St. Louis County, Minnesota

CLOSES DECEMBER 3, 2026

ONLINE COUNTY FEE LAND PROPERTY AUCTION

Land and Minerals Department



FOR SALE

LAND SALE AUCTION

ONLINE BIDDING

Starts Wednesday, November 18, 2026
Closes Thursday, December 3, 2026
at 11:00 a.m. CST
View and bid at: publicsurplus.com

This sale is governed by Laws of Minnesota, 2025, Chapter 373, Section 373.01.
All sales must be paid in full.

stlouiscountymn.gov/landsales **218-726-2606**

WELCOME

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

THANK YOU FOR YOUR INTEREST IN PURCHASING COUNTY FEE LAND IN ST. LOUIS COUNTY

Greetings from St. Louis County Land and Minerals,

We are excited to offer the properties shown in this catalog.

We offer county fee land and tax-forfeited land sale auctions periodically. Our goal is to encourage economic development and to expand the county's property tax base. Thank you for helping us achieve our goals by purchasing property in our auction.

The processes we follow are set by state statute and county board resolutions. Proceeds from these sales support the operations of the Land and Minerals Department and the county as a whole.

Please review this catalog closely to ensure you understand the process and the potential fees involved in purchasing any of these properties. We want this to be a positive experience for you. If you have any questions, feel free to call or email us. Our contact information is listed at the bottom of this page.

Good luck with your bidding!

SIGN UP TO RECEIVE LAND SALE EMAIL UPDATES



Receive free email updates about the St. Louis County Land Sales program. Learn when new county fee and tax-forfeited properties are offered and receive reminders when auctions begin or are coming to a close. You can unsubscribe at any time.

Sign up online at stlouiscountymn.gov/landsales. Click on the Subscribe button.

WE'RE HERE TO HELP!

If you have questions or need assistance with any of the following, give us a call or email.

- General land sale questions
- Questions about a specific tract
- Online auction information

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

SALES AND PAYMENTS

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

AMOUNT DUE UPON SALE

When purchasing property, the following fees apply:

	Recording Fee	$46.00 or as set by the County Recorder.
	Well Fee	If there is a well on the property, it is an additional $54.00 for well disclosure.
	Deed Tax	$1.65 for sales up to $3,000, or 0.0033 times the Final Sale Price (final bid) plus Buyer Premium for sales over $3,000.
	Buyer Premium	For online auctions, there is a Buyer Premium of 3.5% of the Final Sale Price (final bid).

*For purchases prior to July 1, 2026, taxes will be payable in 2027. For purchases July 1, 2026 or later, taxes will be payable in 2028.

MUST BE PAID IN FULL

PAYMENT REQUIREMENTS: Payment must be paid in full and made by personal check, cashier's check, certified check, or money order.

Checks should be made payable to the "St. Louis County Auditor".

EXAMPLE

	Sale Price	**Bid Up**
Sale Price	$10,000.00	$15,000.00
Buyer Premium	$350.00	$525.00
Recording Fee	$46.00	$46.00
Deed Tax	$34.16	$51.23
Total Pay in Full	$10,455.16	$15,647.23

Contact any of our offices with questions or to get a cost estimate for any tracts or bid amounts. The final cost will be calculated after the close of the auction by the St. Louis County Land and Minerals Department.

ADDITIONAL REQUIREMENTS

REGISTRATION must be received within 10 calendar days of the closing of the online auction.

PAYMENT IN FULL and completed **PAPERWORK** must be received within 10 calendar days of receiving paperwork.

QUESTIONS

1 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.

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. Once your payment has been received, the property is yours.

3 WHAT TYPE OF DOCUMENT IS ISSUED UPON SALE?

Once the financial obligations, paperwork, and property conditions are satisfied, a deed is issued and recorded by St. Louis County.

COUNTY FEE LAND SALES - REVENUE GENERATED

WHAT HAPPENS TO THE MONEY THAT IS BROUGHT IN FROM COUNTY FEE LAND SALES?

100% of the county fee land sale revenue goes to St. Louis County's General Fund.

