



St. Louis County, Minnesota

# TAX FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Recreational Land
- Homes
- Investment Property
- Lakeshore

**Tract 74**  
 Ban Lake  
 Beatty Township  
 17 Acres

## LAND SALE AUCTION

Thursday, February 14, 2019  
 10:00 a.m.  
 AAD Shriners Center  
 5152 Miller Trunk Highway  
 Hermantown, MN 55811



## County Financing Available

RESIDENTIAL

HIBBING



VACANT LAND

DULUTH



LAKESHORE

WHITEFACE RESERVOIR





# STATE TAX FORFEITED LAND SALE INFORMATION

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

## COPIES AND INFORMATION

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

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



## EMAIL NEWS - SIGN UP!

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

[www.stlouiscountymn.gov/landsales](http://www.stlouiscountymn.gov/landsales)

Click on the subscribe button.

## QUESTIONS and PURCHASE

For questions regarding a specific tract or to purchase over-the-counter, please contact or visit the following offices:

### DULUTH OFFICE

Government Services Center  
320 West 2nd Street, Suite 302  
Duluth, MN 55802  
218-726-2606  
[landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

### VIRGINIA OFFICE

7820 Highway 135  
Virginia, MN 55792  
218-742-9898  
[landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

### PIKE LAKE OFFICE

5713 Old Miller Trunk Highway  
Duluth, MN 55811  
218-625-3700  
[landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

## PROHIBITED PURCHASER OR BIDDERS (DELINQUENT TAXES)

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

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

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

## OPPORTUNITY - Available Properties List

In addition to parcels of land offered at a public auction, St. Louis County also has available properties for sale over-the-counter. These are properties that have previously been offered for purchase to the highest bidder at an auction, but were not acquired and are available for immediate purchase over-the-counter for the total price listed on each tract. Offers to purchase for less than what is listed cannot be accepted pursuant to state statute. The available list is posted on the county's website.



# DISCLAIMERS

Land and Minerals Department St. Louis County, Minnesota



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

**2. BIDDING:** Properties must first be offered at a public auction. All property will be sold to the highest responsible bidder. Bidding will begin at the minimum bid specified on the list. If parcel is not sold at auction, it will be for sale, over-the-counter, on a first come, first served basis. The county reserves the right to reject any bidder who has defaulted on a land sale contract.

**3. 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 land use permit.

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

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

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

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

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

**9. RADON:** 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 nor is aware of any radon testing on parcels 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 purchaser of residential tax forfeited property.

**10. 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 explained at the time of closing.

**11. DOWNPAYMENT:** For each parcel of land sold, a down payment of 10% of the purchase price or \$500, whichever is greater (Board Resolution # 1988-348), must be paid at the time of the sale, or the parcel will be sold to the next highest bidder. Those parcels purchased under an installment plan will require execution of a purchase contract. The length of the contract cannot exceed ten (10) years, and the remaining principal balance will be payable in equal annual installments plus simple interest at the rate set pursuant to Minnesota Stat. 549.09. Other terms and conditions will be explained at the time of 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 purchaser has ever made payment that has been returned non-sufficient funds (NSF).

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

**13. ACCESS:** ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD. ALL LANDS ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.

**14. INSURANCE:** ANNUAL PROOF OF INSURANCE WILL BE REQUIRED ON ALL PARCELS WITH INSURABLE STRUCTURES. Proof must be supplied to the Land and Minerals Department within 30 days of purchase, and within ten (10) days of cancellation of insurance.

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



# SALES AND PAYMENTS

Land and Minerals Department St. Louis County, Minnesota

## SALES

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

- **PAYMENT REQUIREMENTS:** Payment must be made by personal check, cashier's check, certified check or money order made payable to the "St. Louis County Auditor".
- **IS PAYMENT IN FULL REQUIRED ON DAY OF SALE:** Payment in full may not be required (if \$500 or more) at the time of sale, depending upon the advertised total value listed for each parcel.

### AMOUNT DUE UPON SALE

AMOUNT DUE UPON SALE	
	<b>Down Payment</b> 10% of the total sale value or \$500, whichever is greater.
	<b>State Assurance Fee</b> 3% of total sale price of land, timber and structures. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the state has to defend its right to forfeit land.
	<b>Assessments</b> 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.
	<b>Timber Value</b> Paid in full at the time of sale. Please note: The timber value increases the same percentage as the sale bid up.
	<b>Recording Fee</b> \$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.
	<b>Deed Fee</b> \$25.00
	<b>Deed Tax</b> .0033 times the purchase price.

## PAYMENT OPTIONS

### OPTION #1: PAY IN FULL

### OPTION #2: CONTRACT FOR DEED

- **10% DOWNPAYMENT:** Ten percent (10%) downpayment.
- **INTEREST:** A ten percent (10%) interest rate, as determined by state statute.
- **LENGTH OF CONTRACT:** A ten (10) year term for financing is available if sale value is over \$4,000. Based on the parcel value, the following chart indicates the length of contract.



PARCEL VALUE	LENGTH OF CONTRACT
<b>Less than \$500</b>	Must be paid in full
<b>\$500 - \$999</b>	2 years
<b>\$1,000 - \$1,999</b>	4 years
<b>\$2,000 - \$2,999</b>	6 years
<b>\$3,000 - \$3,999</b>	8 years
<b>\$4,000 or greater</b>	10 years

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

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

## QUESTIONS

### 1 DO YOU ALLOW INVESTORS TO INVEST AT YOUR TAX SALES WITHOUT ATTENDING (I.E. ABSENTEE BIDDING)?

Bidders or their representatives must be present at our sales.

### 2 WHAT HAPPENS TO A TAX SALE PROPERTY THAT HAS AN UNSATISFIED MORTGAGE HELD AGAINST IT?

The law is unclear whether a tax forfeited property is subject to an unsatisfied mortgage against it. It is advised that all buyers consult a real estate attorney prior to purchasing tax forfeited lands with unsatisfied mortgages held against them.

### 3 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.

### 4 WHAT TYPE OF DOCUMENT IS ISSUED AT THE SALE?

Once the financial obligations and property conditions are satisfied, a state deed is issued by the Minnesota Department of Revenue.



# PRE-REGISTRATION FORM

## Tax Forfeited Lands

St. Louis County, Minnesota

3002

### NOTICE: Prohibited Purchaser or Bidder (Delinquent Taxes)

St. Louis County will be reviewing all pre-registration forms prior to the auction to validate all purchasers and bidders for delinquent taxes. If delinquent taxes exist, then the potential purchaser or bidder is prohibited from auction participation.

Any person, or entity, or entity controlled by such a person, is a prohibited purchaser or bidder, if said person or entity is delinquent on real or personal property taxes in St. Louis County. Please check prior to auction that all the real or personal property taxes are paid. If you are interested in purchasing tax forfeited property on the available list or public auction, you must pay all your delinquent taxes prior to bidding or purchasing. **No Exceptions!**

#### DIRECTIONS

Please **PRINT CLEARLY** and submit pre-registration form to the Land and Minerals Department via mail, fax or email no later than 4:30 pm the day prior to the auction. Form submission prior to the auction allows bidder to use the convenient "Pre-Registered Bidder" line at the auction. Pre-registering allows you to simply sign in and pick up your bidder number, saving you time. If you choose not to pre-register, simply complete this form and submit it at the auction.

#### CONTACT

##### ADDRESS

St. Louis County  
Land and Minerals Department  
Government Services Center  
320 West 2nd Street, Suite 302  
Duluth, MN 55802

##### EMAIL:

[landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

**PHONE:** (218) 726-2606

**FAX:** (218) 726-2600

**WEB:** [stlouiscountymn.gov](http://stlouiscountymn.gov)

#### BIDDER INFORMATION

Bidder Name (First, Last)

#### PURCHASER INFORMATION (If more than two (2) please fill out an additional form)

Purchaser Name (First, Last) *EXACTLY as to appear on the contract or deed*

Daytime Phone #

Purchaser Name (First, Last) *EXACTLY as to appear on the contract or deed*

Email

Mailing Address *(Where to send deed, contact for deed, billings, tax statements, etc.)*

City

State

ZIP

#### COMPANY INFORMATION (If bidding on behalf of a company)

Company Name

Name (First, Last)

Title

Company Type (e.g. LLC, Inc.)

Which state was the company organized and registered?

#### OWNERSHIP (For DEED purposes only)

Check One

Single Ownership

Co-ownership: Joint Tenancy

Co-ownership: Tenancy in Common

Co-ownership: Other

#### TRACT (Optional)

Tract #'s You Are Interested In?

#### HOW DID YOU HEAR ABOUT THIS SALE? (Optional - Check all that apply)

Auction Book

Press Release

Radio

Newspaper

Zillow

Trulia

Mailing from County

Family or Friends

Sign

Email News

County Website

Other



# PURCHASER OR BIDDER

## Qualifications

St. Louis County, Minnesota

3002

### Prohibited Purchaser or Bidder (Delinquent Taxes)

Any person, or entity, or entity controlled by such a person, is a prohibited purchaser or bidder, if said person or entity is delinquent on real or personal property taxes in St. Louis County. Please check prior to auction that all the real or personal property taxes are paid. **No Exceptions!**

### PROPERTY OWNERSHIP

Yes  No Do you currently own or have interest in real or personal property located in St. Louis County? *If no, skip to signature.*

### PURCHASER or BIDDER

Purchaser/Bidder Name (First, Last)		Purchaser/Bidder Name (First, Last)		
Purchaser/Bidder Address		City	State	Zip

### PURCHASER or BIDDER DELINQUENCY

Yes  No Is purchaser(s) or bidder currently delinquent on any real or personal property that you own in St. Louis County?

Yes  No Has purchaser(s) or bidder ever defaulted on a purchase or repurchase contract with the St. Louis County Land and Minerals Department?

### BUSINESS

Yes  No Do you as a purchaser(s)/bidder above, have any business and/or organizations that you are affiliated with and/or have an ownership interest in and/or have a controlling interest in? *If no, skip to signature.*

If yes, list the businesses and/or organizations that you are affiliated with and/or have an ownership interest in or have a controlling interest in.

1. Business/Organization Name			
Address	City	State	ZIP
2. Business/Organization Name			
Address	City	State	ZIP

If you have additional businesses/organizations that you are affiliated with, please attach list of names and addresses.

### BUSINESS DELINQUENCY

Yes  No Are any of the businesses that you are affiliated with delinquent on real property taxes in St. Louis County?

Yes  No Are any of the businesses that you are affiliated with delinquent on personal property taxes in St. Louis County?

Yes  No Have any of the businesses that you are affiliated with ever defaulted on a purchase or repurchase contract with the St. Louis County Land and Minerals Department?

If you have answered "yes" to any of the questions above, per County Board policy, you are a prohibited purchaser or bidder of tax forfeited land in St. Louis County. Please pay all of your delinquent taxes prior to bidding on or purchasing any tax forfeited land.

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that if any of this information turns out to be false, the sale will be voided. If sold at auction, the parcel(s) may be reoffered for sale.

Signature	Date
Signature	Date



# Q & A

Land and Minerals Department St. Louis County, Minnesota

Are you interested in attending a Land and Minerals Department Properties Auction? Bidder registration and attendance is free.

## 2019 Auction Schedule

**February 14**

Hermantown

**June 13**

Hermantown

**October 10**

Virginia

## QUESTIONS

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

We have three state tax forfeited land sales per year, one each in February, June and October. The dates will be posted by January each year to our website located at: [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov). Click on the "Tax Forfeited Land Sales" link. Listings for the next land sale will be available approximately one month before the sale date.

### 2. WHEN AND WHERE ARE YOUR SALES ADVERTISED?

The land sales are advertised in the official newspaper of the county (currently the Duluth News Tribune [www.duluthnews.com](http://www.duluthnews.com)) and on the website at: [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov). Free printed copies of the booklets can be picked up at St. Louis County offices or from one of our multiple area wide distribution sites, which are listed on our website.

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

You can register early by completing and mailing or faxing the pre-registration form enclosed in the Land Sale booklet, by filling out the pre-registration online form found on our website at: [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov), or by registering at the auction. Registration is not necessary to attend the auction, but it is required if you choose to bid on a parcel.

