SAINT LOUIS COUNTY
MINNESOTA

Land and Minerals Department

08-24-22—09-21-22

Tax-Forfeited Online Land Sale Auction List

www.publicsurplus.com



Government Services Center	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

WELCOME!

Land and Minerals Department St. Louis County, Minnesota

THANK YOU FOR YOUR INTEREST IN PURCHASING TAX-FORFEITED LAND IN ST. LOUIS COUNTY!

Greetings from St. Louis County Land and Minerals!

We are excited to offer the land and structures shown in this catalog. Each of these properties represent opportunities for development, recreation and building new memories.

We offer these auctions of new properties three times a year, with the goal of encouraging economic development and expanding the county's property tax base. By purchasing any of these properties, you are helping us do that. Thank you! 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. (See the the next page for a full description of how proceeds are used.) We receive no tax levy support for our work.

Please review this catalog closely to ensure you understand the process and the various 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!

-Julie Marinucci, Land Commissioner

WE'RE HERE TO HELP!

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

- Tract information sheets
- General land sale questions
- Questions about a specific tract
- Online auction information
- Properties currently on the Available List



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

LAND SALE INFORMATION

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

2023 AUCTION SCHEDULE: February 9, June 8, October 12



SIGN UP TO RECEIVE LAND SALE EMAIL UPDATES

Receive free email updates about the St. Louis County Tax-Forfeited Land Sales program. Learn when new 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.

PROHIBITED BUYERS OR BIDDERS (DELINQUENT TAXES)

Anyone with delinquent real or personal property taxes in St. Louis County is prohibited from purchasing state tax-forfetied land.

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.

OPPORTUNITY - Available Properties List

In addition to the properties shown in this booklet, St. Louis County also has properties that are available for sale right now, over the counter. These are properties previously offered for purchase to the highest bidder at an auction and have not yet been acquired. These properties are now on the Available List and can be purchased on a first come, first served basis 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 at stlouiscountymn.gov/landsales. You also may contact any of our offices to learn more, or find these properties referenced In the Tax Forfeit Land Sale layer on the County Land Explorer at: gis.stlouiscountymn.gov/landexplorer.

REVENUE GENERATED

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



SALES AND PAYMENTS

Land and Minerals Department St. Louis County, Minnesota

When purchasing tax-forfeited property, the following fees apply:

	AMOUNT DUE UPON SALE	
	Down Payment	10% of the total sale value or $500, whichever is greater.
	State Assurance Fee	3% of total sale value. 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 Total Sale Value plus buyer premium for sales over $3,000.
	Buyer Premium	For online auctions, there is a buyer premium of 3.5% of the total sale price of land, timber and structures (final bid).

*for purchases in 2022, taxes will be payable in 2023.

PAYMENT IN FULL OR CONTRACT FOR DEED:

- For purchases up to $500, payment in full is required at time of sale.
- For purchases of more than $500, payment in full may not be required at time of sale.

OPTION #1: PAY IN FULL

OPTION #2: CONTRACT FOR DEED

- **10% DOWN PAYMENT:** Ten percent (10%) of the total sale value or $500, whichever is greater, PLUS the full value of timber and/or certified assessments, if applicable.
- **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 the 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 REQUIREMENTS:** Payment must be made by personal check, cashier's check, certified check or money order made payable to the "St. Louis County Auditor".
- **PAYMENT SCHEDULE:** One (1) annual payment per year.
- **INTEREST:** The interest rate is ten percent (10%), as determined by state statute.

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).

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

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

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

LAND SALE INFORMATION

Land and Minerals Department St. Louis County, Minnesota

EXAMPLE

FROM THE SALE ADVERTISEMENT:

Land	**$7,000.00**
Timber	**$1,000.00**
Improvements	**$2,000.00**
Minimum Bid	**$10,000.00**
Certified Assessments	**$500.00**

The Total Sale Value is the price of land, timber, structures and assessments.

Certified assessments are not subject to bid up. They must be paid in full at the time of sale, in addition to the down payment.

In this example, timber is 10% of the initial price; the final timber value is 10% of the final price. Timber must be paid in full at the time of sale, in addition to the down payment.

Contact any of our offices with questions or to get a final cost estimate for any tracts or bid amounts. The final cost will be calculated after the close of the auction.

