

CLOSES NOVEMBER 13, 2025



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Residential
- Recreational Land
- Investment Property
- Lakeshore

**FOR
SALE**

LAND SALE AUCTION

ONLINE BIDDING

Starts Tuesday, November 4, 2025

Closes Thursday, November 13, 2025

Ends at 11:00 a.m. CDT

publicsurplus.com

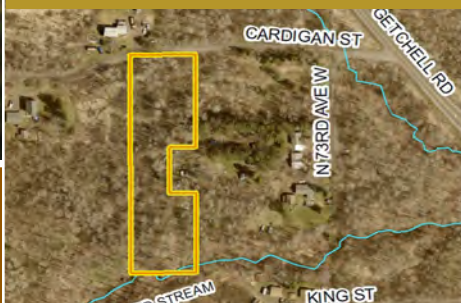


County Financing Available

All properties listed in this booklet forfeited prior to 2016 and are not subject to the Tax-Forfeited Lands Settlement.

INVESTMENT PROPERTY

CITY OF DULUTH



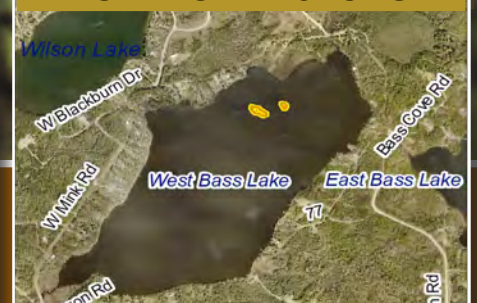
RESIDENTIAL

CITY OF GILBERT



LAKESHORE

TOWN OF ELLSBURG



stlouiscountymn.gov/landsales

218-726-2606



WELCOME!

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

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

Greetings from St. Louis County Land and Minerals,

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

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

The processes we follow are set by state statute and county board resolutions. Proceeds from these sales support the operations of the Land and Minerals Department. (See the next page for a full description of how proceeds are used.)

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

Good luck with your bidding!

WE'RE HERE TO HELP!

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

- Tract information sheets
- General land sale questions
- Questions about a specific tract
- Online auction information
- Over-the-counter sales
- Former shoreland lease lot sales



DULUTH OFFICE

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

VIRGINIA OFFICE

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

PIKE LAKE OFFICE

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



LAND SALE INFORMATION

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

SIGN UP TO RECEIVE LAND SALE EMAIL UPDATES



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

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

PROHIBITED BUYERS OR BIDDERS (DELINQUENT TAXES)

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

If you are interested in purchasing tax-forfeited property, you must pay all your delinquent taxes prior to purchasing or bidding.

AVAILABLE PROPERTIES LIST

Properties that do not sell at auction will be available over the counter on a first come, first served basis for the total price listed on each tract.

Offers to purchase for less than what is listed cannot be accepted pursuant to state statute.

Available properties are posted at stlouiscountymn.gov/landsales. You may also contact any of our offices to learn more, or find these properties referenced in the Tax-Forfeited Land Sale layer on the County Land Explorer at: gis.stlouiscountymn.gov/landexplorer.

REVENUE GENERATED

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

Total revenues minus total expenditures equals net proceeds, which are apportioned as follows:

- The county board may set aside no more than 30% for timber development.
- The county board may set aside no more than 20% (by resolution) to be used for economic development.

Remaining balance:

- 40% to the county's general fund
- 40% to school districts
- 20% to towns or cities



Each school district and township or city receives an apportionment equal to the percentage of revenues generated within the taxing district boundaries.



SALES AND PAYMENTS

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

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

AMOUNT DUE UPON SALE		
	Down Payment	10% of the total sale value or \$500, whichever is greater.
	State Assurance Fee	3% of total sale value. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the state has to defend its right to forfeit land.
	Assessments	Check with city/town clerk for any additional assessments of which the Land and Minerals Department is not aware. If listed on sale listing as certified, assessments must be paid in full at the time of sale.
	Timber Value	Paid in full at the time of sale. Please note: The timber value increases the same percentage as the sale bid up.
	Recording Fee	\$46.00 or as set by the County Recorder. If there is a well on the property, it is an additional \$54.00 for well disclosure.
	Deed Fee	\$25.00
	Deed Tax	\$1.65 for sales up to \$3,000, or 0.0033 times the Final Sale Price (final bid) plus Buyer Premium for sales over \$3,000.
	Buyer Premium	For online auctions, there is a buyer premium of 3.5% of the Final Sale Price of land, timber, and structures (final bid).