### 4. WHAT HAPPENS TO THE PROPERTIES THAT DO NOT SELL AT THE AUCTION? ARE THEY STILL AVAILABLE FOR PURCHASE?

Properties that do not sell at auction can be purchased over-the-counter from the Land and Minerals Department, and can even be purchased or financed through the mail. Properties on our Available Lands List are offered on a first come, first served basis and can be viewed on our website: [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov). Click on the "Tax Forfeited Land Sales" link, then select "Available Property List".

### 5. HOW DO I GET ACCESS ACROSS STATE TAX FORFEITED LANDS?

There are three ways the St. Louis County Land and Minerals Department grants access across state tax forfeited lands:

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

To request access across St. Louis County State Tax Forfeited land, please fill out the "Application for Access Across Tax Forfeited Lands" and return it to a St. Louis County Land and Minerals Department office nearest you. Filling out the application does not guarantee that access will be granted. All requests are evaluated on a case-by-case basis. The form can be downloaded at: [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov) >Land & Minerals >Tax Fofeited Trust Lands >Access, Encumbrances and Trails. Print the Application form (Adobe PDF format), or pick one up at any Land and Minerals Department office. Please read the "Instructions for Applying for Access Across Tax Forfeited Lands" for detailed information on requirements within the application.

### 6. COULD YOU TELL ME ABOUT THE ST. LOUIS COUNTY TAX FORFEITED LAND SALES?

- Tax forfeite d lands, classification and sale are governed by Minnesota State Statute § 282 (Tax forfeited lands; classification, sale) and resolutions of the County Board.
- Tax forfeited lands are either reserved for conservation purposes or disposed of through a classification system that is determined by the County Board and approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources).
- When a parcel forfeits, County Board resolution determines its classification, upon approval of the Commissioner of Natural Resources (Minnesota Department of Natural Resources). When a parcel is classified as non-conservation, it can be sold for private ownership via auction.
- Parcels identified for auction (and approved as being able to sell) are sold to the highest bidder; however, not for less than the value that is set by the County Board.
- When a parcel is classified as conservation, it is set aside as primarily suitable for resource management (i.e. timber production).
- Land containing standing timber may not be sold until the timber value and the sale of the land have been approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources). Minerals in tax forfeited land and tax forfeited stockpiled metallic minerals or materials are subject to mining (mineral rights).

### 7. WHAT HAPPENS TO THE MONEY THAT THE LAND AND MINERALS DEPARTMENT BRINGS IN?

- The County Board may set aside no more than 30% for timber development (which include Memorial Forests).
- The County Board may set aside no more than 20% (by resolution) to be used for recreation.
- The Land and Minerals Department is self-supporting, with any balance remaining after operational costs distributed as follows (this is called apportionment):
  - 40% to the County's General Fund
  - 40% to school districts
  - 20% to towns or cities



# PHONE LIST

Land and Minerals Department St. Louis County, Minnesota

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

CITIES	
Area Code	(218)
Aurora	229-2614
Babbitt	827-3464
Biwabik	865-4183
Brookston	428-4929
Buhl	258-3226
Chisholm	254-7900
Cook	666-2200
Duluth	
Community Planning	730-5580
Construction Services	730-5300
Life Safety	730-4380
Treasurer	730-5350
Ely	365-3224
Eveleth	744-7444
Floodwood	476-2751
Gilbert	748-2232
Hermantown	729-3605
Hibbing	262-3486
Hoyt Lakes	225-2344
Iron Junction	744-1412
Kinney	258-3836
Leonidas	248-8100
MnKinley	749-5313
Meadowlands	427-2565
Mt. Iron	748-7570
Orr	757-3288
Proctor	624-3641
Rice Lake	721-3778
Zoning Administrator	721-5001
Tower	753-4070
Virginia	748-7500
Winton	365-5941
TOWNS	
Alango	666-2673
Alborn	343-6564
Alden	595-0550
Angora	750-7415
Arrowhead	879-6423
Ault	848-2400
Balkan	254-3967
Bassett	235-0657

Beatty	666-2932
Biwabik (Town)	865-4238
Breitung	753-6020
Brevator	879-6110
Camp 5	969-6547
Canosia	729-9833
Cedar Valley	476-2497
Cherry	263-6741
Clinton	780-3678
Colvin	780-7323
Cotton	482-3216
Crane Lake	993-1303
Culver	590-5113
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	482-3407
Elmer	391-4122
Embarrass	984-2084
Fairbanks	848-2465
Fayal	744-2878
Field	666-2487
Fine Lakes	476-2770
Floodwood	476-2598
Fredenberg	721-3991
French	969-7936
Gnesen	721-3158
Grand Lake	729-8978
Great Scott	258-3810
Greenwood	753-2231
Halden	476-2796
Industrial	391-8776
Kabetogama	875-2082
Kelsey	427-2323
Kugler	753-3314
Lakewood	626-5162
Lavell	263-9787
Leiding	757-3205
Linden Grove	780-4245
McDavitt	744-4213
Meadowlands (Town)	427-2657
Midway	624-7985
Morcom	376-4560
Morse	365-2613

Ness	343-0541
New Independence	428-5860
Normanna	626-5162
North Star	343-6594
Northland	393-7007
Owens	666-2417
Pequaywan	525-4068
Pike	749-3613
Portage	993-2475
Prairie Lake	357-3204
Sandy	780-3940
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	427-2188
Van Buren	476-2831
Vermilion Lake	749-3259
Waasa	984-3305
White	229-2813
Willow Valley	750-1699
Wuori	741-0997

## ST. LOUIS COUNTY

Assessors	726-2304
Auditor	726-2380
Environmental Services	749-0625
Land and Minerals	726-2606
Planning & Comm. Development (Zoning) - North	749-7103
Planning & Comm. Development (Zoning) - South	725-5000
Recorder's Office	726-2680

## STATE

DNR Waters (Shoreland Permits)	834-1441
MN Pollution Control Agency	1-800-657-3864
MN Department of Health	1-800-383-9808

## OTHER

Pike Lake Area Wastewater Collection System (PLAWCS)	729-9007
North Shore Sanitary Sewer District	1-877-824-4871



# ZONING AND DEVELOPMENT

Land and Minerals Department St. Louis County, Minnesota

Land Use and Zoning Areas Administered by St. Louis County

## 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:** Canosia, Duluth, Gnesen, Lakewood, Midway

**Tract 1**

City Of Duluth

010-0150-00090

**\$54,800.00**

± 0.80 acres

C22180201

**Location:** southwest of 2802 W 12th Street, Duluth**Legal:** LOTS 3 THRU 13, BLOCK 2, ATLANTIC AVE ADDITION DULUTH

Land	\$54,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$54,800.00</b>



Vacant, grassy lot near the end of W 12th St. in the Lincoln Park neighborhood of Duluth. Fill was deposited on this site for several years. This irregularly shaped parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses, zoning questions, and utility (sewer) and road extensions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#213520).

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

010-0280-00590,00700

**\$41,250.00**

± 1.20 acres

C22180324

**Location:** on Old North Shore Road and Brighton Street, west of Pleasant Avenue, Duluth**Legal:** LOTS 24 AND 25 and LOT 35, BLOCK 2, BRIGHTON GARDENS 1ST DIVISION DULUTH

Land	\$41,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$41,250.00</b>



Vacant, wooded parcels in the North Shore neighborhood of Duluth. The structures that previously occupied this site were removed in 2014. This property is encumbered by an 80 foot right of way for force main (water line), and a pipeline (sewer) easement. Approximately 1.2 acres, this property is zoned RR-2 (Residential-Rural). Contact City of Duluth Construction Services for permitted uses and zoning questions. The Duluth North Shore Sanitary District should be contacted with questions regarding sewer hookup, cost, and any outstanding assessments that may be reinstated. Contact City of Duluth Engineering for details regarding the future water line replacement project. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessment. Recording fee \$66.00 (T#295200, T#33843).

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

010-0840-02180

**\$4,500.00**

± 0.07 acres

C22180321

**Location:** south side of the west dead end of Dickerman Avenue, Duluth**Legal:** LOT 28, BLOCK 5, DICKERMANS DIVISION OF DULUTH

Land	\$4,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$4,500.00</b>



Vacant, grassy, non-conforming lot near the end of Dickerman Ave. in the Cody neighborhood of Duluth. This +/- 25' x 125' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining on site is part of sale. Recording fee \$46.00 (T#220097).

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

010-1800-00730

**\$4,500.00**

± 0.07 acres

C22180320

**Location:** just north of 1505 101st Avenue W, Duluth**Legal:** LOT 27, BLOCK 5, GARY FIRST DIVISION DULUTH

Land	\$4,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$4,500.00</b>



Vacant lot on 101st Ave. W in the Gary New Duluth neighborhood of Duluth. This +/- 30' x 100' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining on this site will be part of the sale. Recording fee \$46.00 (T#8884).

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

**Tract 5**

City Of Duluth

010-1800-09260

**\$2,200.00**

± 0.05 acres

C22170236

**Location:** north of 1203 Commonwealth Avenue, Duluth**Legal:** LOT 31, BLOCK 36, GARY FIRST DIVISION DULUTH

Land	\$2,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,200.00</b>



Vacant, approximately 2,500 sq. ft. parcel with frontage on Commonwealth Ave. in Gary New Duluth neighborhood. This +/- 25' x 100' lot is a non-conforming lot of record. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#301905).

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

**Tract 6**

City Of Duluth

010-1800-09770

**\$3,100.00**

± 0.07 acres

C22170237

**Location:** southwest of the intersection of W Gary Street and 102nd Avenue W, Duluth**Legal:** LOT 19, BLOCK 38, GARY FIRST DIVISION DULUTH

Land	\$3,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,100.00</b>



Vacant, grassy lot southwest of the intersection of W Gary St. and 102nd Ave. W in the Gary New Duluth neighborhood. Parcel is a non-conforming lot of record. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#58273).

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.

<b>Tract 7</b>	City Of Duluth	See Comments	<b>\$45,825.00</b>	± 0.78 acres	C22180351
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**Location:** east side of Commonwealth Avenue from E McGonagle Street almost to the fire hall, Duluth  
**Legal:** LOT 6 and LOT 7 and LOT 8 and LOT 9 and LOT 10 and LOT 11 and LOT 12 and LOT 13 and LOT 14 and LOT 15 LOT 16 and LOT 17 and LOT 18, BLOCK 48, GARY FIRST DIVISION DULUTH

Land	\$45,825.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$45,825.00</b>



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

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

<b>Tract 8</b>	City Of Duluth	010-2190-00380,00390	<b>\$10,000.00</b>	± 0.23 acres	C22170325
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**Location:** west side of Swan Lake Road between Maple Grove Road and W Ideal Street, Duluth  
**Legal:** LOT 1 and LOT 2, BLOCK 7, HIGHLAND GARDENS 2ND DIVISION DULUTH

Land	\$10,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$10,000.00</b>



Vacant, approximately 0.23 acre property on Swan Lake Rd. in the Duluth Heights neighborhood. This irregularly shaped property is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any other certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessment. Recording fee \$46.00 (T#209556).

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.

<b>Tract 9</b>	City Of Duluth	010-2230-04180,04190,04200	<b>\$27,450.00</b>	± 0.54 acres	C22180202
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**Location:** west of 1224 Joshua Avenue, Duluth  
**Legal:** LOT 36 and LOT 37 and LOTS 38 THRU 42, BLOCK 9, HOME ACRES 1ST DIVISION OF

Land	\$27,450.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$27,450.00</b>



Vacant, wooded lots in the Duluth Heights neighborhood of Duluth. Street and utility easements encumber the northeast corner. This +/- 133' x 175' property is zoned RR-1 (Residential-Rural). Contact City of Duluth Construction Services for permitted uses and zoning questions. Parcels are lots of record. These parcels contain wetlands that may impact development and/or access plans. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessment. Any personal property remaining is part of the sale. Recording fee \$66.00 (T#233838, T#244903).

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

**Tract 10**

City Of Duluth

010-2250-00590

**\$70.00**

± 0.02 acres

C22140078

**Location:** between 1926 and 2002 Hutchinson Road, Duluth**Legal:** LOT 1, BLOCK 4, HOMEBUILDERS PARK DULUTH

Land	\$70.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$70.00</b>



A non-conforming, triangularly shaped parcel, located on the south side of Hutchinson Rd. between Selkirk St. and Exhibition Dr. This +/- 753 sq. ft. parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#179568).