	Minimum Bid	Bid Up
	$10,000.00	$15,000.00
Down Payment	$1,050.00	$1,550.00
State Assurance Fee	$300.00	$450.00
Assessments	$500.00	$500.00
Timber Value	$1,000.00	$1,500.00
Recording Fee	$46.00	$46.00
Deed Fee	$25.00	$25.00
Deed Tax	$34.16	$51.23
Buyer Premium	$350.00	$525.00
Total Pay in Full	$11,255.16	$16,597.23
Down On Contract	$3,246.00	$4,571.00

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.

5 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.

REAL ESTATE TAXES AND VALUATION

TAX-FORFEITED PROPERTY IS TAX EXEMPT UNTIL SOLD
When a tax-forfeited property is sold, it is returned to the tax rolls. Purchasers of tax-forfeited 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.

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 as well as provides for a variety of options for submitting your property tax payments. Contact 218-726-2383 for property tax questions or for an estimate.

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. Because each property is unique, 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. (It includes sales tax. St. Louis County does not charge sales tax on tax-forfeited land sales.) We (St. Louis County Land and Minerals) will provide the correct amount due when we calculate your **FIGURES** (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 ten (10) business days of the closing of the auction.
- Upon registration, we will generate your **PAPERWORK** and calculate your **FIGURES** (the total amount of the sale, including all fees), and your payment options. Please see the **SALES AND PAYMENTS** page for details. Once you receive the paperwork and figures, you must sign the paperwork and return it to us with payment within ten (10) business days.
- If you choose the **CONTRACT FOR DEED** option, the down payment will be ten percent (10%) of the basic sale price or $500, whichever is greater, PLUS the full value of timber and/or certified assessments and recording fee. Payments are annual, plus interest. The interest rate is ten percent (10%), as determined by state statute. The contract can be paid off at any time without penalty.
- Once the **CONTRACT IS SATISFIED** or if you choose to **PAY IN FULL**, the state deed will be requested from the Minnesota Department of Revenue. It takes approximately 4 to 6 weeks to receive the deed from the state, record it and send it to the buyer.

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 **ASSESSSMENTS** reinstated after sale.
  - **PROPERTY INSURANCE** on insurable structures.
  - 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**.
- 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 listing of commonly used phone numbers to check on assessments, zoning, and other regulations. All phone numbers listed below are 218 area code unless noted. A list of all city and township officers and contact information can be found at: stlouiscountymn.gov/HOME/Cities-Towns-Schools.