*for purchases in 2025, taxes will be payable in 2026.

PAYMENT IN FULL OR CONTRACT FOR DEED:

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

OPTION #1: PAY IN FULL

OPTION #2: CONTRACT FOR DEED

- 10% DOWN PAYMENT:** Ten percent (10%) of the total sale value or \$500, whichever is greater, PLUS the full value of timber and/or certified assessments, if applicable.
- LENGTH OF CONTRACT:** A 10 year term for financing is available if sale value is over \$4,000. Based on the property value, the following chart indicates the length of the contract.



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

- PAYMENT REQUIREMENTS:** Payment must be made by personal check, cashier's check, certified check, or money order. Checks should be made payable to the "St. Louis County Auditor".
- PAYMENT SCHEDULE:** One (1) annual payment per year.
- INTEREST:** The interest rate is 8%, as determined by state statute.

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

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

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

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



SALES AND PAYMENTS

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

EXAMPLE

FROM THE SALE ADVERTISEMENT:

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

The Final Sale Price is the price of land, timber, structures, and assessments.

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

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

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

	Minimum Bid	Bid Up
	\$10,000.00	\$15,000.00
Down Payment	\$1,050.00	\$1,550.00
State Assurance Fee	\$300.00	\$450.00
Assessments	\$500.00	\$500.00
Timber Value	\$1,000.00	\$1,500.00
Recording Fee	\$46.00	\$46.00
Deed Fee	\$25.00	\$25.00
Deed Tax	\$34.16	\$51.23
Buyer Premium	\$350.00	\$525.00
Total Pay in Full	\$12,255.16	\$16,597.23
Down On Contract	\$3,246.00	\$4,571.00

QUESTIONS

1 WHAT IF A PROPERTY HAS AN UNSATISFIED MORTGAGE OR LIEN HELD AGAINST IT?

It is advised that all buyers consult a real estate attorney prior to purchasing tax-forfeited properties with unsatisfied mortgages or liens held against them.

2 ONCE A PROPERTY IS ACQUIRED, IS THERE A REDEMPTION PERIOD BEFORE I CAN TAKE POSSESSION?

There is no redemption period once a property is acquired. Once your check has been received, the property is yours.

3 WHAT TYPE OF DOCUMENT IS ISSUED UPON SALE?

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

4 WHAT IF A BID FALLS THROUGH?

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

5 DO PRICES EVER CHANGE?

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

REAL ESTATE TAXES AND VALUATION

TAX-FORFEITED PROPERTY IS TAX EXEMPT UNTIL SOLD

When a tax-forfeited property is sold, it is returned to the tax rolls. Purchasers of tax-forfeited land will be responsible for paying property taxes the year after their purchase.

ASSESSOR'S OFFICE

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

AUDITOR'S OFFICE

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



WINNING BIDDER INFORMATION

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

CONGRATULATIONS ON YOUR WINNING BID!

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

PUBLIC SURPLUS

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

ST. LOUIS COUNTY

- If not already completed, you will receive an email from the Land and Minerals Department asking you to complete a **REGISTRATION FORM**. This can be done online at stlouiscountymn.gov/landsales, or on the pdf attached to the email. Registration must be received within 10 calendar days of the closing of the auction.
- Upon registration, we will generate your paperwork and calculate your total amount due for the sale, including all fees, and your payment options. Please see the **SALES AND PAYMENTS** page for details. Once you receive your paperwork, paperwork must be signed and returned to us with payment within 10 calendar days.
- If you choose the **CONTRACT FOR DEED** option, the down payment will be 10% of the basic sale price or \$500, whichever is greater, PLUS the full value of timber, and/or certified assessments, and recording fee. Payments are made annually, plus interest. The interest rate is 8%, as determined by state statute. The contract can be paid off at any time without penalty.
- Once the contract is satisfied or if you choose to **PAY IN FULL**, the state deed will be requested from the Minnesota Department of Revenue. The deed is then submitted to the St. Louis County Recorder's Office. Once the deed is recorded, it will be sent to the purchaser. It takes approximately 9 weeks to process the sale paperwork and request the state deed, receive the deed from the state, record it, and send it to the buyer.