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

**Tract 11**

City Of Duluth

010-2420-05355

**\$850.00**

± 0.05 acres

C22180271

**Location:** north and west of 7009 Pulaski Street, Duluth**Legal:** NLY 19 FT of LOT 19, BLOCK 26, HUNTER/MARKELLS GRASSY POINT ADDN TO DULUTH

Land	\$850.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$850.00</b>



This +/- 19' x 125' property is located in the Norton Park neighborhood of Duluth. It is a non-conforming lot of record in a R-1 (residential) zone district. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#137466).

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

**Tract 12**

City Of Duluth

010-2940-01310,01320

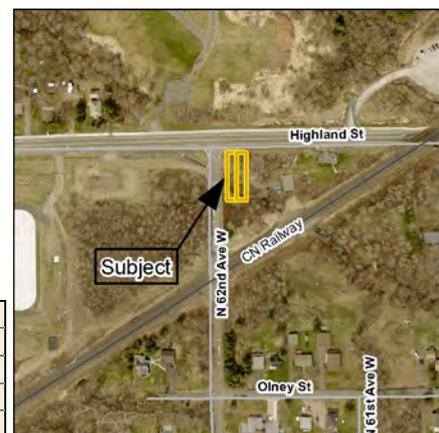
**\$7,425.00**

± 0.14 acres

C22180325

**Location:** southeast of the intersection of Highland Street and N 62nd Avenue W, Duluth**Legal:** LOT 1 and LOT 2, BLOCK 14, LLOYDS DIVISION OF WEST DULUTH

Land	\$7,425.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$7,425.00</b>



Vacant, wooded property in the Cody neighborhood of Duluth. There is a driveway in trespass across this tract. This +/- 50' x 125' property is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Utilities would have to be extended. Check with the City of Duluth Treasurer'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.

**Tract 13**

City Of Duluth

010-3030-02070

**\$8,400.00**

± 0.16 acres

C22180336

**Location:** south side of Jay Street at the dead end west of N 44th Avenue East, Duluth**Legal:** LOT 4, BLOCK 82, LONDON ADDITION TO DULUTH

Land	\$8,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$8,400.00</b>



Vacant, wooded lot on the south side of Jay St. in the Lakeside neighborhood of Duluth. This +/- 50' x 140' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer'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.

**Tract 14**

City Of Duluth

010-3030-02080

**\$8,400.00**

± 0.16 acres

C22180337

**Location:** south side of Jay Street at the dead end west of N 44th Avenue East, Duluth**Legal:** LOT 5, BLOCK 82, LONDON ADDITION TO DULUTH

Land	\$8,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$8,400.00</b>



Vacant, wooded lot on the south side of Jay St. in the Lakeside neighborhood of Duluth. This +/- 50' x 140' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer'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.

**Tract 15**

City Of Duluth

010-3030-04804

**\$25,200.00**

± 0.24 acres

C22180332

**Location:** north side of Jay Street at the dead end west of N 44th Avenue East, Duluth**Legal:** WEST 1/2 OF LOT 13 AND ALL OF LOT 14, BLOCK 101, LONDON ADDITION TO DULUTH

Land	\$25,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$25,200.00</b>



Partially wooded, vacant lot on Jay St. in the Lakeside neighborhood of Duluth. This +/- 75' x 140' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining goes with 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 16**

City Of Duluth

010-3140-00750

**\$3,050.00**

± 0.07 acres

C22170185

**Location:** between 308 and 314 N 63rd Avenue W, Duluth**Legal:** LOT 5, BLOCK 4, MACFARLANES GRASSY POINT ADD TO DULUTH

Land	\$3,050.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,050.00</b>



Vacant, level lot located on N 63rd Ave. W in the Cody neighborhood of Duluth. The structure that previously occupied the site was removed in 2017. This +/- 25' x 125' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer'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.

**Tract 17**

City Of Duluth

010-3140-04250

**\$3,750.00**

± 0.05 acres

C22170239

**Location:** southwest corner of Roosevelt Street and N 63rd Avenue W, Duluth**Legal:** ELY 45 FT OF LOTS 15 AND 16, BLOCK 21, MACFARLANES GRASSY POINT ADD TO DULUTH

Land	\$3,750.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,750.00</b>



This +/- 50' x 45' parcel is located on the southwest corner of Roosevelt St. and N 63rd Ave. W in the Fairmont neighborhood of Duluth. The area is zoned R-1 (Residential) and this parcel is a non-conforming lot of record. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer'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.

**Tract 18**

City Of Duluth

See Comments

**\$25,700.00**

± 0.50 acres

C22180345

**Location:** south of the dead end of W 11th Street east of N 27th Avenue W, Duluth**Legal:** LOTS 3 THRU 6 and WLY 1/2 of LOT 7, BLOCK 16, MERCHANTS PARK DIVISION OF DULUTH and LOTS 1 THRU 8, BLOCK 2, PACIFIC AVE ADDITION DULUTH

Land	\$25,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$25,700.00</b>



Partially cleared and wooded tracts at the end of W 11th St. in the Lincoln Park neighborhood of Duluth with a +/- 15' x 20' shed. This approximately 0.5 acre property is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads to the site. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining on site is part of the sale. Recording fee \$152.00 (Abstract and T#56994, T#56995, T#61535, T#274375). PIDs: 010-3220-03640, 03680, 010-3710-00020

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

**Tract 19**

City Of Duluth

010-3410-04680,04740

**\$33,600.00**

± 0.65 acres

C22180323

**Location:** northwest corner of the W Toledo Street and Myers Avenue intersection, Duluth**Legal:** LOTS 1 THRU 6 and LOTS 7 8 AND 9, BLOCK 29, MYERS AND WHIPPLES ADDITION TO DULUTH

Land	\$33,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$33,600.00</b>

Wooded lots on corner of Myers Ave. and W Toledo St. in the Kenwood neighborhood of Duluth. The east branch of Chester Creek flows through the western portion of this property, which is also encumbered by an easement for access to and maintenance of the stormwater/drainage infrastructure. This +/- 125' x 225' parcel of land is zoned R-1 (Residential). This is a conforming parcel but setback from stream along with road setbacks will likely require a variance to build. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#260642).

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**

City Of Duluth

010-3430-02820

**\$1,250.00**

± 0.08 acres

C22170240

**Location:** east side of Commonwealth Avenue south of address 226, Duluth**Legal:** LOT 27, BLOCK 8, NEW DULUTH 1ST DIVISION

Land	\$1,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,250.00</b>

Vacant, partially wooded lot on Commonwealth Ave. in the Gary New Duluth neighborhood. This +/- 25' x 140' parcel is zoned MU-N (Multiple Use Neighborhood). Contact the City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any 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 21**

City Of Duluth

010-4500-01080

**\$5,300.00**

± 0.07 acres

C22170244

**Location:** west side of S 60th Avenue W between addresses 203 and 215, Duluth**Legal:** LOT 5, BLOCK 80, WEST DULUTH 4TH DIVISION

Land	\$5,300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$5,300.00</b>

This +/- 25' x 125' parcel is located in the Irving neighborhood of Duluth. This area is zoned R-1 (Residential). Parcel is a non-conforming lot of record. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with City of Duluth Treasurer'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.

**Tract 22**

City Of Duluth

010-4500-01120

**\$5,350.00**

± 0.07 acres

C22170245

**Location:** east side of S 60th Avenue W between addresses 215 and 219, Duluth**Legal:** LOT 9, BLOCK 80, WEST DULUTH 4TH DIVISION

Land	\$5,350.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$5,350.00</b>



This +/- 25' x 125' parcel is located in the Irving neighborhood of Duluth. This area is zoned R-1 (Residential). Parcel is a non-conforming lot of record. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with City of Duluth Treasurer'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.

**Tract 23**

City Of Duluth

010-4500-02810

**\$5,250.00**

± 0.07 acres

C22170246

**Location:** northwest corner of the Raleigh Street and S 60th Avenue W intersection, Duluth**Legal:** LOT 16, BLOCK 93, WEST DULUTH 4TH DIVISION

Land	\$5,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$5,250.00</b>



This +/- 25' x 125' parcel is located in the Irving neighborhood of Duluth. This area is zoned R-1 (Residential). Parcel is a non-conforming lot of record. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with City of Duluth Treasurer'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.

**Tract 24**

City Of Duluth

010-4510-07900

**\$2,000.00**

± 0.07 acres

C22170250

**Location:** east side of 59th Avenue W between addresses 606 and 610, Duluth**Legal:** LOT 13, BLOCK 167, WEST DULUTH 5TH DIVISION

Land	\$2,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,000.00</b>



Vacant lot located in the Cody neighborhood of Duluth. The structure on this property was demolished in 2007. This +/- 25' x 125' parcel is zoned MU-N (Mixed Use Neighborhood) and is a non-conforming lot of record. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessment. 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 25**

City Of Chisholm

020-0070-01880

**\$200.00**

± 0.04 acres

C22180276

**Location:** northeast of the 10th Street NW and 2nd Avenue NW intersection, Chisholm**Legal:** OUT LOT B, CARLIN 3RD ADDITION CHISHOLM

Land	\$200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$200.00</b>



This non-conforming, irregularly shaped parcel is +/- 18' x 125' and is crossed by an unnamed stream. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 26**

City Of Chisholm

020-0080-00200

**\$2,625.00**

± 0.72 acres

C22180250

**Location:** south of 5305 McNiven Road, Chisholm**Legal:** LOT 19, BLOCK 1, CARLIN GARDENS CHISHOLM

Land	\$2,625.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,625.00</b>



This +/- 94' x 338' parcel, located on an undeveloped platted road, is crossed by a creek in the east. Zoning is R-2 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads to the site. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 27**

City Of Chisholm

020-0080-00240

**\$2,625.00**

± 0.72 acres

C22180249

**Location:** north of 5305 McNiven Road, Chisholm**Legal:** LOT 23, BLOCK 1, CARLIN GARDENS CHISHOLM

Land	\$2,625.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,625.00</b>



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

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

**Tract 28**

City Of Chisholm

020-0120-00440

**\$4,425.00**

± 0.86 acres

C22180205

**Location:** northeast corner of 5th Avenue NE north of 5th Street NE, Chisholm**Legal:** LOTS 4 THRU 16, BLOCK 2, LAKEVIEW ADDITION TO CHISHOLM

Land	\$4,425.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$4,425.00</b>



Irregularly shaped parcel located on undeveloped platted roads. This +/- 150' x 143' parcel is zoned R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads to the site. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#308377).

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

**Tract 29**

City Of Chisholm

020-0150-05350

**\$1,700.00**

± 0.07 acres

C22160014

**Location:** northeast of the 3rd Avenue NW and 6th Street NW intersection, Chisholm**Legal:** LOT 32, BLOCK 19, NORTHERN ADDITION TO CHISHOLM

Land	\$1,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,700.00</b>



This non-conforming, +/- 25' x 125' corner parcel is zoned R-1 (Residence District). The structures that previously occupied this parcel were removed in 2014. Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 30**

City Of Chisholm

020-0170-00230

**\$12,350.00**

± 0.07 acres

C22180346

**Location:** 313 6th Street SW, Chisholm**Legal:** LOT 7, BLOCK 20, PEARCE ADDITION TO CHISHOLM

Land	\$2,000.00
Timber	\$0.00
Improvements	\$10,350.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$12,350.00</b>



This +/- 25' x 125' parcel has a 1+ story house with 1 bedroom, 1 bathroom and an unfinished basement. There is also a storage shed. Parcel is zoned R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structure 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 31**

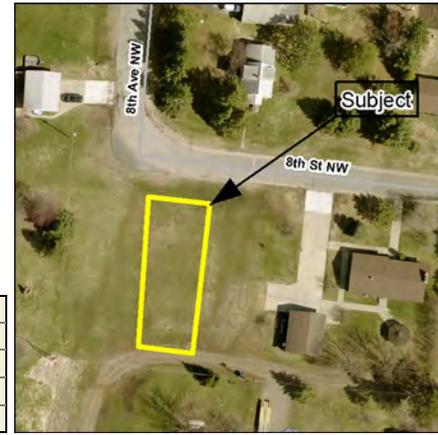
City Of Chisholm

020-0200-04940

**\$2,400.00**

± 0.14 acres

C22170354

**Location:** west of address 715 NW 8th Street, Chisholm**Legal:** LOTS 1 AND 2, BLOCK 21, WESTERN ADDITION TO CHISHOLM

Land	\$2,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,400.00</b>

This +/- 50' x 125' parcel is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for details regarding a pending assessment in the amount of \$1,500.00 that may be reinstated, and for any other 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 32**

City Of Eveleth

040-0205-00285

**\$13,850.00**

± 0.13 acres

C22180347

**Location:** 107 Carrie Avenue, Eveleth**Legal:** SITE NO 32 OF S 1/2 OF SW 1/4 OF SE 1/4 EX PART PLATTED, Sec 31 Twp 58N Rge 17W, CITY OF EVELETH

Land	\$4,800.00
Timber	\$0.00
Improvements	\$9,050.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$13,850.00</b>

This parcel has a 1+ story house with living/dining room, kitchen, full bath, 2 bedrooms and a detached, 2 stall garage. Parcel is zoned R-1 (Residential 1 & 2 Family District). Contact the City of Eveleth for permitted uses and zoning questions. Check with the City of Eveleth for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structure is required within 30 days if purchased under contract. Recording fee \$46.00 (T#2945610).