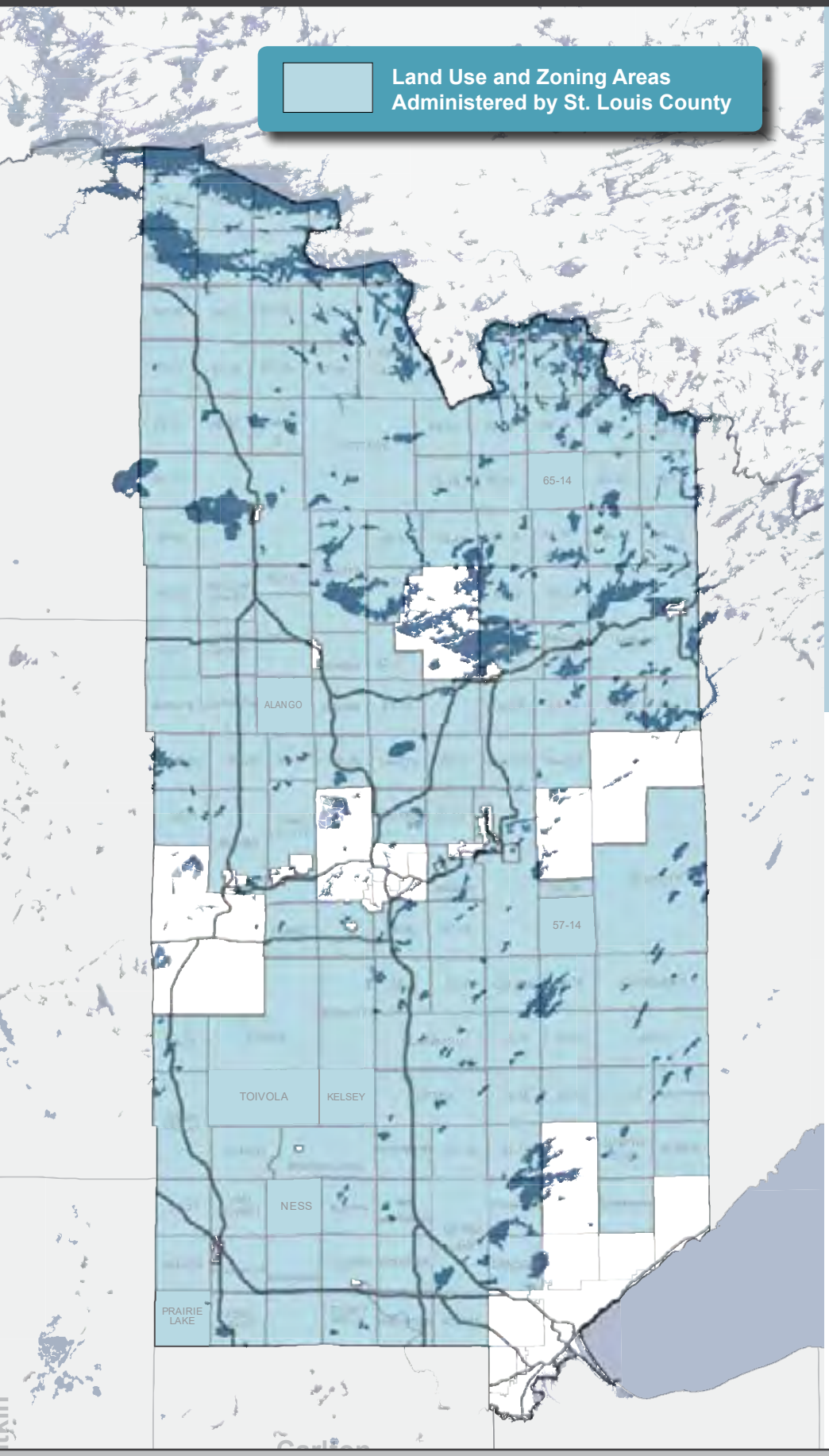
ST. LOUIS COUNTY	
Area Code	**(218)**
Assessors	726-2304
Auditor	726-2380
Environmental Services	749-9703
Land and Minerals	726-2606
Planning & Comm. Development (Zoning) - North	749-7103
Planning & Comm. Development (Zoning) - South	725-5000
Recorder's Office	726-2680
CITIES	
Aurora	229-2614
Babbitt	827-3647
Biwabik	865-4183
Brookston	507-202-8708
Buhl	258-3226
Chisholm	254-7902
Cook	666-2200
Duluth	
Planning and Development	730-5580
Fire Dept: 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	929-2321
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	721-5001
Tower	753-4070
Virginia	748-7500
Winton	365-5941

TOWNS	
Alango	780-1182
Alborn	345-8091
Alden	595-0550
Angora	750-7415
Arrowhead	260-5452
Ault	612-201-5943
Balkan	254-3967
Bassett	612-735-2772
Beatty	750-3364
Biwabik (Town)	865-4238
Breitung	559-433-7754
Brevator	879-6110
Camp 5	757-3564
Canosia	260-5600
Cedar Valley	320-237-2234
Cherry	966-6145
Clinton	780-3678
Colvin	501-322-9307
Cotton	482-3216
Crane Lake	993-1303
Culver	349-3882
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	729-9185
Elmer	610-730-8923
Embarrass	984-2084
Fairbanks	848-2465
Fayal	744-2878
Field	780-7012
Fine Lakes	390-9249
Floodwood	485-1508
Fredenberg	409-1999
French	969-7936
Gnesen	340-3263
Grand Lake	729-8978
Great Scott	969-2121
Greenwood	753-2231
Halden	590-6529
Industrial	729-8334
Kabetogama	240-9325
Kelsey	427-2323
Kugler	750-0337

Lakewood	525-4991
Lavell	290-1266
Leiding	757-3205
Linden Grove	909-800-0520
McDavitt	750-4788
Meadowlands (Town)	427-2657
Midway	628-1323
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	428-5860
Normanna	409-1999
North Star	260-0543
Northland	345-8225
Owens	666-2417
Pequaywan	348-8704
Pike	749-3613
Portage	993-2475
Prairie Lake	393-4132
Sandy	741-1474
Solway	729-0503
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	427-2188
Van Buren	391-0017
Vermilion Lake	749-2902
Waasa	984-3305
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
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

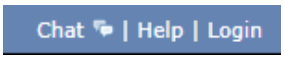
PUBLIC SURPLUS AUCTIONS
publicsurplus.com

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

How do I bid on auctions?

