± 0.13 acres	C22210036



Location: 125 4th Street S, Virginia

Legal: Lot 14 AND Westerly 23 feet of Lot 15, Block 47, VIRGINIA

Land	**$4,100.00**
Timber	**$0.00**
Improvements	**$16,750.00**
Initial Price	**$22,058.59**
Certified Assessments	**$1,208.59**



This +/- 48' x 120' parcel has a 1+ story house with a kitchen, living and dining rooms, 3 bedrooms, 1.5 bathrooms, an unfinished basement and a detached garage. Condition of the utilities is unknown. Parcel is zoned B-2 (Community Business District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for information regarding certified assessments in the amount of $1,208.59 that must be paid at time of sale, and for any other certified, pending or future assessments that may be reinstated. The City of Virginia Department of Public Utilities Commission has waived or does not intend to reinstate the remainder of the previously listed utility assessments. Any personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee $46.00 (Abstract).

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Tract 15	City Of Hibbing	139-0080-01970	$780.00	± 0.07 acres	C22180366



Location: West side of Burton Townsite Road, Hibbing

Legal: LOT 32, BLOCK 7, BURTON

Land	**$780.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$780.00**
Certified Assessments	**$0.00**



This non-conforming +/- 25' x 125' parcel is zoned C-3 (Highway Service Commercial District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 16	City Of Hibbing	140-0050-03090,03100,03110	$8,695.21	± 0.20 acres	C22210141



Location: Between 1208 and 1220 14th Avenue E, Hibbing

Legal: South 1/2 of Lot 6 AND Lot 7 AND Lot 8, Block 17, BROOKLYN CITY OF HIBBING



Land	**$8,625.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$8,695.21**
Certified Assessments	**$70.21**

A vacant +/- 62.5' x 125' tract in the Brooklyn neighborhood of Hibbing. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for information regarding a certified mowing assessment in the amount of $70.21 that must be paid at time of sale, and for any other certified, pending or future assessments that may be reinstated. Any abandoned personal property is part of the sale. Recording fee $46.00 (T#241145).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 17	City Of Hibbing	140-0090-00010	$67,600.00	± 0.14 acres	C22210038



Location: 2232 1st Avenue, Hibbing

Legal: Lots 1 AND 2, Block 1, FAIRVIEW



Land	**$21,600.00**
Timber	**$0.00**
Improvements	**$46,000.00**
Initial Price	**$67,600.00**
Certified Assessments	**$0.00**

This +/- 50' x 125' parcel has a 3 story commercial building with an unfinished basement. The main floor was previously used for retail and storage spaces. The second story contains conference rooms, ballroom, kitchen, dining room, coat check and restrooms. The upper story contains boarding and additional office and meeting rooms plus restrooms. Condition of the utilities is unknown. This parcel is zoned C-2a (General Commercial District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for details regarding assessments of $14,434.81 that may be reinstated upon sale, and for any other certified, pending or future assessments that may be reinstated. Proof of insurance for the structure is required within 30 days if purchased under contract. Any abandoned personal property remaining is part of the sale. Recording fee $46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 18	City Of Hibbing	140-0120-02890,02990	$999.00	± 0.22 acres	C22180116



Location: West of Adams Avenue between 1st and 2nd Streets, Kitzville, Hibbing

Legal: LOTS 3 4 AND 5, BLOCK 12 and LOTS 1 AND 2, BLOCK 13, KITZVILLE HIBBING



Land	**$999.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$999.00**
Certified Assessments	**$0.00**

This irregularly shaped parcel is +/- 50' x 125' and +/- 52' x 140' x 90' divided by undeveloped platted 1st Street. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area and may impact development. Part of the parcel is located on undeveloped platted roads. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). There is additional property in this area available for immediate purchase over-the-counter on the Available List.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 19	City Of Hibbing	140-0120-03040	$999.00	± 0.09 acres	C22180291



Location: Southwest corner of the 1st Street and Mitchell Avenue intersection, Kitzville, Hibbing

Legal: LOT 10, BLOCK 14, KITZVILLE HIBBING

Land	**$999.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$999.00**
Certified Assessments	**$0.00**



This +/- 33' X 125' parcel Is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). There is additional property in this area available for immediate purchase over-the-counter on the Available List.