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 33**

City Of Virginia

090-0010-10230

**\$2,900.00**

± 0.10 acres

C22180232

**Location:** between 709 and 713 3rd Street S, Virginia**Legal:** E 1/2 OF LOT 25 AND ALL LOT 26, BLOCK 40, VIRGINIA

Land	\$2,858.14
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$41.86
<b>Total</b>	<b>\$2,900.00</b>

This +/- 37' x 120' parcel is zoned R-2 (One, Two, Three and Four Family Residential District). The structures that previously occupied this parcel were removed in 2018. Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for details regarding a certified assessment in the amount of \$41.86 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any 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 34**

City Of Virginia

090-0030-05180

**\$12,100.00**

± 0.14 acres

C22180231

**Location:** between 104 and 112 6th Street S, Virginia**Legal:** LOTS 3 AND 4, BLOCK 93, VIRGINIA 2ND ADDITION

Land	\$6,555.66
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$5,544.34
<b>Total</b>	<b>\$12,100.00</b>



This +/- 50' x 120' lot is zoned R-2 (One, Two, Three and Four Family Residential District). The structures that previously occupied this lot were removed in 2018. Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for details regarding certified assessments in the amount of \$5,544.34 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any 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 35**

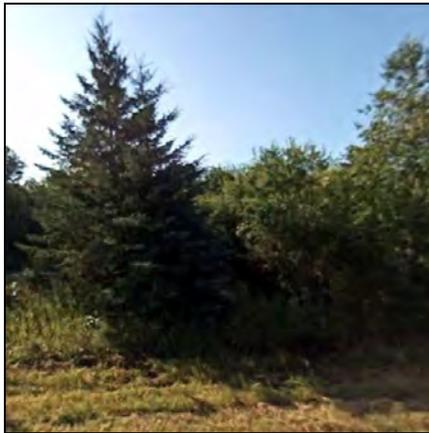
City Of Aurora

100-0042-00590

**\$2,200.00**

± 0.22 acres

C22180196

**Location:** Holland Drive, Aurora**Legal:** LOT 22, BLOCK 3, HOLLAND ADDITION CITY OF AURORA

Land	\$1,256.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$944.00
<b>Total</b>	<b>\$2,200.00</b>



This +/- 80' x 120' parcel adjoins an active railroad to the south and is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for details regarding a certified street paving/infrastructure assessment in the amount of \$944.00 that must be paid at the time of sale, and for any other 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 36**

City Of Aurora

100-0042-00600

**\$2,200.00**

± 0.22 acres

C22180197

**Location:** Holland Drive, Aurora**Legal:** LOT 23, BLOCK 3, HOLLAND ADDITION CITY OF AURORA

Land	\$1,256.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$944.00
<b>Total</b>	<b>\$2,200.00</b>



This +/- 80' x 120' parcel adjoins an active railroad to the south and is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for details regarding a certified street paving/infrastructure assessment in the amount of \$944.00 that must be paid at the time of sale, and for any other 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 37**

City Of Aurora

100-0042-00610

**\$2,200.00**

± 0.22 acres

C22180198

**Location:** Holland Drive, Aurora**Legal:** LOT 24, BLOCK 3, HOLLAND ADDITION C OF AURORA

Land	\$1,256.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$944.00
<b>Total</b>	<b>\$2,200.00</b>



This +/- 80' x 120' parcel adjoins an active railroad to the south and is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for details regarding a certified street paving/infrastructure assessment in the amount of \$944.00 that must be paid at the time of sale, and for any other 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 38**

City Of Aurora

100-0042-00620

**\$2,200.00**

± 0.22 acres

C22180199

**Location:** Holland Drive, Aurora**Legal:** LOT 25, BLOCK 3, HOLLAND ADDITION CITY OF AURORA

Land	\$1,256.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$944.00
<b>Total</b>	<b>\$2,200.00</b>



This +/- 80' x 120' parcel adjoins an active railroad to the south and is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for details regarding a certified street paving/infrastructure assessment in the amount of \$944.00 that must be paid at the time of sale, and for any other 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 39**

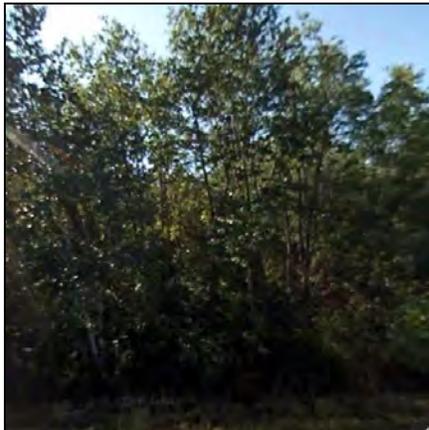
City Of Aurora

100-0042-00630

**\$2,200.00**

± 0.22 acres

C22180200

**Location:** Holland Drive, Aurora**Legal:** LOT 26, BLOCK 3, HOLLAND ADDITION C OF AURORA

Land	\$1,256.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$944.00
<b>Total</b>	<b>\$2,200.00</b>



This +/- 80' x 120' parcel adjoins an active railroad to the south and is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for details regarding a certified street paving/infrastructure assessment in the amount of \$944.00 that must be paid at the time of sale, and for any other 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.

<b>Tract 40</b>	City Of Aurora	100-0048-00520	<b>\$300.00</b>	± 0.01 acres	C22160084
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**Location:** between S 2nd Street W and S 3rd Street W, north of 4th Avenue S, Aurora

**Legal:** THAT PART BEG AT NE COR OF LOT 9 THENCE N 35 DEG 34'W 71.98 FT THENCE S 25 DEG 8' 30"E 64.69 FT THENCE E 18.77 FT TO PT OF BEG, LOT 8, BLOCK 4, MORNINGSIDE ADDITION TO AURORA

Land	\$300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$300.00</b>



Non-conforming, vacant parcel behind platted lots in the city of Aurora. This parcel does not meet minimum R (1 and 2 Family Residential) zoning standards. Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora 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.

<b>Tract 41</b>	City Of Aurora	100-0048-00530	<b>\$300.00</b>	± 0.08 acres	C22160083
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**Location:** between S 2nd Street W and S 3rd Street W, north of 4th Avenue S, Aurora

**Legal:** THAT PART OF LOT 9 BEG AT NE CORNER OF LOT 9 THENCE W 18.77 FT THENCE S 25 DEG 8 MIN 30 SEC E 44.17 FT THENCE N 40 FT TO NE CORNER OF SAID LOT 9, BLOCK 4, MORNINGSIDE ADDITION TO AURORA

Land	\$300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$300.00</b>



Non-conforming, vacant parcel behind platted lots in the city of Aurora. This parcel does not meet minimum R (1 and 2 Family Residential) zoning standards. Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora 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.

<b>Tract 42</b>	City Of Babbitt	105-0055-00020	<b>\$2,900.00</b>	± 0.24 acres	C22180108
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**Location:** South of 7947 Township Road 6305, Babbitt

**Legal:** LOT 2, BLOCK 1, BENVILLE PLAT CITY OF BABBITT

Land	\$2,900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,900.00</b>



This +/- 122' x 151' x 194' parcel is zoned R-2 (Single Family Residential District). Contact the City of Babbitt for permitted uses and zoning questions. Check with the City of Babbitt for any certified, pending or future assessments that may be reinstated. Any 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 43**

City Of Cook

120-0030-00890

**\$250.00**

± 0.15 acres

C22170119

**Location:** west of 3rd Street NW south of 2nd Avenue NW, Cook**Legal:** LOT 10, BLOCK 3, BALLIETS ADDITION TO COOK

Land	\$250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$250.00</b>



This non-conforming, +/- 48' x 140' parcel is zoned R-1 (Residential). Contact the City of Cook for permitted uses and zoning questions. Parcel is a lot of record. The platted roads adjoining this property are currently undeveloped. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads to the site. This parcel contains areas that may be located within the floodplain management area and may impact development. Check with the City of Cook 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 44**

City Of Floodwood

125-0010-00050

**\$300.00**

± 0.01 acres

C22150017

**Location:** just east of 204 1st Avenue E, Floodwood**Legal:** N 1/2 OF W 5 FT of LOT 5, BLOCK 1, FLOODWOOD

Land	\$300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$300.00</b>



A non-conforming parcel located in the city of Floodwood. This +/- 5' x 60' property is zoned R-2 (Residential). Contact the City of Floodwood for permitted uses and zoning questions. Check with the City of Floodwood for any certified, pending or future assessments that may be reinstated. Any 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 45**

City Of Hibbing

139-0050-04672

**\$5,025.00**

± 0.96 acres

C22170310

**Location:** north of 4010 9th Avenue W, Hibbing**Legal:** NLY 50 FT OF SW1/4 OF SE1/4 EX ELY 480 FT, Sec 24 Twp 57N Rge 21W, CITY OF HIBBING

Land	\$5,025.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$5,025.00</b>



This +/- 50' x 843' parcel is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. This 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).

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 46**

City Of Hibbing

139-0180-02570

**\$6,150.00**

± 0.91 acres

C22170338

**Location:** southwest corner of undeveloped 5th Avenue W and 39th Street W (trails), Hibbing**Legal:** LOTS 1 THRU 12, BLOCK 9, MISSABE ADDITION TO HIBBING

Land	\$6,150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,150.00</b>



This +/- 318' x 125' parcel is zoned R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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 47**

City Of Hibbing

139-0215-00010

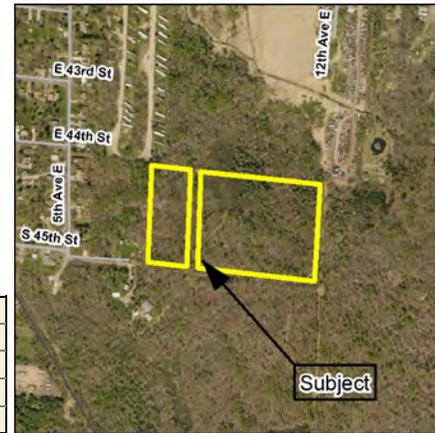
**\$11,550.00**

± 13.68 acres

C22180070

**Location:** east of 511 E 45th Street, Hibbing**Legal:** LOTS 1 THRU 8, VICTORY ACRES CITY OF HIBBING

Land	\$10,320.26
Timber	\$1,229.74
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$11,550.00</b>



This +/- 248' x 604' and 744' x 604' parcel is located on an undeveloped, platted road and is divided by an undeveloped platted road. This parcel is approximately 13.68 acres and is zoned S-R (Suburban Residential District). Contact the City of Hibbing for permitted uses and zoning questions. The parcel may contain wetlands that may impact development and/or access plans. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads to the site. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 48**

City Of Hibbing

140-0040-01590

**\$330.00**

± 0.08 acres

C22180287

**Location:** north side of 37th Street across from 5th Avenue W, Hibbing**Legal:** OUTLOT A, BOULEVARD GROVE ADDITION HIBBING

Land	\$330.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$330.00</b>



Non-conforming, triangularly shaped parcel in the city of Hibbing. This +/- 15' x 77' x 78' parcel is zoned R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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 49**

City Of Hibbing

140-0050-03340,03350

**\$8,475.00**

± 0.17 acres

C22170328

**Location:** southwest corner of 15th Avenue E and 12th Street, Hibbing**Legal:** LOT 29 and LOT 30, BLOCK 17, BROOKLYN C OF HIBBING

Land	\$8,475.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$8,475.00</b>



This +/- 59' x 125' property is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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 50**

City Of Hibbing

140-0050-04320

**\$3,300.00**

± 0.07 acres

C22180288

**Location:** south side of E 13th Street between 14th and 15th Avenues E, Hibbing**Legal:** LOT 6, BLOCK 23, BROOKLYN CITY OF HIBBING

Land	\$3,300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,300.00</b>



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

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 51**

City Of Hibbing

140-0060-01320

**\$11,400.00**

± 0.29 acres

C22180072

**Location:** west side of 15th Avenue E between E 14th and 15th Streets, Hibbing**Legal:** LOTS 17 THRU 20, BLOCK 33, BROOKLYN FIRST ADDITION TO CITY OF HIBBING

Land	\$11,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$11,400.00</b>



This +/- 100' x 125' parcel is zoned R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$92.00 (Abstract and T#228636).