Are you registered with Public Surplus? If not, go to: https://www.publicsurplus.com/sms/register/user to register.

For assistance or if you have questions regarding how to make an account, please contact Public Surplus via the chat function in the upper left side of their webpage, or email at support@publicsurplus.com.



A credit card may be needed to set up an account through Public Surplus 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 – 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	010-0880-01690	$9,675.00	± 0.07 acres	C22200243



Location: East of 310 W Central Entrance, Duluth

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

Land	**$9,675.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$9,675.00**
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 2	CITY OF DULUTH	010-3480-00300	$5,440.00	± 0.46 acres	C22210111



Location: North of 9117 Lawn Street, Duluth

Legal: NLY 1/2 of LOT 26, BLOCK 1, REARRANGEMENT NORTON BAY VIEW OUTLOTS DULUTH

Land	**$5,440.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$5,440.00**
Certified Assessments	**$0.00**



A non-conforming, vacant, wooded parcel in the Bayview Heights neighborhood of Duluth with no known legal access. This +/- 66' x 304' property is zoned 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. 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 3	CITY OF DULUTH	010-4270-00260	$20,550.00	± 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	**$20,550.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$20,550.00**
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 4

CITY OF DULUTH	010-4490-00650	**$15,000.00**	± 0.05 acres	C22220536



Location: Between 5116 and 5106 Ramsey Street, Duluth

Legal: LOT 1, BLOCK 196, WEST DULUTH 3RD DIVISION ALTERED PLAT OF

Land	**$15,000.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$15,000.00**
Certified Assessments	**$0.00**



This +/- 25' x 100' parcel is located on Ramsey St. in the Spirit Valley neighborhood of Duluth. This tract is zoned R-P (Residential-Planned). 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 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 CHISHOLM	020-0010-00710	**$21,259.36**	± 0.07 acres	C22220538



Location: 106 1st Street NW, Chisholm

Legal: Lot 29, Block 2, CHISHOLM

Land	**$3,300.00**
Timber	**$0.00**
Improvements	**$17,900.00**
Minimum Bid	**$21,200.00**
Certified Assessments	**$59.36**



A 1+ story structure with a kitchen, dining and living rooms, 2 bedrooms, 1 bathroom, an unfinished basement and a single detached garage. Condition of utilities is unknown. This +/- 25' x 125' parcel is a non-conforming lot of record and is zoned Retail. Contact City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for details regarding a certified assessment in the amount of $59.36 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any abandoned 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).

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 COOK	120-0030-00490	**$1,750.00**	± 0.12 acres	C22210231



Location: Between 413 and 415 4th Street NW, Cook

Legal: Lot 18, Block 2, BALLIETS ADDITION TO COOK

Land	**$1,750.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$1,750.00**
Certified Assessments	**$0.00**



This non-conforming +/- 40' x 140' parcel is zoned R-1 (One and Two Family Residential District). Contact the City of Cook for permitted uses and zoning questions. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (T#280887).

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Tract 7

CITY OF HIBBING	140-0050-03090, 03100, 03110	**$6,280.21**	± 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	**$6,210.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$6,210.00**
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 8

CITY OF HIBBING	140-0120-02120	**$1,080.00**	± 0.33 acres	C22180115



Location: North side of the east end of 1st Street, Kitzville, Hibbing

Legal: LOTS 14 THRU 17, BLOCK 9, KITZVILLE HIBBING

Land	**$1,080.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$1,080.00**
Certified Assessments	**$0.00**



This +/- 89' x 130' and 80' x 130' irregularly shaped parcel is divided by an undeveloped, platted alley and is zoned R-3 (Multiple Family Residence District). 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).