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Tract 20	City Of Hibbing	141-0020-00160	$25,699.00	± 17.38 acres	C22200130



Location: North of Highway 92 west of Shaw Road, Hibbing

Legal: LOT 6 EX RY RT OF WAY, Sec 1 Twp 57N Rge 20W

Land	**$25,499.00**
Timber	**$200.00**
Improvements	**$0.00**
Initial Price	**$25,699.00**
Certified Assessments	**$0.00**



This irregularly shaped parcel is approximately 17.38 acres with no known legal access. It is crossed by a telephone line and an active railroad grade. Parcel is zoned W-1 (Natural Environment Lake) north of the railroad grade and A-R (Agricultural-Rural Residential District) south of the railroad grade. Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 21	City Of Hibbing	141-0050-05579	$2,970.00	± 0.72 acres	C22190224



Location: West of 3753 Elynwood Road, Hibbing

Legal: Northerly 100 feet of that part of the NW1/4 of SW1/4 beginning at the Southwest corner; thence N 283.80 feet; thence East 312.14 feet; thence South 282 feet; thence 308.74 feet to the Point of Beginning, Sec 28 Twp 57N Rge 21W

Land	**$2,970.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$2,970.00**
Certified Assessments	**$0.00**



This non-conforming +/- 100' x 310' parcel has no known legal access. Zoning is R-R (Rural Residential). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (T#333280). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 22	Beatty Township	250-0031-00010	$40,000.00	± 3.95 acres	C22200193



Location: Approximately 0.2 of a mile west of Elbow River, Beatty Township

Legal: LOT 1, BLOCK 1, BAN LAKE NORTH

Land	**$39,000.00**
Timber	**$1,000.00**
Improvements	**$0.00**
Initial Price	**$40,000.00**
Certified Assessments	**$0.00**



This irregularly shaped parcel is approximately 3.95 acres with about 296.53 feet of frontage on Ban Lake. Parcel has water access only and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). There is additional property in this area being offered at this sale and available for immediate purchase over-the-counter on the Available List.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 23	Beatty Township	250-0032-00040	$41,100.00	± 5.75 acres	C22210045



Location: Approximately 0.28 of a mile east of Elbow River, Beatty Township

Legal: LOT 4, BLOCK 1, BAN LAKE SOUTH

Land	**$40,600.00**
Timber	**$500.00**
Improvements	**$0.00**
Initial Price	**$41,100.00**
Certified Assessments	**$0.00**



This irregularly shaped parcel is approximately 5.75 acres with about 920 feet of frontage on Ban Lake. Parcel has water access only and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). There is additional property in this area being offered at this sale and available for immediate purchase over-the-counter on the Available List..

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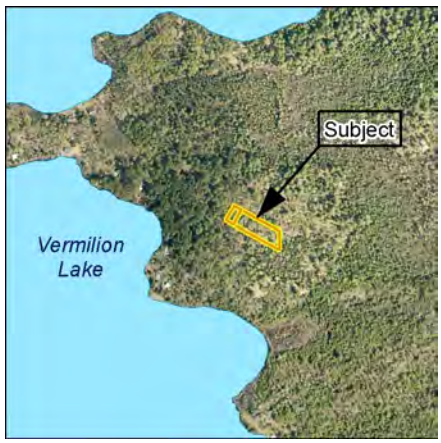
Tract 24	Breitung Township	270-0090-01770,01830	$13,850.00	± 0.79 acres	C22210059



Location: Northwest corner of undeveloped, platted Basswood and Canfield Roads, Pine Island, Breitung Township

Legal: LOTS 177 THRU 182 INC and LOT 183, NE NA MIK KA TA

Land	**$13,850.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$13,850.00**
Certified Assessments	**$0.00**



This property is approximately 0.79 of an acre located on Pine Island in Lake Vermilion. These parcels adjoin undeveloped, platted roads that lead to the lake. Zoning is RES-10 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with Breitung Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). There is additional property in this area available for immediate purchase over-the-counter on the Available List.