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 52**

City Of Hibbing

140-0060-01390

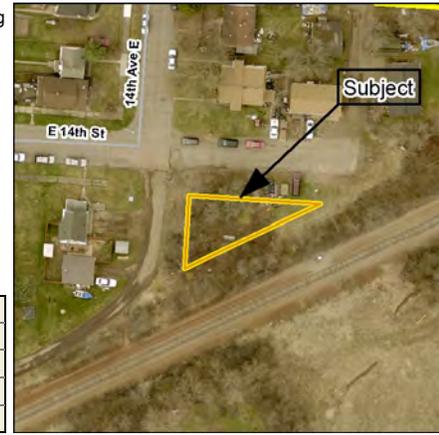
**\$3,350.00**

± 0.07 acres

C22180289

**Location:** southeast corner of the E 14th Street and 14th Avenue E intersection, Hibbing**Legal:** LOTS 1 & 2, BLOCK 34, BROOKLYN FIRST ADDITION

Land	\$3,350.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,350.00</b>



This +/- 108' x 59' x 123' parcel adjoins an active railroad grade and is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any 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 53**

City Of Hibbing

140-0092-00870

**\$830.00**

± 3.65 acres

C22180284

**Location:** south side of 31st Street/Ansley Road, west of 7th Avenue W, Hibbing**Legal:** OUTLOT 1 EX NLY 200 FT OF WLY 233.02 FT & INC OUTLOT 2 EX SLY 198 FT, FILLMAN SUBDIVISION HIBBING

Land	\$830.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$830.00</b>



This irregularly shaped parcel has +/- 131 feet of frontage on Ansley Rd. and is zoned R-1 (Single Family Residence District). There may be an acreage discrepancy. The parcel is predominately wetland and may not be suitable for development. Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 54**

City Of Hibbing

140-0120-01850

**\$25,650.00**

± 0.21 acres

C22180327

**Location:** 409 2nd Street, Kitzville, Hibbing**Legal:** LOTS 4 5 AND 6, BLOCK 8, KITZVILLE HIBBING

Land	\$11,400.00
Timber	\$0.00
Improvements	\$14,250.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$25,650.00</b>



This +/- 75' x 125' parcel has a 1+ story house with kitchen, living room, dining room, 3 bedrooms, 1 bath and an unfinished basement. There is a detached single stall garage and a storage shed. Parcel is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. There is an unsatisfied mortgage held against this property - consult a real estate attorney for details. Any personal property remaining is part of the sale. Proof of insurance for the structure 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 55**

City Of Hibbing

140-0120-02120

**\$5,625.00**

± 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	\$5,625.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$5,625.00</b>



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).

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 56**

City Of Hibbing

140-0120-02920

**\$900.00**

± 0.15 acres

C22180117

**Location:** west of Adams Avenue, south of 2nd Street, Kitzville, Hibbing**Legal:** LOTS 6,7, AND 8, BLOCK 12, KITZVILLE HIBBING

Land	\$900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$900.00</b>



This irregularly shaped +/- 57' x 125' parcel is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 57**

City Of Hibbing

140-0120-03010

**\$4,250.00**

± 0.12 acres

C22180290

**Location:** west side of the south end of Mitchell Avenue, Kitzville, Hibbing**Legal:** LOT 7, BLOCK 14, KITZVILLE HIBBING

Land	\$4,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$4,250.00</b>



This +/- 42' x 125' parcel is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 58**

City Of Hibbing

140-0120-03040

**\$3,800.00**

± 0.09 acres

C22180291

**Location:** southwest corner of the 1st Street and Mitchell Avenue intersection, Kitzville, Hibbing**Legal:** LOT 10, BLOCK 14, KITZVILLE HIBBING

Land	\$3,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,800.00</b>



This +/- 33' X 125' parcel is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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 59**

City Of Hibbing

140-0120-03130

**\$7,200.00**

± 0.16 acres

C22180118

**Location:** southeast of the intersection of Adams Avenue and 1st Street, Kitzville, Hibbing**Legal:** LOTS 19 AND 20, BLOCK 14, KITZVILLE HIBBING

Land	\$7,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$7,200.00</b>



This +/- 50' x 136' parcel is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 60**

City Of Hibbing

140-0130-03470

**\$30,100.00**

± 0.14 acres

C22180349

**Location:** 2617 3rd Avenue E, Hibbing**Legal:** LOTS 23 AND 24, BLOCK 13, KOSKIVILLE HIBBING

Land	\$13,300.00
Timber	\$0.00
Improvements	\$16,800.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$30,100.00</b>



This +/- 50' x 125' parcel has a 1+ story house with 3 bedrooms, and 1 bath. There is a detached garage with a screen porch. Parcel is zoned R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structure 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 61**

City Of Hibbing

140-0205-00505

**\$350.00**

± 0.01 acres

C22180285

**Location:** south of 4030 3rd Street E, Hibbing**Legal:** SELY 10 FT EX HWY RT OF WAY, LOT 8, BLOCK 3, ROSE MOUNT ADDN TO VILLAGE OF HIBBING

Land	\$350.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$350.00</b>



This triangularly shaped parcel is +/- 10' x 30' and is zoned R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#129804).

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 62**

City Of Hibbing

141-0050-05287,05289

**\$1,425.00**

± 1.08 acres

C22180348

**Location:** northeast corner of the Rainey Road and U.S. Highway 169 intersection, Hibbing**Legal:** NLY 525 FT OF SW 1/4 OF NW 1/4 LYING WEST OF RY RT OF W EX SLY 425 FT EX HWY RT OF W and SLY 100 FT OF NLY 200 FT OF SW 1/4 OF NW 1/4 LYING W OF RY RT OF W AND EX HWY RT OF WAY, Sec 27 Twp 57N Rge 21W, CITY OF HIBBING

Land	\$1,425.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,425.00</b>



This +/- 145' x 300', irregularly shaped parcel is bordered by an active railroad to the east. There is a power line easement. Zoning is I-1 (Light Industry District). Contact the City of Hibbing for permitted uses and zoning questions. There may be an acreage discrepancy. 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).

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 63**

City Of Hibbing

141-0050-05291

**\$2,250.00**

± 1.78 acres

C22180331

**Location:** northwest of the Marksmanship Center Road and U.S. Highway 169 intersection, Hibbing**Legal:** PART OF SW1/4 OF NW1/4 LYING N OF HWY 169 & E OF RY R/W, Sec 27 Twp 57N Rge 21W, CITY OF HIBBING

Land	\$2,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,250.00</b>



This +/- 96' x 660' parcel is adjoined by an active railroad grade to the west. Zoning is R-R (Rural Residential 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).

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 64**

City Of Hibbing

141-0150-00080

**\$200.00**

± 0.14 acres

C22180294

**Location:** east side of Rainey Road south of Debelak Road, Hibbing**Legal:** LOTS 8 AND 9, BLOCK 1, KELLY LAKE TOWNSITE CITY OF HIBBING

Land	\$200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$200.00</b>



This +/- 50' x 125' parcel is zoned O (Open Space District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 65**

City Of Hibbing

141-0150-01930

**\$150.00**

± 0.29 acres

C22180296

**Location:** west of Rainey Road south of Debelak Road, Hibbing**Legal:** LOTS 29 THRU 32, BLOCK 7, KELLY LAKE TOWNSITE CITY OF HIBBING

Land	\$150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$150.00</b>



This +/- 100' x 125' parcel is located on undeveloped platted roads, and has about 50 front feet on West Swan River. Zoning is O (Open Space District). Contact the City of Hibbing for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads. The parcel is predominately wetland and may not be suitable for development. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 66**

City Of Hibbing

141-0150-02050

**\$200.00**

± 0.14 acres

C22180297

**Location:** west side of Rainey Road south of Debelak Road, Hibbing**Legal:** LOTS 9 AND 10, BLOCK 8, KELLY LAKE TOWNSITE CITY OF HIBBING

Land	\$200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$200.00</b>



This +/- 50' x 125' parcel is zoned O (Open Space District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 67**

City Of Hibbing

141-0150-02110

**\$200.00**

± 0.14 acres

C22180298

**Location:** west side of Rainey Road south of Debelak Road, Hibbing**Legal:** LOTS 15 AND 16, BLOCK 8, KELLY LAKE TOWNSITE CITY OF HIBBING

Land	\$200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$200.00</b>



This +/- 50' x 125' parcel is zoned O (Open Space District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 68**

City Of Hibbing

141-0150-02910

**\$100.00**

± 0.14 acres

C22180299

**Location:** west of Rainey Road south of Debelak Road, Hibbing**Legal:** LOTS 31 AND 32, BLOCK 10, KELLY LAKE TOWNSITE CITY OF HIBBING

Land	\$100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$100.00</b>



This +/- 50' x 125' parcel is zoned O (Open Space District). Contact the City of Hibbing for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads. 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).

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 69**

City Of Hibbing

141-0150-03890

**\$100.00**

± 0.14 acres

C22180300

**Location:** west of Rainey Road south of Debelak Road, Hibbing**Legal:** LOTS 1 AND 2, BLOCK 14, KELLY LAKE TOWNSITE CITY OF HIBBING

Land	\$100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$100.00</b>



This +/- 50' x 125' parcel is zoned O (Open Space District). Contact the City of Hibbing for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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 70**

City Of Hibbing

141-0195-01150

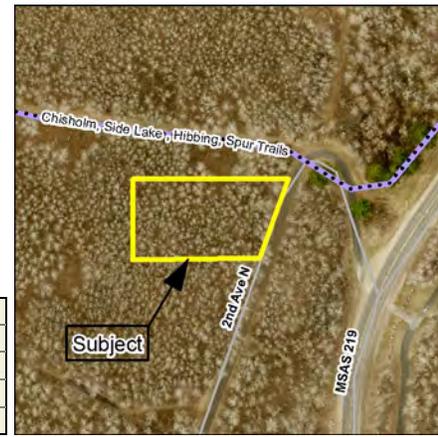
**\$1,275.00**

± 0.11 acres

C22180123

**Location:** north of Kelly Lake on the Mesabi Trail (2nd Avenue N), Hibbing**Legal:** LOT 5, BLOCK 15, STATE 2ND ADDITION TO KELLY LAKE HIBBING

Land	\$1,275.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,275.00</b>



Irregularly shaped parcel with frontage on the Mesabi Trail (2nd Ave. N). The Chisholm, Side Lake, Hibbing Spur Trail is to the north. This +/- 104' x 176' parcel is zoned I-2 (General Industry District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 71**

City Of Iron Junction

145-0030-00136

**\$140.00**

± 0.23 acres

C22070047

**Location:** west side of MN Highway 7 south of Iron Junction Road, Iron**Legal:** N 200 FT OF S 950 FT OF E 100 FT OF NE 1/4 OF NE1/4 EX HWY R/W, Sec 22 Twp 57N Rge 18W, IRON JUNCTION LANDS IN THE CITY