$ REVENUE GENERATED

LAND SALE INFORMATION

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

REAL ESTATE TAXES AND VALUATION

TAXES AND COUNTY FEE PROPERTY

Purchasers of county fee land will be responsible for paying property taxes the year after their purchase.

ASSESSOR'S OFFICE

Assessors estimate property market values, classify properties according to their use, and review valuations on a regular basis. Contact 218-726-2304 for valuation questions or email assrdept@stlouiscountymn.gov.

AUDITOR'S OFFICE

The Auditor's Office determines tax rates, calculates taxes, and collects taxes. St. Louis County provides the option to pay your property taxes in two installments according to the property's classification. There are a variety of options for submitting your property tax payments. For property tax questions or for an estimate, contact 218-726-2383 or email propertytax@stlouiscountymn.gov.

ADDITIONAL INFORMATION

- The properties being offered for sale were once owned and managed by St. Louis County. Departments within St. Louis County jointly decided to offer these properties for sale.
- Properties identified for auction are sold to the highest bidder; however, not for less than the sale price listed.
- Mineral rights are retained by St. Louis County.

OTHER LAND SALES OFFERED BY ST. LOUIS COUNTY

NEW TAX-FORFEITURE SALES

Parcels that are newly forfeited must be individually auctioned within 6 months of forfeiture date or when no longer occupied, unless repurchased by eligible applicants.

TAX-FORFEITED SETTLEMENT SALES

These tax-forfeited parcels are auctioned for the estimated market value. If they are not purchased at auction, they are available for purchase over the counter, first come first served, for the price listed.

TAX-FORFEITED LAND SALES

Tax-forfeited parcels managed by St. Louis County, for sale at auction and available over the counter.

FORMER SHORELAND LEASE LOT SALES

These parcels were leased for recreational purposes and include the sale of both the tax-forfeited parcel and, separately, the improvements on the property. The parcel and improvements are purchased together and combined for tax purposes.

WINNING BIDDER INFORMATION

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

CONGRATULATIONS ON YOUR WINNING BID!

Here are the next steps to complete your transaction after the auction, and other responsibilities you assume as buyer. Each property is unique and some may have additional requirements or special circumstances.

PUBLIC SURPLUS

- You will receive an email from Public Surplus after the auction closes. This will confirm your winning bid. **DO NOT PAY** the amount generated by Public Surplus, as it does not include the required fees. St. Louis County Land and Minerals will provide the correct amount due (see below).

ST. LOUIS COUNTY

- If not already completed, you will receive an email from the Land and Minerals Department asking you to complete a **REGISTRATION FORM**. This can be done online at stlouiscountymn.gov/landsales, or on the pdf attached to the email. Registration must be received within 10 calendar days of the closing of the auction.
- Upon registration, we will generate your paperwork and calculate your total amount due for the sale, including all fees. Please see the **SALES AND PAYMENTS** page for details. Once you receive your paperwork, paperwork must be signed and returned to us with payment in full within 10 calendar days.
- Once you pay in full and complete the paperwork, the property is considered purchased and the deed will be executed by St. Louis County. The deed is then submitted to the St. Louis County Recorder's Office. Once the deed is recorded, it will be sent to the purchaser.

BUYER'S RESPONSIBILITIES

BELOW IS A GENERAL LIST OF ITEMS THAT BECOME THE BUYER'S RESPONSIBILITY UPON SALE.

- Buyer must pay **PROPERTY TAXES** beginning the year after purchase.
- Buyer is responsible for:
  - any **ASSESSMENTS** after sale.
  - all **MAINTENANCE** of structure(s) and grounds.
  - locating or determining **PROPERTY BOUNDARIES**.
  - determining **PERMITTED USES** and following **ZONING ORDINANCES**.
  - obtaining proper **PERMITS** for constructing, moving, or altering structures, or for any change in land use.
  - locating or obtaining **ACCESS** and obtaining the proper approvals to develop the access.
  - any **TITLE** work.
  - complying with all federal, state, and local **LAWS AND REGULATIONS**.
  - **PROPERTY INSURANCE** on insurable structures.
- Buyer understands that all sales are **SUBJECT TO** existing liens, leases, easements, deed restrictions, dedications, and rights-of-way.