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Tract 9

CITY OF HIBBING	141-0020-00160	**$21,850.00**	± 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	**$21,650.00**
Timber	**$200.00**
Improvements	**$0.00**
Minimum Bid	**$21,850.00**
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 10

CITY OF HIBBING	141-0050-05354	**$13,725.00**	± 19.43 acres	C22220546



Location: Approximately 0.28 of a mile south of Marksmanship Center Road and Old Hwy 169, Hibbing

Legal: THAT PART OF SW1/4 OF SW1/4 LYING E OF RY R/W, Sec 27 Twp 57N Rge 21W

Land	**$13,725.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$13,725.00**
Certified Assessments	**$0.00**



This parcel is approximately 19.43 acres and adjoins an active railroad grade. It is crossed by a powerline and an underground gas line. Parcel has no known legal access. Zoning is R-R (Rural-Residential District). Contact the City of Hibbing for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. 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.

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Tract 11

CITY OF MT IRON	175-0071-03002, 03032	**$14,040.00**	± 19.01 acres	C22210219



Location: North and west of 5249 Mineral Avenue, Mt. Iron

Legal: SLY 66 FT OF NE1/4 OF NW1/4 and W1/2 of SE1/4 of NW1/4 lying Northerly of Southerly 200 feet, Sec 22 Twp 58N Rge 18W

Land	**$12,360.00**
Timber	**$1,680.00**
Improvements	**$0.00**
Minimum Bid	**$14,040.00**
Certified Assessments	**$0.00**



This irregularly shaped parcel is approximately 19 acres and is crossed by a powerline. Zoning is MM (Mineral Mining District). Contact the City of Mountain Iron for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. There may be acreage, front feet, and/or parcel layout discrepancies – potential buyers should consult with a surveyor. Check with the City of Mountain Iron for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee $92.00 (T#294340 and 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 12

TOWN OF BEATTY	250-0031-00010	**$36,000.00**	± 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	**$35,000.00**
Timber	**$1,000.00**
Improvements	**$0.00**
Minimum Bid	**$36,000.00**
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.

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Tract 13

TOWN OF BEATTY	250-0032-00040	**$37,000.00**	± 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	**$36,500.00**
Timber	**$500.00**
Improvements	**$0.00**
Minimum Bid	**$37,000.00**
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 14

TOWN OF BEATTY	250-0118-00030	**$30,000.00**	± 2.33 acres	C22210196



Location: South of 4433 North Arm E, Cook

Legal: LOT 3, BLOCK 1, OLECRANON THIRD ADDITION

Land	**$29,000.00**
Timber	**$1,000.00**
Improvements	**$0.00**
Minimum Bid	**$30,000.00**
Certified Assessments	**$0.00**



This parcel is approximately 2.33 acres with about 240 feet of frontage on Elbow Lake. Parcel has water access 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 contains wetlands that may impact development and/or access plans. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee $46.00 (Abstract).

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Tract 15

TOWN OF BREITUNG	270-0090-01770, 01830	**$12,500.00**	± 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	**$12,500.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$12,500.00**
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 16

TOWN OF CLINTON	295-0013-00100	**$22,140.00**	± 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	**$20,740.00**
Timber	**$1,400.00**
Improvements	**$0.00**
Minimum Bid	**$22,140.00**
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 17

TOWN OF COTTON	305-0020-01305	**$9,300.00**	± 20.00 acres	C22220548



Location: Approximately 0.30 of a mile northwest of Randall and Arkola Roads, Cotton

Legal: West 1/2 of NE1/4 of SE1/4, Sec 8 Twp 54N Rge 17W

Land	**$9,300.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$9,300.00**
Certified Assessments	**$0.00**



This parcel is approximately 20 acres and has no known legal access. Zoning is MU-5 (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 Cotton 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. There is additional property in this area being offered at this sale.

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

TOWN OF EAGLES NEST	317-0025-00030	**$97,300.00**	± 1.07 acres	C22200205



Location: Approximately 300 feet south of southwest corner of Sunshine Lane and Jasper Way, Eagles Nest Township

Legal: LOT 3, BLOCK 1, BIRD NEST

Land	**$97,000.00**
Timber	**$300.00**
Improvements	**$0.00**
Minimum Bid	**$97,300.00**
Certified Assessments	**$0.00**



This irregularly shaped parcel is approximately 1.07 acres with about 235 feet of frontage on Eagles Nest Lake Number 1. Zoning is SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads to the site. Check with Eagles Nest Township for any certified, pending or future assessments that may be reinstated. Recording fee $92.00 (Abstract and T#337591).