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Tract 25	Town of Camp 5	278-0050-01860	$50,175.00	± 11.00 acres	C22190156



Location: Northeast shore of Elephant Lake, north and east of 6532 and 6548 Browns Bay, Orr

Legal: LOT 2 EX PART PLATTED AS ELEPHANT LAKE EAST, Sec 13 Twp 66N Rge 19W

Land	**$46,675.00**
Timber	**$3,500.00**
Improvements	**$0.00**
Initial Price	**$50,175.00**
Certified Assessments	**$0.00**



This irregularly shaped parcel is approximately 11 acres with about 775 feet of lakeshore on Elephant Lake. Water access. Parcel is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with Camp 5 Township for information regarding any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

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Tract 26	Clinton Township	295-0013-00100	$30,700.00	± 33.10 acres	C22200141



Location: East of Admiral Road on Silver Lake, Clinton Township

Legal: THAT PART OF W1/2 OF SEC 4 BEG AT NW COR OF SEC 4 & ASSUMING W LINE TO HAVE A BEARING OF S00DEG52'31"E THENCE N88DEG23'57"E ALONG N LINE OF GOVT LOT 4 & SEC 4 1315.20 FT TO NE COR OF GOVT LOT 4 THENCE S00DEG53'50"E ALONG ELY LINE 435.93 FT TO A PT ON ORIGINAL MEANDER LINE OF SILVER LAKE THENCE S25DEG38' 23"W 921.98 FT THENCE N90DEG00'00"W 10 FT MORE OR LESS TO ACTUAL SHORE OF SILVER LAKE THENCE WLY ALONG SAID SHORELINE 1270 FT MORE OR LESS TO A PT ON W LINE OF SEC 4 THAT BEARS S00DEG52'31"E FROM PT OF BEG THENCE N00DEG52' 31"W ALONG W LINE 1404 FT MORE OR LESS TO PT OF BEG INC ALL OF GOVT LOT 4 EX RY R/W, Sec 4 Twp 57N Rge 18W

Land	**$29,300.00**
Timber	**$1,400.00**
Improvements	**$0.00**
Initial Price	**$30,700.00**
Certified Assessments	**$0.00**



This irregularly shaped parcel is approximately 33.1 acres divided by a privately owned 33 foot wide strip of land. There is no known legal access. It has about 1,288 feet of frontage on Silver Lake. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Clinton Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). Please respect private property and seek permission to view this parcel.

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Tract 27	Ellsburg Township	320-0100-00030	$54,200.00	± 1.09 acres	C22200152



Location: Southwest of 2209 Michaels Beach Road, Ellsburg Township

Legal: LOT 3 AND LOT 4 EX ELY 25 FT, MICHAELS BEACH TOWN OF ELLSBURG

Land	**$54,200.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$54,200.00**
Certified Assessments	**$0.00**



This +/- 175' x 268' parcel has about 175 feet of frontage on West Stone Lake. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Ellsburg Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (T#207539).

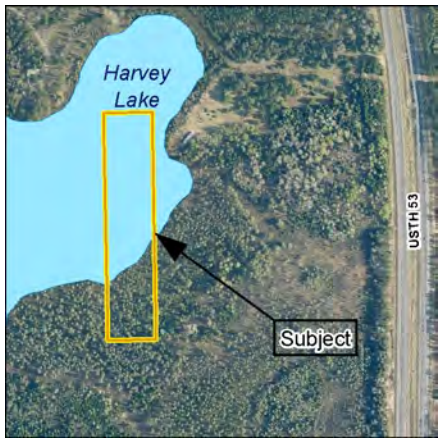
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Tract 28	Fayal Township	340-0010-05320	$26,800.00	± 4.09 acres	C22200111



Location: Approximately 1,000 feet west of Highway 53 on the southeast side of Harvey Lake, Fayal Township

Legal: NW1/4 OF SE1/4 EX BEG AT NE COR OF FORTY THENCE W 200 FT THENCE S 435.60 FT THENCE E 200 FT THENCE N 435.60 FT TO PT OF BEG & EX THAT PART LYING WLY OF ELY 200 FT, Sec 29 Twp 57N Rge 17W



Land	**$26,800.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$26,800.00**
Certified Assessments	**$0.00**

This non-conforming parcel has about 200 feet of frontage on Harvey Lake. There is no known legal access. This +/- 200' x 932' parcel is zoned RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Fayal Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). Please respect private property and seek permission to view the parcel.