BUYER'S RESPONSIBILITIES

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

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



PHONE LIST

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

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

stlouiscountymn.gov/departments-a-z/auditor/elections-voting/city-and-township-officers.

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

TOWNS	
Alango	780-1182
Alborn	591-7169
Alden	742-4449
Angora	750-0046
Arrowhead	260-5452
Ault	848-2400
Balkan	254-3967
Bassett	349-8166
Beatty	750-3364
Biwabik (Town)	865-4238
Breitung	780-8979
Brevator	391-3634
Camp 5	750-2535
Canosia	260-5600
Cedar Valley	320-237-2234
Cherry	966-6145
Clinton	744-5591
Colvin	341-4974
Cotton	348-5959
Crane Lake	504-9871
Culver	453-1128
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	729-9185
Elmer	343-1726
Embarrass	984-2084
Fairbanks	715-292-3487
Fayal	744-2878
Field	780-7012
Fine Lakes	390-9249
Floodwood	485-1508
Fredenberg	409-1999
French	969-7936
Gnesen	721-3158
Goodwill	343-1292
Grand Lake	729-8978
Great Scott	969-2121
Greenwood	753-2231
Halden	341-9618
Industrial	729-5268
Kabetogama	875-2082
Kelsey	427-2323

Kugler	969-4630
Lakewood	343-9368
Lavell	263-9787
Leiding	355-0163
Linden Grove	909-800-0520
McDavitt	750-4788
Meadowlands (Town)	427-2657
Midway	628-7135
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	380-0832
Normanna	409-1999
North Star	525-1004
Northland	345-8225
Owens	966-1135
Pequaywan	349-0177
Pike	248-0336
Portage	993-2475
Prairie Lake	393-4132
Sandy	750-4487
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	215-285-8222
Van Buren	391-0017
Vermilion Lake	651-755-5946
Waasa	290-9290
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
STATE	
DNR Waters (Shoreland Permits)	651-259-5725
MN Department of Health	1-888-345-0823
MN Pollution Control Agency	1-800-657-3864
OTHER	
Pike Lake Area Wastewater Collection System (PLAWCS)	451-3310
Duluth North Shore Sanitary District (DNSSD)	1-888-269-5714



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 the St. Louis County Planning and Zoning Department at:

Duluth and Virginia Offices:

218-471-7103

landuseinfo@stlouiscountymn.gov

DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

REVIEW SERVICES

- Zoning
- Wetlands
- Parcel

Local Zoning

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

LOCAL ZONING AREAS

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

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

Townships: Duluth, Gnesen, Lakewood, Midway

PUBLIC SURPLUS AUCTIONS

publicsurplus.com

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

How do I bid on auctions?

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

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

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

Browse auctions
within area

Minnesota ▶

St. Louis County ▶

View All Auctions for
St. Louis County

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

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

How do I make a bid?

* Your proxy bid: \$

Currency: USD

Bid Deposit: REQUIRED

Enter the amount you want to bid and click the "Submit" button.

Before you bid, please read all of the terms, such as payment methods, description and Terms and Conditions. St. Louis County has specific Terms and Conditions for their auctions.

Please make sure you read them carefully.

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

FAQ'S

How do I know if I am outbid?

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

How do I know if I have won?

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

How does proxy bidding work?

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

Keep in mind:

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

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

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

Tract 1

CITY OF DULUTH

010-0070-00210

\$18,000.00

± 1.26 acres

C22250063



Location: Approximately 0.06 of a mile west of North 77th Avenue West on undeveloped portion of Desota Street, Duluth

Legal: LOTS 321 & 322, AUDITORS PLAT BAY VIEW HEIGHTS PARK TRACT

Land	\$18,000.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$18,000.00
Certified Assessments	\$0.00



This +/- 152' x 359' parcel is located in the Bayview Heights neighborhood of Duluth. Zoning is RR-1 (Residential-Rural). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