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

TOWN OF ELLSBURG	320-0100-00030	**$48,800.00**	± 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	**$48,800.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$48,800.00**
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).

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 20

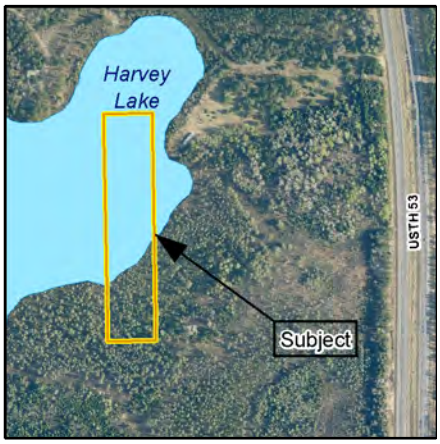
TOWN OF FAYAL	340-0010-05320	**$19,300.00**	± 4.09 acres	C22200111



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	**$19,300.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$19,300.00**
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.

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Tract 21

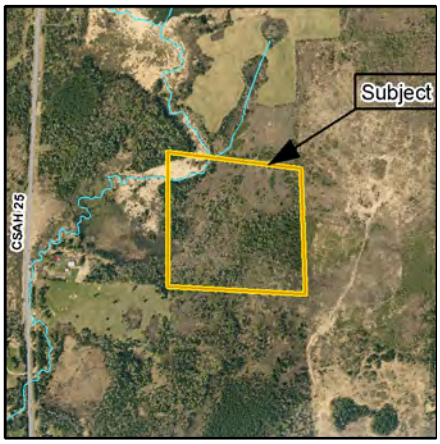
TOWN OF GREAT SCOTT	385-0010-02610	**$29,520.00**	± 40.00 acres	C22210068



Location: East of 5006 Highway 25, Mt Iron

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

Land	**$21,020.00**
Timber	**$8,500.00**
Improvements	**$0.00**
Minimum Bid	**$29,520.00**
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.

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

CITY OF RICE LAKE	520-0110-00030	**$41,775.00**	± 9.50 acres	C22220559



Location: East of 4978 Drake Road, Rice Lake

Legal: LOTS 3 & 4, HALL AND LINDERBERGS PARK PLACE



Land	**$40,175.00**
Timber	**$1,600.00**
Improvements	**$0.00**
Minimum Bid	**$41,775.00**
Certified Assessments	**$0.00**

This vacant, wooded parcel is approximately 9.5 acres on north side of the undeveloped portion of Stockholm Rd. in rural Rice Lake. An overhead powerline adjoins the northern border. Zoning is R-1 (Residential). Contact the City of Rice Lake zoning administrator at 218-721-5001 for permitted uses and zoning questions. Any potential owner must obtain the proper approvals if improving undeveloped, platted roads to the site. Check with the City of Rice Lake Clerk/Treasurer 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 23

TOWN OF STURGEON	545-0010-01160	**$23,175.00**	± 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	**$15,175.00**
Timber	**$8,000.00**
Improvements	**$0.00**
Minimum Bid	**$23,175.00**
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).

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 24

TOWN OF WHITE	570-0023-00200	**$14,700.00**	± 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	**$9,800.00**
Timber	**$4,900.00**
Improvements	**$0.00**
Minimum Bid	**$14,700.00**
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.

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 25

TOWN OF WHITE	570-0050-00130	**$4,450.00**	± 0.40 acres	C22210125



Location: East side of S 2nd Street W approximately 455 feet south of Highway 110, Aurora

Legal: Lot 13, Block 1, GARDENDALE TOWN OF WHITE



Land	**$4,450.00**
Timber	**$0.00**
Improvements	**$0.00**
Minimum Bid	**$4,450.00**
Certified Assessments	**$0.00**

This non-conforming parcel is approximately 0.4 of an acre. Zoning is RES-7 (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 White 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.