PHONE LIST

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

The following is a list of commonly used phone numbers to check on assessments, zoning, and other regulations. All phone numbers listed below are 218 area code unless otherwise noted. A list of all city and township officers and contact information can be found at: stlouiscountymn.gov/departments-a-z/auditor/elections-voting/city-and-township-officers.

ST. LOUIS COUNTY	
Area Code	**(218)**
Assessors	726-2304
Auditor	726-2383
Economic and Community Development	733-2755
Environmental Services	471-7703
Land and Minerals	726-2606
Planning and Zoning	471-7103
Onsite Wastewater (Septic)	471-7103
Recorder's Office	726-2677
CITIES	
Aurora	229-2614
Babbitt	827-3464
Biwabik	865-4183
Brookston	507-202-8708
Buhl	258-3226
Chisholm	254-7902
Cook	741-4220
Duluth	730-5000
Planning and Development	730-5580
Life Safety	730-4380
Finance	730-5054
Ely	365-3224
Eveleth	744-7444
Floodwood	476-2751
Gilbert	748-2232
Hermantown	729-3600
Hibbing	262-3486
Hoyt Lakes	225-2344
Iron Junction	744-1412
Kinney	258-3385
Leonidas	744-1574
McKinley	749-5313
Meadowlands	427-2565
Mt. Iron	748-7570
Orr	757-3288
Proctor	624-3641
Rice Lake	721-3778
Clerk-Treasurer	721-3778
Zoning Administrator	249-0947
Tower	753-4070
Virginia	748-7500
Winton	365-5941

TOWNS	
Alango	780-1182
Alborn	591-7169
Alden	742-4449
Angora	750-0046
Arrowhead	260-5452
Ault	848-2400
Balkan	254-3967
Bassett	349-8166
Beatty	750-3364
Biwabik (Town)	865-4238
Breitung	780-8979
Brevator	391-3634
Camp 5	750-2535
Canosia	260-5600
Cedar Valley	320-237-2234
Cherry	966-6145
Clinton	744-5591
Colvin	341-4974
Cotton	348-5959
Crane Lake	504-9871
Culver	453-1128
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	729-9185
Elmer	343-1726
Embarrass	984-2084
Fairbanks	715-292-3487
Fayal	744-2878
Field	780-7012
Fine Lakes	390-9249
Floodwood	485-1508
Fredenberg	409-1999
French	969-7936
Gnesen	721-3158
Goodwill	343-1292
Grand Lake	729-8978
Great Scott	969-2121
Greenwood	753-2231
Halden	341-9618
Industrial	729-5268
Kabetogama	875-2082
Kelsey	427-2323
Kugler	969-4630
Lakewood	343-9368
Lavell	263-9787
Leiding	355-0163
Linden Grove	909-800-0520
McDavitt	750-4788
Meadowlands (Town)	427-2657
Midway	628-7135
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	380-0832
Normanna	409-1999
North Star	525-1004
Northland	345-8225
Owens	966-1135
Pequaywan	349-0177
Pike	248-0336
Portage	993-2475
Prairie Lake	393-4132
Sandy	750-4487
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	215-285-8222
Van Buren	391-0017
Vermilion Lake	651-755-5946
Waasa	290-9290
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
STATE	
DNR Waters (Shoreland Permits)	651-259-5725
MN Department of Health	1-888-345-0823
MN Dept. of Transportation	725-2700
MN Pollution Control Agency	1-800-657-3864
MPCA Hazardous Waste Compliance	316-3898
OTHER	
Duluth North Shore Sanitary District (DNSSD)	1-888-269-5714
Pike Lake Area Wastewater Collection System (PLAWCS)	451-3310

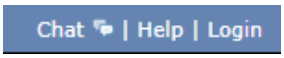
PUBLIC SURPLUS AUCTIONS
publicsurplus.com

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

How do I bid on auctions?

Register with Public Surplus at: https://www.publicsurplus.com/sms/register/user

For assistance or if you have questions regarding how to make an account, please contact Public Surplus via the chat function on the upper left side of their webpage or email support@publicsurplus.com. After you enter your first bid, Public Surplus may ask for a bid deposit. You will need a credit card and you may be charged a fee if you are the winning bidder and do not follow through with the purchase.