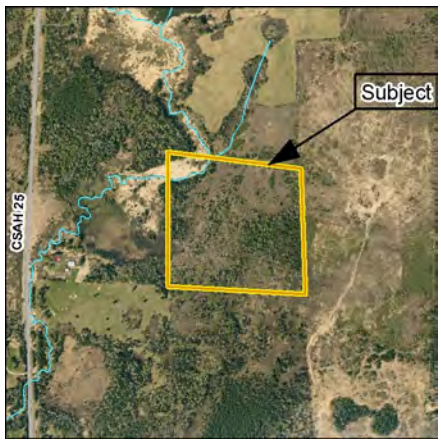
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 29	Great Scott Township	385-0010-02610	$36,450.00	± 40.00 acres	C22210068



Location: East of 5006 Highway 25, Mt Iron

Legal: SE 1/4 OF NW 1/4, Sec 26 Twp 58N Rge 19W



Land	**$27,950.00**
Timber	**$8,500.00**
Improvements	**$0.00**
Initial Price	**$36,450.00**
Certified Assessments	**$0.00**

This parcel is approximately 40 acres and is crossed by about 520 feet of frontage of an unnamed stream. There is no known legal access. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Great Scott Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). Please respect private property and seek permission to view this parcel.

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Tract 30	City of Hermantown	395-0092-00010	$54,800.00	± 3.08 acres	C22180081



Location: North of 4907 Lightning Drive, Hermantown

Legal: LOT 1 EX SLY 350 FT, BLOCK 1, MAPLE GROVE IND CENTER



Land	**$54,800.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$54,800.00**
Certified Assessments	**$0.00**

Vacant, level lot with about 400 feet of frontage on Stebner Rd. in the city of Hermantown. It is subject to a power line easement. This approximately 3.1 acre site is zoned M-1 (Light Industrial). Contact the City of Hermantown for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with the City of Hermantown for information on the water availability and hook-up fees, and any other certified, pending or future assessments that may be reinstated. There is a restrictive covenant (doc#412618) and an unsatisfied mortgage held against this property - consult a real estate attorney for details. Any abandoned personal property remaining is part of the sale. Recording fee $46.00 (T#261601).

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Tract 31	Normanna Township	485-0010-02950	$13,100.00	± 3.00 acres	C22210017



Location: Northeast of 3360 Jezierski Drive, Duluth

Legal: N 15 RODS OF E 32 RODS OF NE1/4 OF NE1/4, Sec 19 Twp 52N Rge 13W



Land	**$13,100.00**
Timber	**$0.00**
Improvements	**$0.00**
Initial Price	**$13,100.00**
Certified Assessments	**$0.00**

Vacant, non-conforming, partially wooded property in rural Normanna Township.There is no known legal access. This parcel is approximately 3 acres and is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with the Town of Normanna for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). Please respect private property and seek permission to view this parcel.

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Tract 32	Sturgeon Township	545-0010-01160	$28,600.00	± 40.00 acres	C22210160



Location: Between Gustafson Road and Highway 22 on Sturgeon River, Angora

Legal: SE 1/4 OF NE 1/4, Sec 8 Twp 61N Rge 20W



Land	**$20,600.00**
Timber	**$8,000.00**
Improvements	**$0.00**
Initial Price	**$28,600.00**
Certified Assessments	**$0.00**

This parcel is approximately 40 acres and is crossed by about 3,725 feet of the Sturgeon River. Parcel has water access and is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area and this parcel is predominately wetland and may not be suitable for development. Check with Sturgeon Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

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Tract 33	White Township	570-0023-00200	$18,150.00	± 40.00 acres	C22210162



Location: Approximately 1 mile west of Lane 55 and Loop 54, Gilbert

Legal: SE 1/4 OF NE 1/4, Sec 18 Twp 58N Rge 15W



Land	**$13,250.00**
Timber	**$4,900.00**
Improvements	**$0.00**
Initial Price	**$18,150.00**
Certified Assessments	**$0.00**

This parcel is approximately 40 acres and has no known legal access. Zoning is FAM-2 (Forest Agriculture Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with White Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). Please respect private property and seek permission to view this parcel.

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Tract 34	Unorganized Township	725-0010-00780	$7,830.00	± 8.48 acres	C22210079



Location: West of Graham Road and Highway 25, Angora

Legal: LOT 4, Sec 6 Twp 60N Rge 19W



Land	**$6,330.00**
Timber	**$1,500.00**
Improvements	**$0.00**
Initial Price	**$7,830.00**
Certified Assessments	**$0.00**

This parcel is approximately 8.4 acres. There is no known legal access. Zoning is FAM-2 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Depiction of property lines and/or location may be inaccurate - potential buyers should consult a surveyor. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract). Please respect private property and seek permission to view this parcel.