Land	\$140.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$140.00</b>



Vacant approximately 0.23 acre tract on the west side of County Road 7, about 500 feet south of Iron Junction Rd. Contact the City of Iron Junction for zoning questions, and 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 72**

City Of Mt. Iron

175-0067-00100

**\$56,400.00**

± 3.34 acres

C22180330

**Location:** north of the end of Labrador Court, Mountain Iron**Legal:** LOT 7, BLOCK 2, MASHKENODE LAKE EAST ADDITION MT IRON

Land	\$56,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$56,400.00</b>



This +/- 109' x 445' irregularly shaped parcel has about 640 front feet on Mashkenode Lake. Zoning is UR-NS (Urban Residential District, Non-Sewered). Contact the City of Mountain Iron for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. The parcel contains areas that may be located within the floodplain management area that may impact development. May be subject to covenants for plats. Check with the City of Mountain Iron 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 73**

Angora Township

215-0010-01600

**\$70.00**

± 0.09 acres

C22170092

**Location:** north of 8984 MN Highway 22, Angora**Legal:** W 330 FT OF SW 1/4 OF SE 1/4 S OF THE ITASCA ROAD, Sec 9 Twp 61N Rge 18W, TOWN OF ANGORA

Land	\$70.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$70.00



This non-conforming parcel is approximately 0.09 of an acre with about 330 feet of frontage on MN Highway 1 / CSAH 22. Zoning is MU-5 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Angora 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 74**

Beatty Township

250-0030-01320

**\$95,200.00**

± 17.00 acres

C22180342

**Location:** off of North Ban Lake Spur, Orr**Legal:** LOT 7, Sec 9 Twp 64N Rge 18W, TOWN OF BEATTY

Land	\$94,017.96
Timber	\$1,182.04
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$95,200.00



This irregularly shaped parcel is +/- 907' x 946' and is timbered with about 1,600 front feet on Ban Lake. Parcel 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).

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 75**

Town of Camp 5

278-0100-00020

**\$55,100.00**

± 2.50 acres

C22180343

**Location:** north of 6532 Browns Bay, Orr**Legal:** LOT 2, BLOCK 1, ELEPHANT LAKE EAST

Land	\$54,868.39
Timber	\$231.61
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$55,100.00



This irregularly shaped, water access parcel is +/- 250' x 430' and is timbered with about 250 front feet on Elephant Lake. The parcel contains wetlands that may impact development and/or access plans. Parcel 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 Camp 5 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 76**

Embarrass Township

330-0010-05556

**\$20,900.00**

± 8.89 acres

C22180326

**Location:** 5026 Waisanen Road, Embarrass**Legal:** W 1/2 OF NE 1/4 OF NW 1/4 EX PART LYING S OF RIVER AND EX WLY 266 FT, Sec 35 Twp 60N Rge 15W, TOWN OF EMBARRASS

Land	\$20,900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$20,900.00



This +/- 380' x 1,215' parcel has about 266 front feet on the Embarrass River. The structures that previously occupied this parcel were removed in 2018. This parcel is zoned MU-4 (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. The parcel contains areas that may be located within the floodplain management area and may impact development. Check with Embarrass Township for any certified, pending or future assessments that may be reinstated. Any 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 77**

Fayal Township

340-0010-05940

**\$23,250.00**

± 10.00 acres

C22160044

**Location:** west of U.S. Highway 53 on Moon Lake, Fayal**Legal:** NW 1/4 OF SW 1/4 OF NE 1/4, Sec 32 Twp 57N Rge 17W, TOWN OF FAYAL

Land	\$22,168.00
Timber	\$1,082.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$23,250.00



This approximately 10 acre parcel has about 665 front feet on Moon Lake, a natural environment lake requiring a 150 foot setback. Parcel slopes down to the shoreline. The parcel is timbered with aspen and fir in the west, followed by an area of lowland alder brush, then black spruce and tamarack in the east. This +/- 653' x 405' parcel is zoned RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with Fayal Township for any pending or future assessments that may be reinstated. There is no known legal access. Please respect private property and seek permission to view this parcel. 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 78**

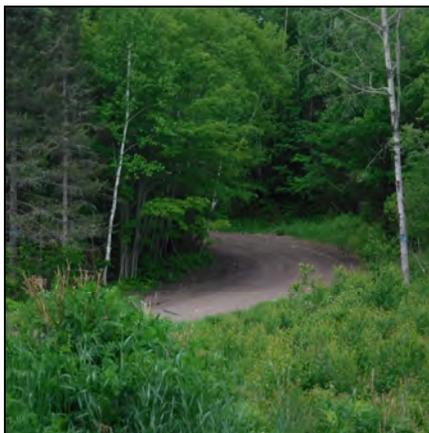
Gnesen Township

375-0010-03900

**\$102,375.00**

± 80.00 acres

C22180329

**Location:** north side of W Pioneer Road with Church Road going through, Duluth**Legal:** E1/2 OF SE1/4, Sec 20 Twp 52N Rge 14W, TOWN OF GNESEN

Land	\$98,525.00
Timber	\$3,850.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$102,375.00



This partially wooded tract is approximately 80 acres that has recently been partially harvested. It is rolling terrain, with a mixture of low conifers and higher ridges of Aspen, Birch and Balsam Fir. Records indicate that a dump site north of the intersection of W Pioneer and Church Rd. was closed in 1974, which may be on this parcel. Zoning is SR (Suburban Residential). Contact Gnesen Township for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Contact Gnesen 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 79**

Meadowlands Township

440-0020-01286

**\$70.00**

± 0.13 acres

C22170106

**Location:** west of 8072 Highway 7, Meadowlands**Legal:** S 86 75/100 FT OF N 840 61/100 FT OF THAT PART OF NE 1/4 OF NE 1/4 LYING EAST OF STATE AID ROAD NO 7, Sec 10 Twp 53N Rge 18W, TOWN OF MEADOWLANDS

Land	\$70.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$70.00



This non-conforming, irregularly shaped, grassy lot has approximately 5,905 sq. ft. along CSAH 7 in the township of Meadowlands. Parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Contact the Town of Meadowlands for and certified, pending or future assessments that may be reinstated. Any 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 80**

Midway Township

450-0140-00170

**\$1,700.00**

± 1.00 acres

C22180303

**Location:** between 2671 and 2677 Midway Road, Duluth**Legal:** LOT 16, WEST NOPEMING TOWN OF MIDWAY

Land	\$1,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,700.00



Vacant, wooded lot in Midway Township south of Interstate 35, between Becks Road and the freeway. This non-conforming +/- 100' x 435' parcel is zoned RR-2 (Rural Residential). Contact the Town of Midway for permitted uses and zoning questions. Check with the Town of Midway for any certified, pending or future assessments that may be reinstated. Any 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 81**

White Township

570-0010-00402

**\$2,400.00**

± 3.64 acres

C22070060

**Location:** west side of CSAH 100 at intersection with Township Road 47, Aurora**Legal:** LOT 4 LYING WLY OF COUNTY ROAD, Sec 3 Twp 57N Rge 15W, TOWN OF WHITE

Land	\$2,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,400.00



Non-conforming parcel that fronts the west side of County Road 100 (where it intersects with Township Road 47), and has frontage on a small, unnamed lake. Zoning is RES-5 (Residential). This parcel is a wetland and has no development potential per St. Louis County land use ordinances. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with the Town of White 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 82**

White Township

570-0010-00420

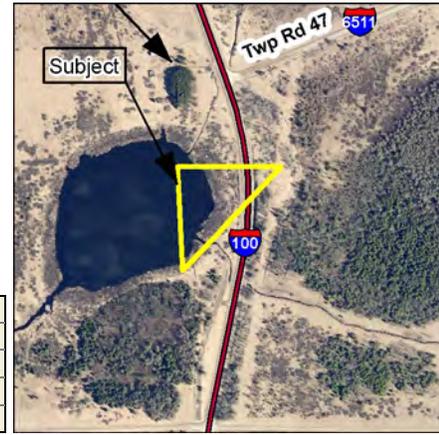
**\$1,950.00**

± 3.00 acres

C22070061

**Location:** west side of CSAH 100, south of the Township Road 47 intersection, Aurora**Legal:** PART OF SW 1/4 OF NW 1/4 BEG 511 FT E OF NW CORNER RUNNING THENCE SWLY TO A POINT 511 FT S OF THE NW CORNER THENCE N TO SAID NW CORNER THENCE E TO POINT OF BEGINNING, Sec 3 Twp 57N Rge 15W, TOWN OF WHITE

Land	\$1,950.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,950.00</b>



Non-conforming parcel that lies on a small unnamed lake on the west side of County Road 100. This site is approximately 3/4 wetland. Zoning is RES-5 (Residential). This parcel is a wetland and has no development potential per St. Louis County land use ordinances. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with the Town of White 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 83**

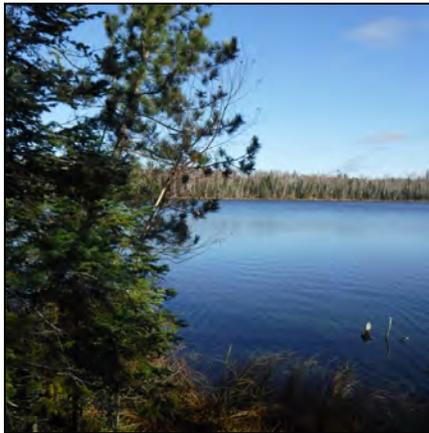
Unorganized Township

650-0050-00010

**\$38,400.00**

± 2.60 acres

C22180333

**Location:** on the southwest shore of Little Birch Lake, Embarrass**Legal:** LOT 1, BLOCK 1, LITTLE BIRCH LAKE

Land	\$38,281.00
Timber	\$119.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$38,400.00</b>



This +/- 256' x 400' irregularly shaped parcel is timbered with about 256 front feet on Little Birch Lake. Parcel is zoned RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with St. Louis County 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 84**

Unorganized Township

650-0050-00050

**\$26,500.00**

± 4.50 acres

C22180335

**Location:** on the northwest shore of Little Birch Lake on Hayland Road N, Embarrass**Legal:** LOT 5, BLOCK 1, LITTLE BIRCH LAKE

Land	\$26,299.06
Timber	\$200.94
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$26,500.00</b>



This +/- 478' x 498' irregularly shaped parcel is timbered with about 441 front feet on Little Birch Lake. An exclusive driveway easement crosses the parcel. Parcel is zoned RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with St. Louis County 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 85**

Unorganized Township

650-0050-00070

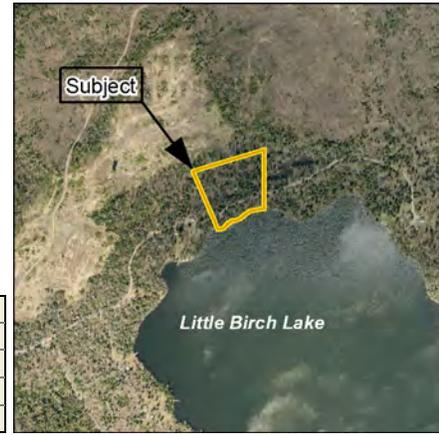
**\$39,500.00**

± 3.30 acres

C22180338

**Location:** on the north shore of Little Birch Lake on Hayland Road N, Embarrass**Legal:** LOT 7, BLOCK 1, LITTLE BIRCH LAKE

Land	\$39,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$39,500.00</b>



This +/- 455' x 396' irregularly shaped parcel is timbered with about 315 front feet on Little Birch Lake. An exclusive driveway easement crosses the parcel. 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 St. Louis County 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 86**

Unorganized Township

650-0050-00080

**\$25,000.00**

± 3.50 acres

C22180341

**Location:** on the north shore of Little Birch Lake on Hayland Road N, Embarrass**Legal:** LOT 8, BLOCK 1, LITTLE BIRCH LAKE

Land	\$24,627.46
Timber	\$372.54
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$25,000.00</b>



This +/- 335' x 398' irregularly shaped parcel is timbered with about 398 front feet on Little Birch Lake. An exclusive driveway easement crosses the parcel. 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 St. Louis County 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 87**