010-0070-00380

\$24,000.00

± 1.83 acres

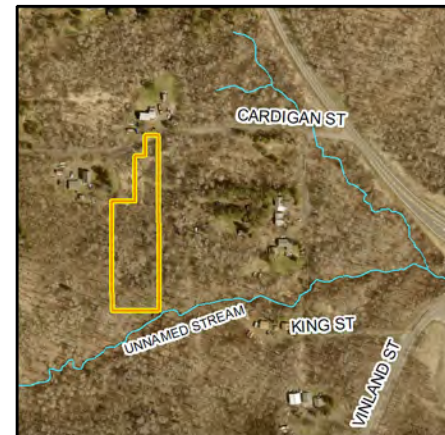
C22250064



Location: Approximately 0.13 of a mile west of Getchell Road on the south side of Cardigan Street, Duluth

Legal: OUTLOT C EX N 160.6 FT OF W 1/2, AUDITORS PLAT BAY VIEW HEIGHTS PARK TRACT

Land	\$24,000.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$24,000.00
Certified Assessments	\$0.00



This +/- 1.83 acre parcel is located in the Bayview Heights neighborhood of Duluth. Zoning is RR-1 (Residential-Rural). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

010-0070-00390

\$35,300.00

± 2.13 acres

C22250065



Location: Approximately 0.09 of a mile west of Getchell Road on the south side of Cardigan Street, Duluth

Legal: OUTLOT D EX SLY 129.6 FT OF NLY 389.6 FT OF ELY 66 FT, AUDITORS PLAT BAY VIEW HEIGHTS PARK TRACT

Land	\$35,300.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$35,300.00
Certified Assessments	\$0.00



This +/- 2.13 acre parcel is located in the Bayview Heights neighborhood of Duluth. Parcel is crossed by approximately 60' of an unnamed stream. Zoning is RR-1 (Residential-Rural). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 4	CITY OF DULUTH	010-0220-03930	\$32,600.00	± 1.34 acres	C22250066
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Location: East across undeveloped, platted road from 7103 Earl Street, Duluth

Legal: LOTS 1-11 INC PART OF VAC ALLEY ADJ, BLOCK 25, BAY VIEW ADDITION TO DULUTH NO 1

Land	\$32,600.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$32,600.00
Certified Assessments	\$0.00



This +/- 440' x 133' property is located in the Cody neighborhood of Duluth on undeveloped, platted roads. Parcel is subject to a utility easement along northern border (T doc#833395). Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. A portion of the eastern side of the property is in the city's Water Resource Management Ordinance district and may have further restrictions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Recording fee \$92.00 (Abstract, T#359148).

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	010-0230-01540	\$18,300.00	± 0.22 acres	C22220527
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Location: Between 8005 and 8019 Vinland Street, Duluth

Legal: LOTS 12 13 AND 14, BLOCK 43, BAY VIEW ADDITION TO DULUTH NO 2

Land	\$18,300.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$18,300.00
Certified Assessments	\$0.00



This +/- 75' x 125' parcel is located in the Duluth Heights neighborhood. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Recording fee \$92.00 (Abstract, T#53187).

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	010-0280-00940	\$45,300.00	± 0.41 acres	C22250067
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Location: Approximately 0.09 of a mile northeast of Pleasant Avenue on Superior Street East (aka Old North Shore Road), Duluth

Legal: Lot 5 Block 3, BRIGHTON GARDENS 1ST DIVISION

Land	\$45,300.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$45,300.00
Certified Assessments	\$0.00



This +/- 60' x 300' parcel is located in the North Shore neighborhood of Duluth. Zoning is RR-2 Residential-Rural. The City of Duluth has an underground water main crossing in the southern half of this parcel and won't allow a driveway to cross over it. Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (T#180859).

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

Tract 7	CITY OF DULUTH	010-0290-01370, 01380	\$13,700.00	± 0.17 acres	C22250068
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Location: Approximately 0.28 of a mile northeast on undeveloped, platted roads from State Highway #61 and North 71st Avenue East, Duluth

Legal: Nly 60 FT Lot 9 Block 7 AND Nly 60 FT Lot 10, Block 7, BRIGHTON GARDENS 2ND DIVISION

Land	\$13,700.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$13,700.00
Certified Assessments	\$0.00



This +/- 60' x 120' property is on an undeveloped, platted road. There is no access from State Hwy #61 due to MN Dept. of Transportation access control. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Recording fee \$66.00 (T#38385, 38386).