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Tract 35	Unorganized Township	758-0010-04420	$51,900.00	± 8.50 acres	C22210170



Location: Approximately 0.55 of a mile southwest of County Road 962 and Ableman Road, Orr

Legal: Govt Lot 4, Sec 30 Twp 63N Rge 21W



Land	**$49,900.00**
Timber	**$2,000.00**
Improvements	**$0.00**
Initial Price	**$51,900.00**
Certified Assessments	**$0.00**

This parcel is approximately 8.5 acres with about 2,000 feet of frontage on the Little Fork River. Parcel has water access and is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area and contains wetlands that may impact development and/or access plans. There may be an acreage discprepancy - potential buyers should consult a surveyor. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

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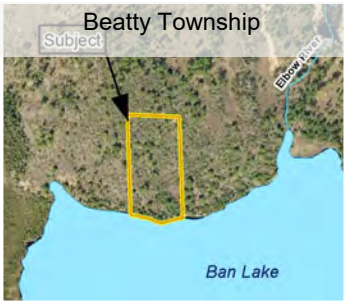
TAX FORFEITED LAND SALES

Available Properties *St. Louis County, Minnesota*

Opportunity to Purchase Over-the-Counter

Available list properties are those that have been previously offered for sale at auction, to the highest bidder, but were not acquired. They are now available for immediate purchase, first come, first served, for the total price listed on each tract.



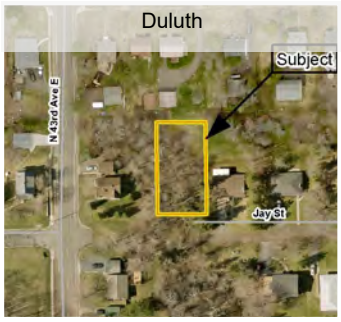










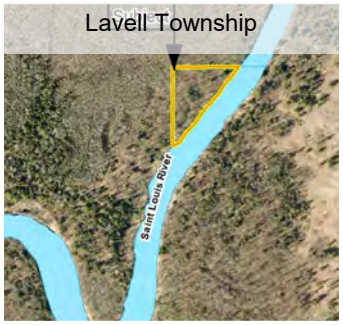












Many More Properties Available

stlouiscountymn.gov/landsale

218-726-2606

Online Available List



Browse the list to find properties that could fit your needs. Find the property report, remarks, and information about price and acreage.

The available list is posted on the county's website.

Available List and Booklet located:
www.stlouiscountymn.gov/landsales

Disclaimer: Prices and availability subject to change.

DO'S AND DON'TS

Land and Minerals Department St. Louis County, Minnesota

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

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

DO'S This you CAN do...