Note: the Registration Form on the St. Louis County Tax-Forfeited Land Sale page is for contract/deed purposes, NOT for Public Surplus registration.



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. On the left side of the screen, select *Real Estate* from the menu options.

Click on View All Auctions for St. Louis County. 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 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, Deed Tax, Recording Fee, and Well Fee (if applicable).

FAQs

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 land sales. The St. Louis County Land and Minerals Department will 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 10 calendar 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

TOWN OF EMBARRASS	330-0010-03890	**$75,000.00**	± 0.75 acres	F22260001



Location: 4892 Highway #21, Embarrass

Legal: PART OF NW1/4 OF NW1/4 COMM AT NW COR THENCE E ALONG N LINE 677.2 FT THENCE S 31 DEG 12'E 11.2 FT TO PT OF BEG AT THE INTERSECTION OF THE S R/W LINE OF CO HWY #21 & THE WLY R/W OF THE DM&IR RY CO THENCE S31 DEG 12'E 195.7 FT ALONG RY R/W THENCE N87 DEG 55'W 247.2 FT THENCE N3 DEG 39'W 152 FT THENCE N87 DEG 34'E 155.4 FT ALONG S R/W LINE OF CO HWY #21 TO PT OF BEG, Sec 25 Twp 60N Rge 15W

Sale Price	$75,000.00



This +/- 0.75 of an acre parcel has a building previously used for maintenance and another for cold storage. The dome has been removed. Contact Chad Skelton at 218-742-9804 with questions or to arrange to view structures. Zoning is COM-11 (Commercial). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Embarrass Township 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 (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 2

TOWN OF SOLWAY	530-0010-04822	**$105,100.00**	± 10.52 acres	F22260002



Location: 3726 Sandberg Road, Duluth

Legal: N 660 FT OF S 1000 FT OF W 693 FT OF SW 1/4 OF SE 1/4, Sec 25 Twp 50N Rge 16W

SOLD

Sale Price	$105,100.00



This parcel is +/- 10.52 acres. Parcel is a former gravel pit that has been reclaimed - contact Matthew Beyer at 218-625-3859 with questions about the gravel pit. Zoning is RES-4 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Check with Solway Township 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 (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 3

TOWN OF SOLWAY	530-0010-05535	**$65,100.00**	± 9.70 acres	F22260003



Location: 3772 Jackson Road, Cloquet

Legal: PART OF NW1/4 OF SW1/4 BEGINNING AT NW CORNER OF NW1/4 OF SW1/4; THENCE N88DEG24'08"E ALONG E-W QUARTER LINE OF SEC 29 650 FT; THENCE S01DEG35'52"E 284.71 FT; THENCE S27DEG01'08"W 470 FT; THENCE S77DEG41'45"W 452.84 FT TO W LINE OF SEC 29; THENCE N00DEG07'37"W ALONG W LINE OF SEC 29 781.68 FT TO POINT OF BEGINNING. Sec 29 Twp 50N Rge 16W

Sale Price	$65,100.00

SOLD



This parcel is +/- 9.70 acres. Parcel is a former gravel pit that has been reclaimed - contact Matthew Beyer at 218-625-3859 with questions about the gravel pit. Zoning is FAM-3 (Forest Agricultural Management). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Solway Township 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 (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	UNORGANIZED 63 15	665-0010-04650	$75,900.00	± 5.75 acres	F22260004



Location: Approximately 2.70 miles southwest of Rice Bay boat access on Mud Creek Road, Tower

Legal: LOT 6 EX W 80 RODS, Sec 32 Twp 63N Rge 15W

SOLD

Sale Price	$75,900.00



This +/- 5.75 acre parcel is located on Pine Island with about 200 feet of frontage on Lake Vermilion. Parcel is subject to a restrictive covenant to which this property shall be used solely for conservation purposes (T doc#595175). Parcel is water access only. Zoning is RES-8 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area that may impact development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with St. Louis County Auditor for any certified, pending, or future assessments that may be reinstated. Recording fee $46.00 (T#267273).