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

Tract 8	CITY OF DULUTH	010-0340-00380	\$10,100.00	± 0.13 acres	C22250123
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Location: North of 645 Atlantic Avenue on undeveloped, platted alley, Duluth

Legal: LOT 13 INC PART OF VAC WICKLOW ST ADJ, BLOCK 3, BRYANT ADDITION TO DULUTH SECOND DIV

Land	\$10,100.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$10,100.00
Certified Assessments	\$0.00



This +/- 35' x 158' vacant, partially wooded parcel in the Lincoln Park neighborhood of Duluth has alley access only as Wicklow St. has been vacated. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#362624).

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 9	CITY OF DULUTH	010-0420-00240	\$16,000.00	± 0.15 acres	C22250069
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Location: Southwest of the corner of Cody Street and 59th Avenue West, Duluth

Legal: LOTS 1 AND 3, BLOCK 3, CENTRAL DIVISION OF WEST DULUTH

Land	\$16,000.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$16,000.00
Certified Assessments	\$0.00



This +/- 48' x 135' parcel located in the Cody neighborhood of Duluth. Zoning is MU-N (Mixed Use - Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 10

CITY OF DULUTH

010-0420-00260

\$10,800.00

± 0.23 acres

C22250070

**Location:** North of 507 North 59th Avenue West, Duluth**Legal:** LOTS 5 THRU 9 ODD NUMBERED LOTS BLOCK 3, CENTRAL DIVISION OF WEST DULUTH

Land	\$10,800.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$10,800.00
Certified Assessments	\$0.00



This +/- 75' x 135' property is located in the Cody neighborhood of Duluth. Zoning is MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 11

CITY OF DULUTH

010-0610-03440

\$2,475.00

± 0.02 acres

C22240041

**Location:** Southeast of 2110 and 2116 W 22nd Street, Duluth**Legal:** Lot 26, Block 16 Including vacated alley adjacent, COFFIN WARNER AND JONES ADDITION TO DULUTH

Land	\$2,475.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$2,475.00
Certified Assessments	\$0.00



This +/- 773 sq. ft. nonconforming, triangularly shaped parcel is located in the Piedmont Heights neighborhood of Duluth. Zoning is R-1 (Residential). Contact the City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#131473).

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

010-0860-05800

\$48,300.00

± 0.60 acres

C22250071

**Location:** West of 619 West 9th Street, Duluth**Legal:** LOTS 14 15 AND 16 INC PART OF VAC R/W OF W NINTH ST ADJ, BLOCK 35, DULUTH HEIGHTS 1ST DIVISION

Land	\$48,300.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$48,300.00
Certified Assessments	\$0.00



This approximately 0.60 of an acre parcel is partially wooded and located in the Duluth Heights neighborhood. The structure that previously occupied this parcel was removed in 2022. There is an overhead powerline that crosses the property. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (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

010-1030-00400

\$13,000.00

± 0.08 acres

C22250072

**Location:** Between 309 and 313 East 6th Street, Duluth**Legal:** East 1/2 of Lot 53, DULUTH PROPER 1ST DIVISION EAST 1ST STREET AND East 1/2 of Lot 53, Block 83, DULUTH PROPER THIRD DIVISION, DULUTH PROPER 1ST DIVISION EAST 6TH STREET

Land	\$13,000.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$13,000.00
Certified Assessments	\$0.00



This vacant, +/- 25' x 140' parcel is located in the Central Hillside neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 14

CITY OF DULUTH

010-1030-01420

\$16,000.00

± 0.10 acres

C22250073

**Location:** Between 310 East 6th Street and 518 North 3rd Avenue East, Duluth**Legal:** E 41 1/2 FT OF N 70 FT AND S 70 FT OF E 20 FT OF LOT 52, DULUTH PROPER 1ST DIVISION EAST 6TH STREET

Land	\$16,000.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$16,000.00
Certified Assessments	\$0.00



This approximately 4,270 sq. ft. vacant, grassy parcel is located in the Central Hillside neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#228902). There is additional property in this area being offered at this sale.