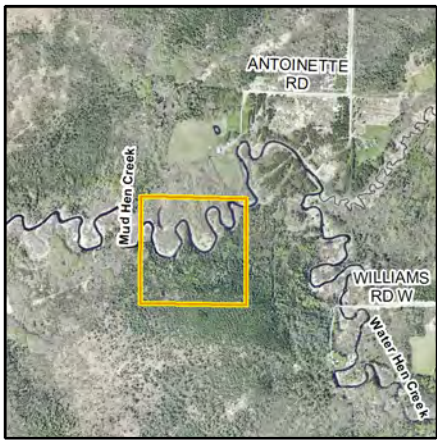
Tract 26

UNORGANIZED 56 17	690-0010-02080	**$23,275.00**	± 40.00 acres	C22210165



Location: Approximately 0.21 of a mile west of Williams Road W, Eveleth

Legal: SW 1/4 OF SE 1/4, Sec 12 Twp 56N Rge 17W



Land	**$18,275.00**
Timber	**$5,000.00**
Improvements	**$0.00**
Minimum Bid	**$23,275.00**
Certified Assessments	**$0.00**

This parcel is approximately 40 acres and is crossed by about 3,475 feet of Mud Hen Creek. Parcel has no known legal access and is zoned FAM-1 (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 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.

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.

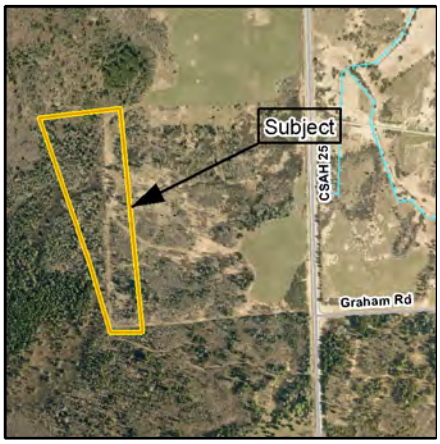
Tract 27

UNORGANIZED 60 19	725-0010-00780	**$6,345.00**	± 8.48 acres	C22210079



Location: West of Graham Road and Highway 25, Angora

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



Land	**$4,845.00**
Timber	**$1,500.00**
Improvements	**$0.00**
Minimum Bid	**$6,345.00**
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. There may be an acreage discrepancy and/or 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.

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 28	UNORGANIZED 63 21	758-0010-04420	$37,360.00	± 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	**$35,360.00**
Timber	**$2,000.00**
Improvements	**$0.00**
Minimum Bid	**$37,360.00**
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).

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.

DOs 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.

DOs

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.