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	UNORGANIZED 68 19	731-0010-00547	$186,100.00	± 4.60 acres	F22260005



Location: Approximately 0.84 of a mile east of the 10367 Ash River Trail boat access, Orr

Legal: West 534.00 feet of the East 1925.00 feet of Govt Lot 3, Sec 4 Twp 68N Rge 19W

Sale Price	$186,100.00



This +/- 4.60 acre parcel has about 710 feet of frontage on the Ash River. Parcel is water access only. Zoning is RES-5 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and contains wetlands that may impact development or access plans. There may be an acreage discrepancy – see Abstract Doc #1497694 - potential buyers should consult a surveyor. Check with St. Louis County Auditor 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.

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 St. Louis County.

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. The county reserves the right to reject any or all proposals.

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.

D. FEES: Additional fees such as recording fees and deed taxes will be due and explained at the time of closing.

E. NON-SUFFICIENT FUNDS CHECK CHARGE: A $30.00 service charge will be imposed on any dishonored or NSF check.

3. REAL ESTATE TAXES: Per Minnesota Statute 272.02, Subd. 38, taxes will be payable in 2027 if purchased before July 1st. If purchased on July 1st or after, taxes will be payable in 2028.

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 affects the properties.

5. 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.

6. 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. 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.

C. TITLE: Buyer will receive documentation regarding purchase at the time of sale and St. Louis County will issue and record a deed after full payment is made and the County Board has approved the sale.

D. 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.

E. 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.

F. 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 property.

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

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

8. 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.

9. RESTRICTIVE COVENANTS: Some property deeds will contain a restrictive covenant, which may limit the use of the property.

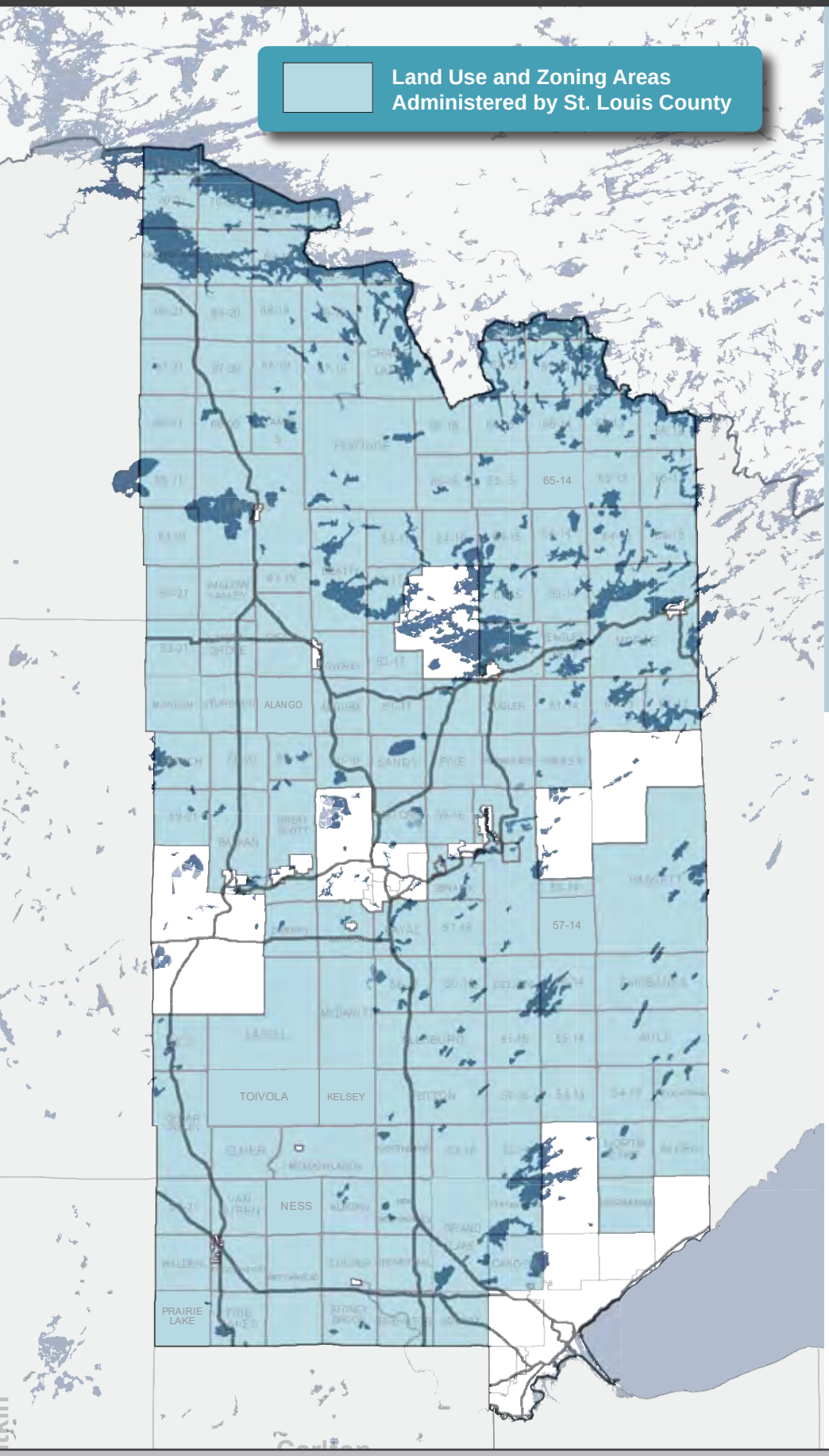
10. MINERAL RIGHTS: All minerals and mineral rights are retained by St. Louis County when a property is conveyed.