Unorganized Township

650-0050-00090

**\$20,000.00**

± 3.10 acres

C22180339

**Location:** on the north shore of Little Birch Lake on Hayland Road N, Embarrass**Legal:** LOT 9, BLOCK 1, LITTLE BIRCH LAKE

Land	\$19,871.42
Timber	\$128.58
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$20,000.00</b>



This +/- 555' x 397' irregularly shaped parcel is timbered with about 365 front feet on Little Birch Lake. An exclusive driveway easement crosses the parcel. 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 St. Louis County 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 88**

Unorganized Township

650-0050-00110

**\$42,600.00**

± 2.80 acres

C22180340

**Location:** on the northeast shore of Little Birch Lake, Embarrass**Legal:** LOT 11, BLOCK 1, LITTLE BIRCH LAKE

Land	\$42,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$42,600.00</b>



This +/- 351' x 401' irregularly shaped parcel is timbered with +/- 307 front feet on Little Birch Lake. There is an exclusive driveway easement to the parcel. 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. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads to the site. Check with St. Louis County 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 89**

Unorganized Township

662-0031-00060

**\$94,700.00**

± 2.51 acres

C22180355

**Location:** north of 2195 Whiteface Road, Makinen**Legal:** LOT 3, BLOCK 2, WHITEFACE SHORES WEST

Land	\$94,372.92
Timber	\$327.08
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$94,700.00</b>



This +/- 395' x 302' irregularly shaped parcel is timbered with about 239 front feet on the Whiteface Reservoir. Parcel 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 areas that may be located within the floodplain management area that may impact development. Check with St. Louis County 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 90**

Unorganized Township

662-0031-00080,00120

**\$105,700.00**

± 3.48 acres

C22180379

**Location:** between 2191 and 2195 Whiteface Road, Makinen**Legal:** LOT 5, BLOCK 2 and OUTLOT A, WHITEFACE SHORES WEST

Land	\$105,372.12
Timber	\$327.88
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$105,700.00</b>



This +/- 160' x 445' and 65' x 400', irregularly shaped property is timbered with about 259 front feet on the Whiteface Reservoir. Zoning is SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcels contain wetlands that may impact development and/or access plans. This parcels contain areas that may be located within the floodplain management area that may impact development. Check with St. Louis County 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 91**

Unorganized Township

662-0031-00110

**\$59,400.00**

± 3.45 acres

C22180356

**Location:** on the south shore of the Whiteface Reservoir past the end of the developed road, Makinen**Legal:** LOT 8, BLOCK 2, WHITEFACE SHORES WEST

Land	\$59,277.28
Timber	\$122.72
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$59,400.00</b>



This +/- 495' x 529' x 629' irregularly shaped parcel is timbered with about 160 front feet on the Whiteface Reservoir. A power line crosses the southwest corner of the parcel. Parcel 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. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with St. Louis County 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 92**

Unorganized Township

676-0014-00050

**\$55,000.00**

± 1.00 acres

C22180353

**Location:** between 6231 and 6239 Leisure Lake Road, Makinen**Legal:** LOT 5, BLOCK 1, LEISURE LAKE

Land	\$54,882.19
Timber	\$117.81
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$55,000.00</b>



This +/- 150' x 250' irregularly shaped parcel is timbered with about 150 front feet on Section Fourteen Lake. Parcel 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 St. Louis County for any certified, pending or future assessments that may be reinstated. Any 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 93**

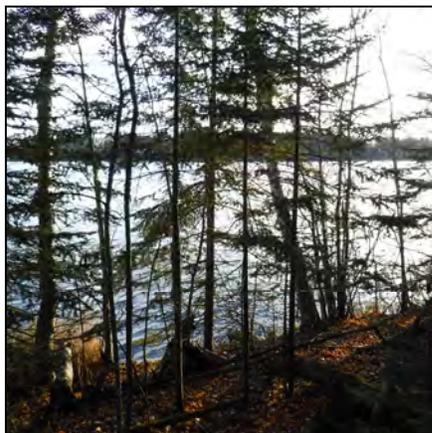
Unorganized Township

676-0014-00090

**\$60,000.00**

± 1.07 acres

C22180352

**Location:** between 6231 and 6239 Leisure Lake Road, Makinen**Legal:** LOT 9, BLOCK 1, LEISURE LAKE

Land	\$60,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$60,000.00</b>



This +/- 179' x 230' irregularly shaped parcel is timbered with about 164 front feet on Section Fourteen Lake. Parcel 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 St. Louis County 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.

## Lakeshore Lot Sale Information

- Minnesota Session Laws 2012, Chapter 236, Section 28 authorizes St. Louis County to sell tax forfeited lakeshore lots that are currently leased.
- The public sale of tax forfeited lakeshore lots is governed under the provisions of Minnesota Statutes, Section 282.01, Subdivision 3.
- All properties shall be offered at public auction and sold to the highest responsible bidder. Bidding will begin at the minimum bid specified on the list. Properties not receiving a bid at auction will be available over-the-counter on a first come, first served basis upon payment of required deposit.
- The Lakeshore lots only, separate from improvements, will be offered for sale. The minimum bid is the appraised **land** value.
- At the time of sale the purchaser must pay non-refundable earnest money in the amount of \$1,000.00 by certified check, cashier's check or money order, payable to the St. Louis County Auditor.
- The County Auditor shall charge and collect in full at the time of sale for the State of Minnesota, an assurance fee of three (3) percent of the total sale price of the land. Additional fees such as recording fees, deed fees, and deed taxes will be explained at the time of payment.
- The full balance of the purchase price, with fees, must be made within 15 days of the auction sale, **prior to payment to the leaseholder for improvements**, by certified check, cashier's check or money order. If an agreement with the leaseholder is reached which allows greater than 15 days from the date of sale for payment of improvements (\*see below), full balance of the purchase price for the land, with fees, must be made to the County within 30 days of the date of sale.
- The purchaser shall reimburse the county for appraisal and survey costs allocated to the lot purchased.
- ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD.
- For septic information, please contact the St. Louis County Environmental Services Department at 218-749-0625 or 218-725-5200.

## Payment for Lakeshore Lot Improvements

- The purchaser must make payment in full to the leaseholder in the manner provided in Minnesota Statutes, Section 92.06, Subdivision 4, **for the value of any improvements**.

\* Payment for improvements must be made within 15 days of the auction sale, either in cash or upon terms and conditions agreeable to the owner of improvements. If payment for improvements is not made in cash, and there is no agreement between parties within 15 days of the auction sale, St. Louis County will void the land sale and reoffer the property at a future public auction.

## Questions?

Please contact the St. Louis County Land & Minerals Department at  
**218-726-2606.**

<b>Tract 1</b>	Unorganized Township	Acres +/- 0.8	CVT: 642 Plat: 111	<b>C22150143</b>
	Twp: 56 Rng: 14 Sec: 28	Zoning: SMU-7	Parcel(s): 240	<b>Lakeshore 7</b>



<b>Land</b>	<b>\$49,600.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
<b>Appraisal</b>	<b>\$1,480.00</b>
<b>Survey</b>	<b>\$1,010.21</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 15, BLOCK 2, LINWOOD

**Comments:**

Approximately 0.8 of an acre with about 183 feet of frontage on Linwood Lake. This property is about half forested with aspen, and half open lawn. There are wet areas along the back of the lot and along the waterfront. Utilities are run to the subject. This parcel is zoned SMU-7 (Shoreland M' [c] [r] Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
<b>Improvements</b>	<b>\$10,300.00</b>

Improvements include a +/- 504 sq. ft. cabin, a shed with an attached woodshed, and a privy. 642-0000-09306

**Driving Directions:** 2700 Linwood Lake Road West, Makinen

From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. and travel to the property (fire number 2700). Cabin can also be identified by lease tag L03850091 on structure.

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.

<b>Tract 2</b>	Unorganized Township	Acres +/- 0.78	CVT: 676 Plat: 12	<b>C22150145</b>
	Twp: 56 Rng: 16 Sec: 24	Zoning: SMU-7	Parcel(s): 10	<b>Lakeshore 11</b>



<b>Land</b>	<b>\$40,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
<b>Appraisal</b>	<b>\$1,475.00</b>
<b>Survey</b>	<b>\$573.00</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**  
 LOT 1, BLOCK 1, COOT CREEK ESTATES

**Comments:**

Approximately 0.78 of an acre with about 222.42 feet of frontage on Long Lake. Electricity is run to the subject. This parcel is zoned SMU-7 (Shoreland M' [c] [r] Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
<b>Improvements</b>	<b>\$78,500.00</b>

Improvements include a +/- 1,024 sq. ft. cabin, shed, shed/outhouse, and a sleeper cabin. **Outbuildings encroach on state property; purchaser must remove encroaching outbuildings from state property within 1-year of sale.** 676-0000-09201

**Driving Directions:** 5907 Long Lake Road South, Makinen

From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 5907. Cabin can also be identified by lease tag L03850114 on structure.

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.

<b>Tract 3</b>	Ault Township	Acres +/- 0.94	CVT: 230 Plat: 50	<b>C22180380</b>
	Twp: 55 Rng: 12 Sec: 23	Zoning: SMU-7	Parcel(s): 10	<b>Lakeshore 59</b>



Land	<b>\$47,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$568.90</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**

LOT 1, BLOCK 1, STUMP LAKE NORTH

**Comments:**

Approximately 0.94 of an acre with about 170 feet of frontage on Little Stone Lake. This property is about half forested with fir/spruce and red pine. Utilities are run to the subject. There is a dug well. This parcel is zoned SMU-7 (Shoreland M<sup>U</sup> [d] [r] Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$100,000.00</b>

Improvements include a +/- 1,040 sq. ft. cabin, and a privy. 230-0000-09886

**Driving Directions:** 1432 N Little Stone Lake Road, Brimson

From Duluth, take Pequayan Lake Rd. north, turn right on Hopper Rd., turn left on Stone Lake Bridge Rd., turn left on Drummond Grade, then turn right on N Little Stone Lake Rd. and travel to fire number 1432. Cabin can also be identified by lease tag L03850183 / L03160034 on structure.



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.

<b>Tract 4</b>	Unorganized Township	Acres +/- 0.9	CVT: 676 Plat: 12	<b>C22180381</b>
	Twp: 56 Rng: 16 Sec: 25	Zoning: SMU-7	Parcel(s): 230	<b>Lakeshore 60</b>



Land	<b>\$61,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$573.00</b>

County Assessor Virginia.....218-749-7147  
 County Environmental Services (N).....218-749-9703  
 County Planning & Development (N).....218-749-7103

**Legal Description:**

LOT 23, BLOCK 1, COOT CREEK ESTATES

**Comments:**

Approximately 0.9 of an acre with about 152.81 feet of frontage on Long Lake. This property is partially wooded, mostly with aspen, balsam and birch. There is a large lawn area around the cabin. Electricity is run to the subject. There is a point well. This parcel is zoned SMU-7 (Shoreland M<sup>U</sup> [d] [r] Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$44,000.00</b>

Improvements include a +/- 800 sq. ft. cabin, shed, and an outhouse. 676-0000-09223

**Driving Directions:** 6003 Long Lake Road South, Makinen

From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 6003. Cabin can also be identified by lease tag L03850135 / L03160008 on structure.



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.



# DO'S AND DON'TS

Land and Minerals Department St. Louis County, Minnesota

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

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

### DO'S This you **CAN** do...

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

### DON'TS

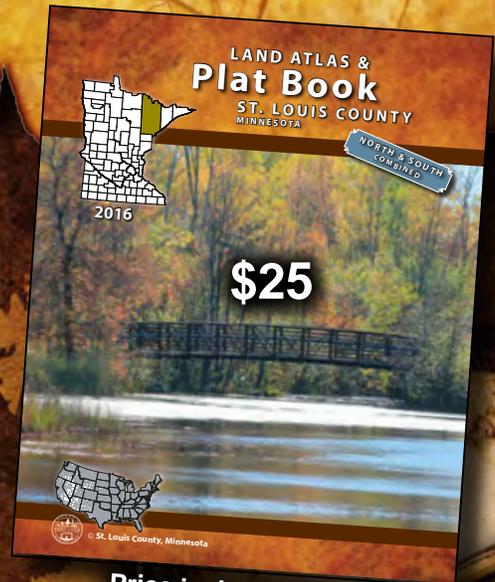
- You **CANNOT** dispose of garbage, refuse or electronics on MN State Tax Forfeited land.
- You **CANNOT** build a structure or fixture (this includes but is not limited to sheds, lean to, docks, garage, fencing, barricades, gates) on MN State Tax Forfeited land.
- You **CANNOT** park your vehicle frequently 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.