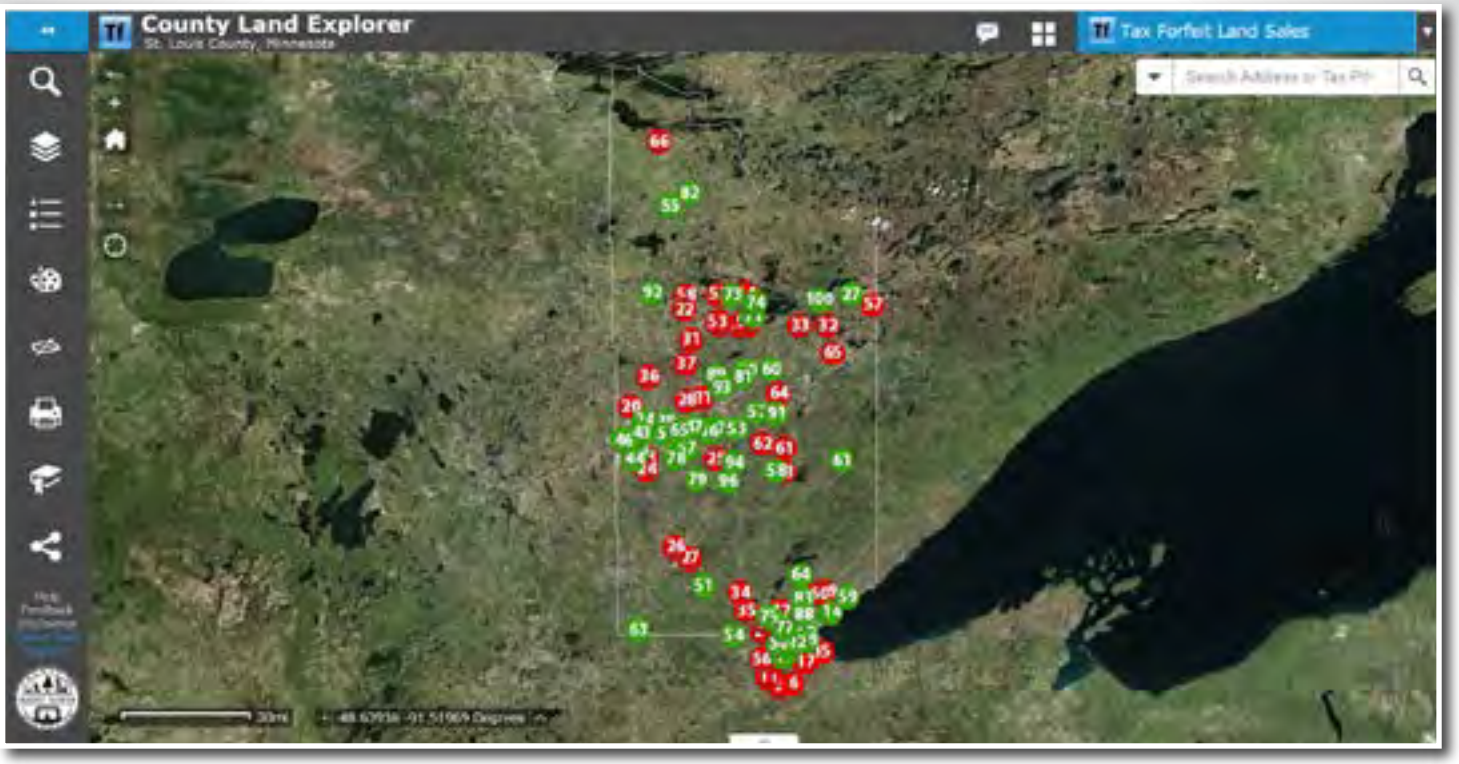


MAPPING- AUCTION AND AVAILABLE LIST

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



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. 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.

G. 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.

H. 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).

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. REAL ESTATE TAXES: Forfeited property that is repurchased, or sold at a public or private sale, on or before December 31 of an assessment year shall be placed on the assessment rolls for that year's assessment, pursuant to Minnesota Statutes §§ 272.02, Subd. 38(c). If a purchase is made before December 31, taxes will be payable for the following year.

5. 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.

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

7. 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

8. 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.

9. 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)

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

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

16. 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.

17. 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.

18. 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.

LAND SALE INFORMATION

Land and Minerals Department St. Louis County, Minnesota

Q & A

1. WHAT IS THE DATE, TIME AND LOCATION OF YOUR TAX SALE?

We have three (3) state tax-forfeited land sales per year, one each in February, June and October. All are offered online. Dates are posted by January each year at: stlouiscountymn.gov/landsales. Listings are available approximately one month before the online sale begins.

2. HOW AND WHEN DO I REGISTER FOR YOUR TAX SALES?

You can pre-register by filling out our online Registration Form found on our website: 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.

Note: you will need to register with Public Surplus to bid on online auctions at: publicsurplus.com. Contact Public Surplus via email or their chat function if you have questions about using their website.

3. 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: stlouiscountymn.gov/landsales. 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.

4. WHAT HAPPENS TO PROPERTIES THAT DO NOT SELL AT 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/landsales. Click on the "Available Property List". Properties that do not sell at continuous online auction continue to be offered through online auction.

ADDITIONAL INFORMATION

- The land and structures being offered for sale were once privately owned, but forfeited to the state due to failure to pay real estate taxes. It is the County's responsibility to manage tax-forfeited properties.
- 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 nonconservation, 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). Mineral rights are retained by the State of Minnesota.

SAINT LOUIS COUNTY
MINNESOTA

Land and Minerals Department

08-24-22—09-21-22

Tax-Forfeited Online Land Sale Auction List

www.publicsurplus.com



Continuous Online Auction 08-24-22—09-21-22

stlouiscountymn.gov/landsales