11. LEGAL COUNSEL: In order to protect your legal interests, we recommend that you consult with a real estate attorney.

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

ZONING AND DEVELOPMENT

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



COUNTY ZONING AREAS

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

Duluth and Virginia Offices:
218-471-7103
landuseinfo@stlouiscountymn.gov

DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

REVIEW SERVICES

- Zoning
- Wetlands
- Parcel

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 property in the white areas on the adjacent map, please contact your local units of government at the phone number 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

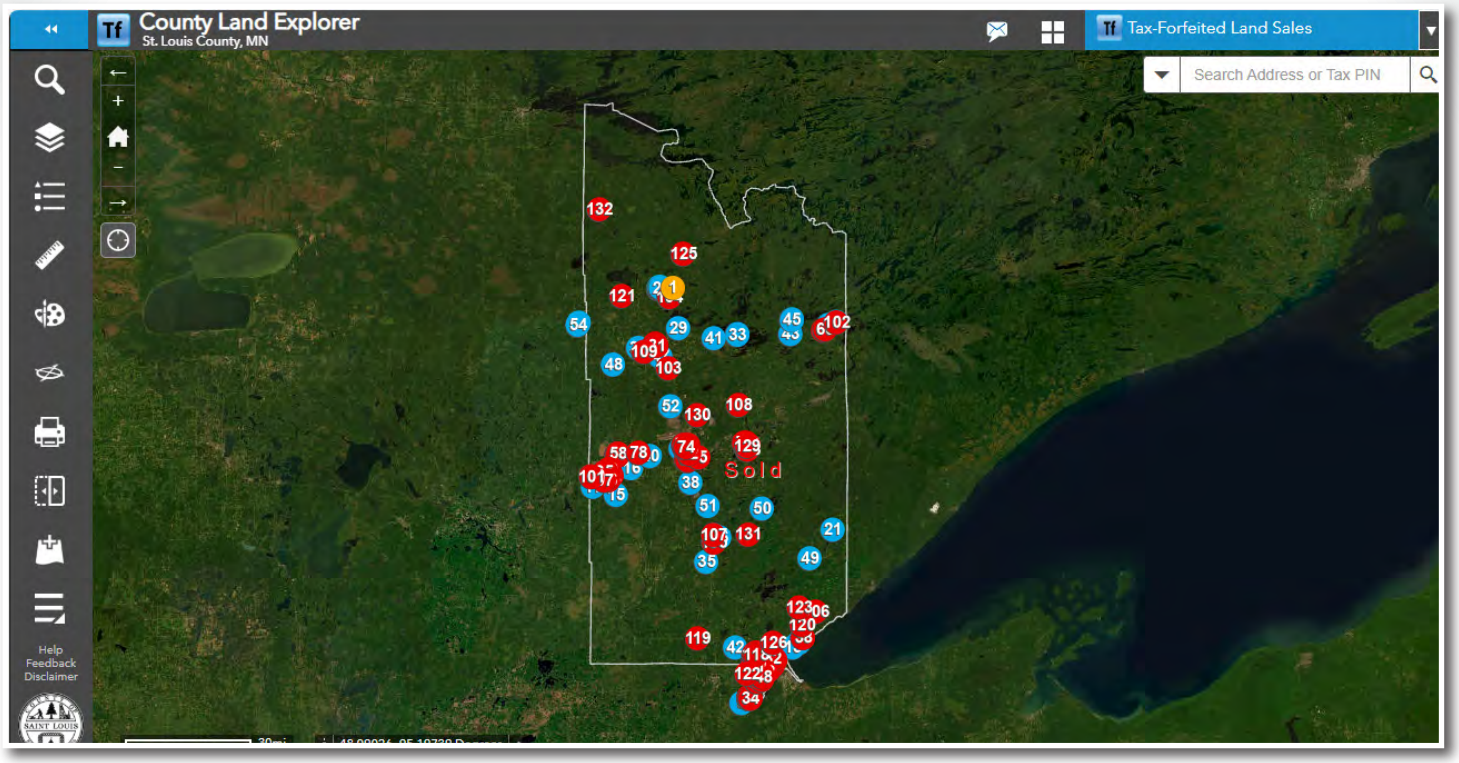
MAPPING- AUCTION AND AVAILABLE LIST