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

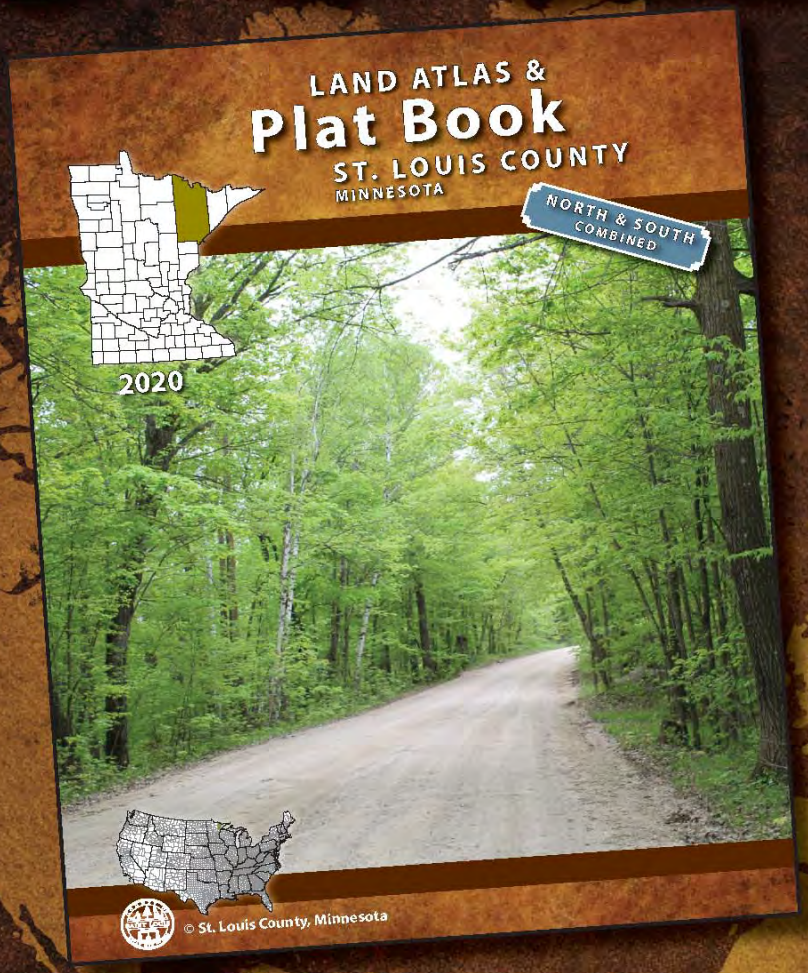
DON'TS

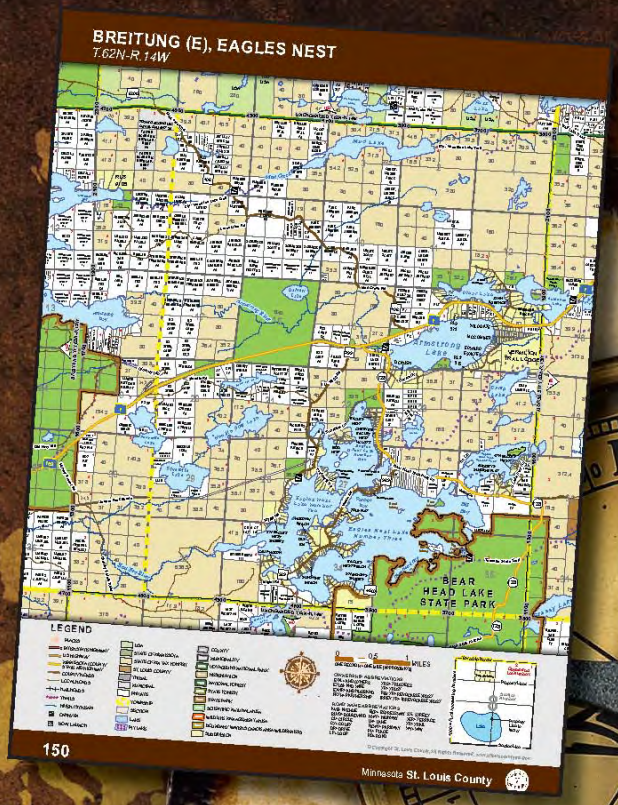
- You **CANNOT** dispose of garbage, refuse or electronics on MN State Tax Forfeited land.
- You **CANNOT** build a structure or fixture (this includes but is not limited to sheds, lean to, garage, fencing, barricades, gates) on MN State Tax Forfeited land.
- You **CANNOT** park your vehicle frequently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

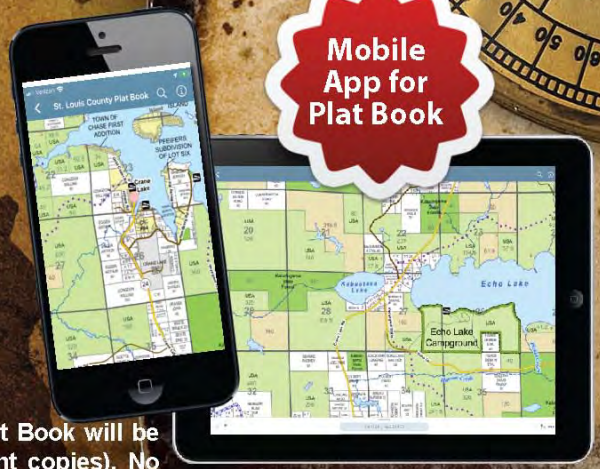


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2020
LAND ATLAS & PLAT BOOK
ST. LOUIS COUNTY