# LAND ATLAS AND PLAT BOOKS

Land and Minerals Department St. Louis County, Minnesota



Price includes tax.

## About

The St. Louis County Land Atlas & Plat Book is available for purchase. It includes the entire county in one book. The county develops these books, and has made them available for the public to purchase since the 1970's.

## Purchasing Locations and Times

The county has numerous locations to purchase the Land Atlas & Plat Book. See the county website for further details at: [www.stlouiscountymn.gov/platbooks](http://www.stlouiscountymn.gov/platbooks). Please check to ensure the book is available to purchase at these times and locations.

- **St. Louis County Auditor's Office**  
Courthouse 2<sup>nd</sup> Floor  
100 North 5<sup>th</sup> Avenue West  
Duluth, MN 55802  
Phone: (218) 726-2380  
Hours: 8 a.m. - 4:30 p.m.  
Monday through Friday
- **St. Louis County Auditor's Service Center**  
Miller Hill Mall, 1600 Miller Trunk Highway  
Duluth, MN 55811  
Phone: (218) 279-2520  
Hours: 9 a.m. - 5:30 p.m.  
Monday through Friday and  
Saturday 10 a.m. - 2 p.m.
- **St. Louis County Commissioner's Office**  
Ely Services Center  
320 Miners Drive East  
Ely, MN 55731  
Phone: (218) 365-8200  
Hours: 8 a.m. - 11:40 a.m. and 1- 4:20 p.m.  
Monday through Friday
- **St. Louis County Recorder's Office**  
1810 12<sup>th</sup> Avenue East, Room 100  
Hibbing, MN 55746  
Phone: (218) 262-0109  
Hours: 8 a.m. -12 noon and 1- 4:30 p.m.  
Monday through Friday
- **St. Louis County Auditor's Office**  
Northland Office Center, Suite 120  
307 1<sup>st</sup> Street South  
Virginia, MN 55792  
Phone: (218) 749-7104  
Hours: 8 a.m. - 4:30 p.m.  
Monday through Friday



**Bulk Orders:** Go to the Plat Book web page for information on step-by-step instructions to process bulk orders.

Scan the QR Code to bring you to the Land Atlas & Plat Book web page.

## Purchasing by Mail and Bulk Orders

To purchase the Land Atlas & Plat Book by mail or bulk send to:

- **St. Louis County Auditor's Office**  
Northland Office Center, Suite 120  
307 1<sup>st</sup> Street South  
Virginia, MN 55792  
(218) 749-0669

In order to determine the correct check amount for the book, postage, and handling, please visit the Plat Book web page at: [www.stlouiscountymn.gov/platbooks](http://www.stlouiscountymn.gov/platbooks)

or click the QR Code with your mobile device to bring you to the Plat Book web page.

# All of St. Louis County in a single atlas!

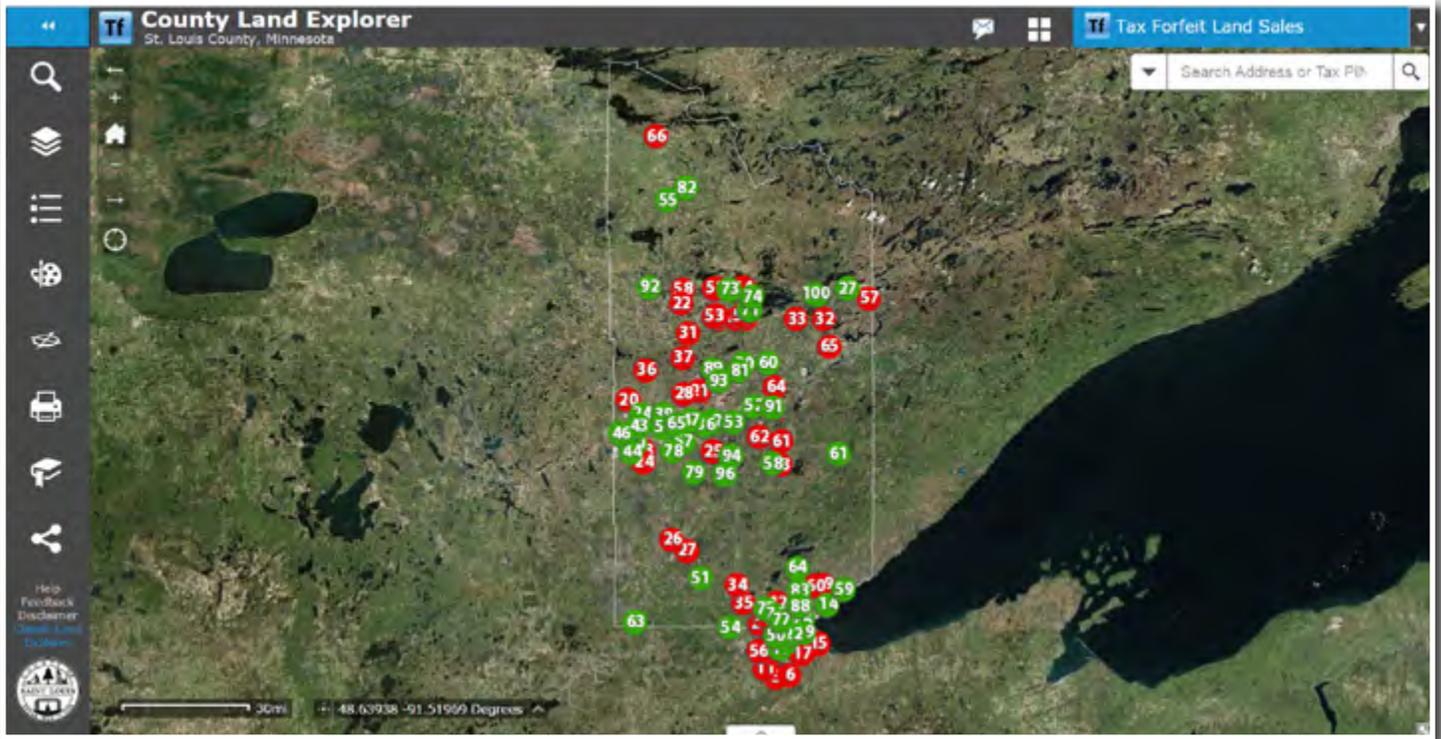


# MAPPING- AUCTION AND AVAILABLE LIST

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.

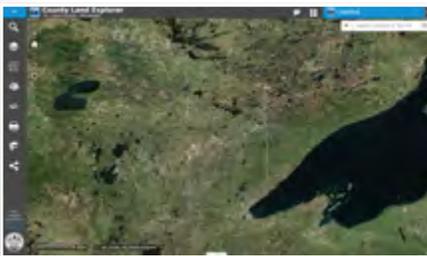
**Web Link:** [www.stlouiscountymn.gov/explorer](http://www.stlouiscountymn.gov/explorer)

**About App:** [stlouiscountymn.gov/LANDPROPERTY/Maps/MappingApplications/CountyLandExplorer.aspx](http://stlouiscountymn.gov/LANDPROPERTY/Maps/MappingApplications/CountyLandExplorer.aspx)

## To View

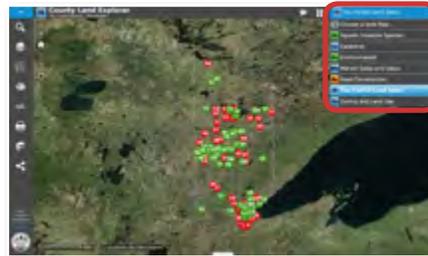
### Step 1:

Open County Land Explorer



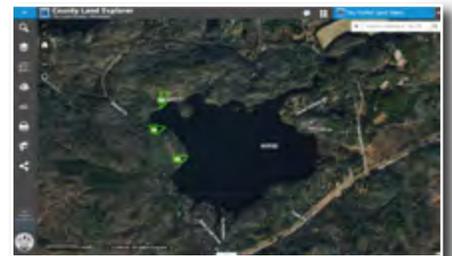
### Step 2:

Select "Tax Forfeited Land Sales"



### Step 3:

Zoom to area of interest



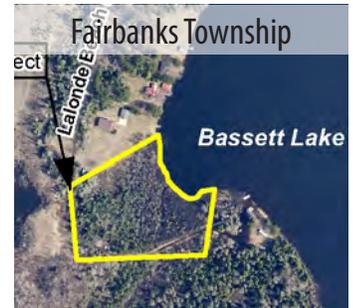
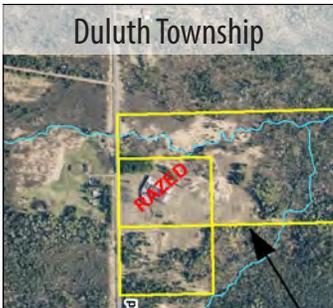


# TAX FORFEITED LAND SALES

Available Properties *St. Louis County, Minnesota*

## Opportunity to Purchase Over-the-Counter

Available list properties are those that have been previously offered for sale at auction, to the highest bidder. They are now available for immediate purchase, for the total price listed on each tract.



Many More Properties Available

# stlouiscountymn.gov/landsales

## Online Available List

Available Land Sales

City: All  
 Acres: 1 to 100  
 Price: \$0 to \$1,000,000

Detail	Property Report	Map	Tract Number	Contract Number	City/Township	Remarks	Acres	Price
			1	02220003	City Of Duluth	Irregularly shaped parcel, approximately 4.22 acres of rolling terrain, located near the Western Middle School in the Lincoln Park neighborhood of Duluth. A public side-sill easement assess through the northeast corner of the property, and provides a paved entry to the school and surrounding neighborhoods. This vacant parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$92.00 (Abstract and Tax 232845). \$100 = 010-2700-00050, 010-0350-00010	4.22	\$123,000.00
			2	02217061	City Of Duluth	Partially wooded parcel in the plot of Cedar Ridge Estates in the Kanabod neighborhood of Duluth. This irregularly shaped parcel is approximately 0.61 of 1.00 acre (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for information regarding a certified, pending or future assessments that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T=211195).	0.61	\$28,250.00
			3	02217062	City Of Duluth	Mostly cleared parcel on the out side of Middle Ln, of Cedar Ridge Estates in the Kanabod neighborhood of Duluth. There is a stormwater easement on the eastern half of the parcel and an aviation easement for the air space above this parcel. This irregularly shaped lot is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for information regarding a certified, pending or future assessments that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T=211195).	3.07	\$44,900.00
			4	02217051	City Of Duluth	The subject is a nicely wooded tract of land in the Duluth Heights neighborhood. This +/- 2.7 acre property is zoned RR-1 (Rural Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. The City of Duluth has waived the previously listed assessment. Check with the City of Duluth Treasurer's Office for any other certified, pending or future assessments that may be reinstated. Recording fee \$66.00 (T=117658, 208727).	2.76	\$53,500.00
			5	02216078	City Of Duluth	Vacant, wooded lot on the south side of W Palm St, in the Duluth Heights neighborhood of Duluth. This +/- 1.75 +/- 1.00	0.60	\$18,000.00

Example Available List

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

The available list is posted on the county's website or available by calling our office: **(218) 726-2606.**

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

Disclaimer: Prices and availability dated 10/25/18 and are subject to change.

FEBRUARY 14, 2019



St. Louis County, Minnesota

# TAX FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Recreational Land
- Homes
- Investment Property
- Lakeshore



**FOR  
S  
A  
L  
E**

## LAND SALE AUCTION

Thursday, February 14, 2019

10:00 a.m.

AAD Shriners Center

5152 Miller Trunk Highway

Hermantown, MN 55811



**Barrier Free:** All St. Louis County auctions are accessible to the handicapped. Attempts will be made to accommodate any other individual needs for special services. Please contact 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 at the full total price that is listed on each tract. Offers to purchase for less than what is listed cannot be accepted pursuant to state statute. Please contact any of our Land and Minerals Department offices for further questions.

[stlouiscountymn.gov](http://stlouiscountymn.gov)

218-726-2606