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

County Land Explorer

Mapping of St. Louis County Land Sales

The St. Louis County Land Explorer is an interactive web mapping application providing the ability to find and map St. Louis County land record data. This map application allows users to view county fee land on auction, tax-forfeited property available at the upcoming public auctions, tax-forfeited properties available to purchase over the counter, and former shoreland lease lot sales.



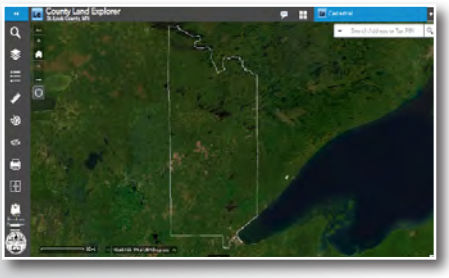
Web Link: http://www.stlouiscountymn.gov/explorer

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

To View

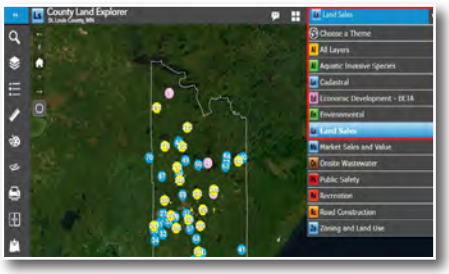
Step 1:

Open County Land Explorer



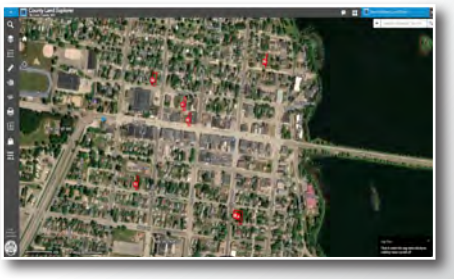
Step 2:

Select "Land Sales"



Step 3:

Search by address or parcel number

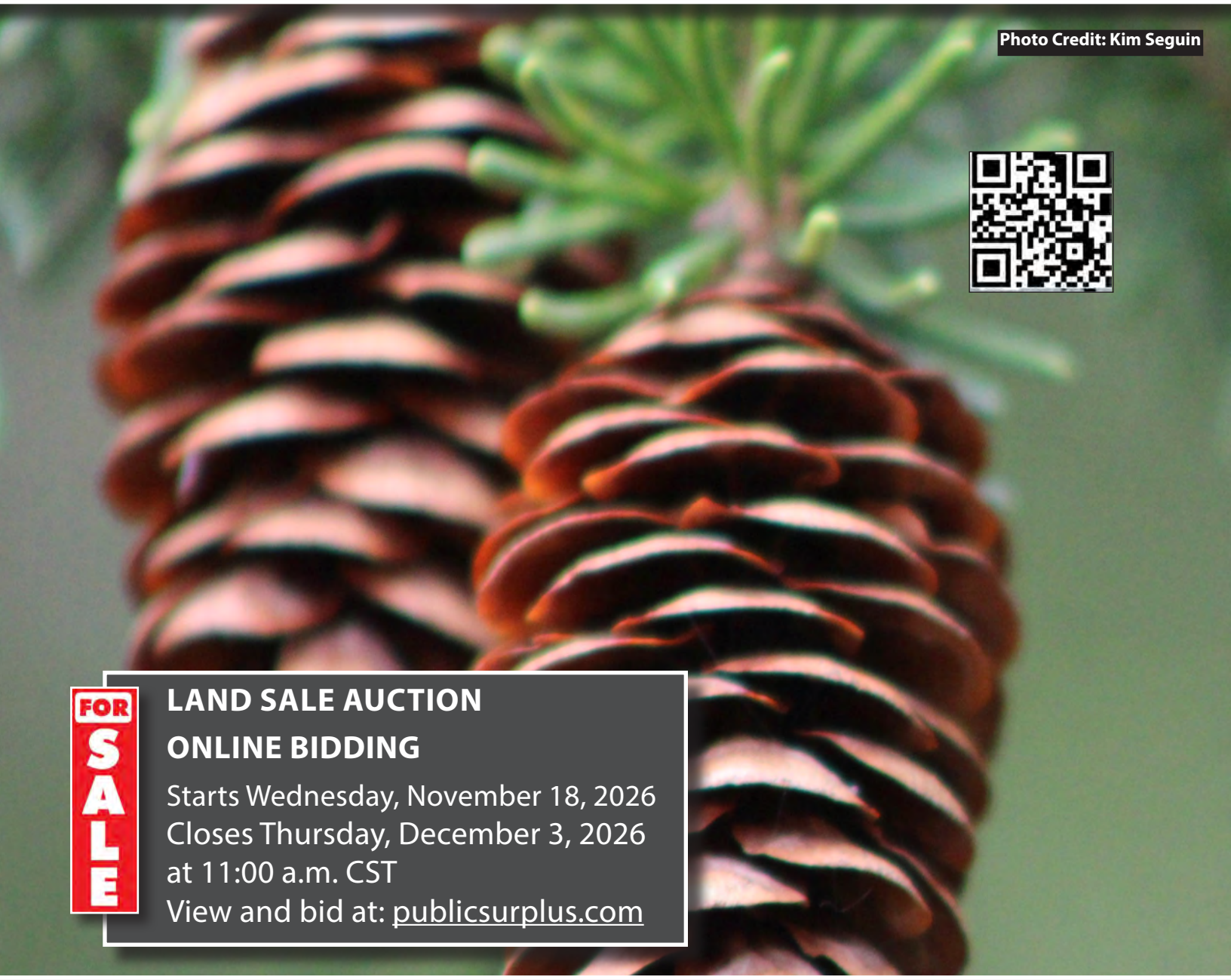


CLOSES DECEMBER 3, 2026

St. Louis County, Minnesota

ONLINE COUNTY FEE LAND PROPERTY AUCTION

Land and Minerals Department



FOR SALE

LAND SALE AUCTION

ONLINE BIDDING

Starts Wednesday, November 18, 2026
Closes Thursday, December 3, 2026
at 11:00 a.m. CST
View and bid at: publicsurplus.com

This sale is governed by Laws of Minnesota, 2025, Chapter 373, Section 373.01. All sales must be paid in full.

Barrier Free: All St. Louis County auctions are accessible to people with disabilities. Attempts will be made to accommodate any other individual needs for special services. Please contact the St. Louis County Land and Minerals Department at 218-726-2606 prior to the auction so necessary arrangements can be made.

Notice: Tracts shown in this booklet will be auctioned beginning at the sale price that is listed on each tract. Purchase offers for less than the listed sale price will not be accepted. Contact any of our Land and Minerals Department offices for further questions.