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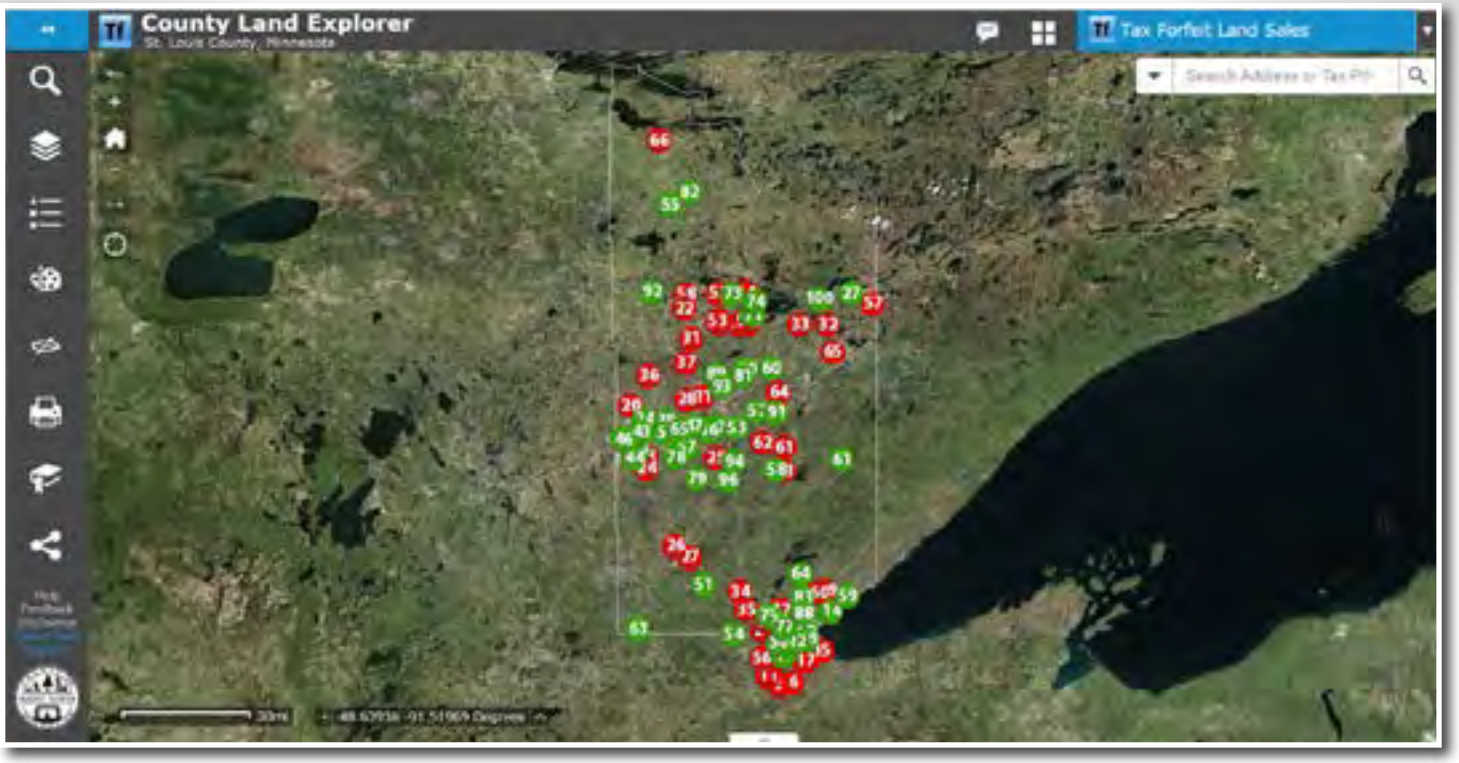
St. Louis County, Minnesota

MAPPING- AUCTION AND AVAILABLE LIST

Land and Minerals Department St. Louis County, Minnesota

County Land Explorer

Mapping of St. Louis County Tax Forfeited Auction and Available Property



About: The St. Louis County Land Explorer is an interactive web mapping application providing the ability to query and map St. Louis County land record data. This map application allows users to view tax forfeited property available at the upcoming public auction and tax forfeited properties available to purchase over-the-counter.

Web Link: http://www.stlouiscountymn.gov/explorer

About App: stlouiscountymn.gov/LANDPROPERTY/Maps/MappingApplications/CountyLandExplorer.aspx

To View

Step 1:

Open County Land Explorer



Step 2:

Select "Tax Forfeit Land Sales"



Step 3:

Zoom to area of interest



SAINT LOUIS COUNTY MINNESOTA

Land and Minerals Department

12-16-21—01-20-22

Tax Forfeited Online Land Sale Auction List

www.publicsurplus.com



Continuous Online Auction 12-16-21—01-20-22

stlouiscountymn.gov/landsales