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

Tract 15

CITY OF DULUTH

010-1130-00150, 00180

\$31,932.90

± 0.22 acres

C22240053

**Location:** West of 1706 West 2nd Street, Duluth**Legal:** South 30 feet by 80 feet of Lot 8, Block 70, including 5 feet of the adjacent avenue, MYERS REARR BLK 70 DULUTH PROPER 2ND DIVISION LOT 7 INC 5 FT OF VAC AVE ADJ & N 25 X 80 FT OF LOT 8 INC 5 FT OF VAC AVE ADJ, MYERS REARR BLK 70 DULUTH PROPER 2ND DIVISION

Land	\$30,000.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$30,000.00
Certified Assessments	\$1,932.90



This +/- 85' x 110' property is located in the Lincoln Park neighborhood of Duluth. There is approximately 85 feet of frontage on W 2nd St. and public utilities are available. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department regarding assessments of \$1,932.90, and for any other certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$112.00 (Abstract, T#366229, T#180468). There is additional property in this area being offered at this sale.

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

Tract 16

CITY OF DULUTH

010-1130-00200

\$3,500.00

± 0.10 acres

C22240054



Location: Approximately 0.03 of a mile north of 1st Street West and Piedmont Avenue on an undeveloped, platted alley, Duluth

Legal: LOT 9 S 27 X 80 FT INC 5 FT OF VAC AVE ADJOINING, BLOCK 70, MYERS REARR BLK 70 DULUTH PROPER 2ND DIVISION

Land	\$3,500.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$3,500.00
Certified Assessments	\$0.00



This +/- 27' x 85' parcel is located in the Lincoln Park neighborhood of Duluth. Parcel is a nonconforming lot of record and is located on undeveloped, platted alleys. Some public utilities are available. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 17

CITY OF DULUTH

010-1130-00220

\$9,000.00

± 0.06 acres

C22250074



Location: Approximately 0.02 of a mile north of 1st Street West and Piedmont Avenue on an undeveloped, platted alley, Duluth

Legal: Southerly 28 feet of Lot 10, Block 70 INCLUDING 5 feet of vacated Park Avenue adjacent, MYERS REARR BLK 70 DULUTH PROPER 2ND DIVISION

Land	\$9,000.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$9,000.00
Certified Assessments	\$0.00



This +/- 28' x 85' parcel is located in the Lincoln Park neighborhood of Duluth and is a nonconforming lot of record. Parcel is located on an undeveloped, platted alley. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 18

CITY OF DULUTH

010-1130-00230

\$15,719.71

± 0.08 acres

C22250075



Location: Northeast across road from 1718 1st Street West and west of staircase sidewalk, Duluth

Legal: Lot 11 Block 70 INCLUDING 5 feet of vacated Park Avenue adjacent, MYERS REARR BLK 70 DULUTH PROPER 2ND DIVISION

Land	\$13,600.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$13,600.00
Certified Assessments	\$2,119.71



This +/- 45' x 80' parcel is located in the Lincoln Park neighborhood of Duluth. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for details regarding assessments of \$2,119.71, and for any other certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 19

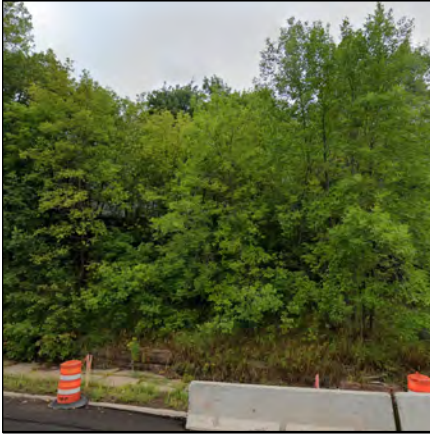
CITY OF DULUTH

010-1130-00260

\$5,600.00

± 0.05 acres

C22250076



Location: Approximately 0.03 of a mile west of 1st Street West on the north side of Piedmont Avenue, Duluth

Legal: Southerly 30 feet of Lot 14, Block 70, MYERS REARR BLK 70 DULUTH PROPER 2ND DIVISION

Land	\$5,600.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$5,600.00
Certified Assessments	\$0.00



This approximately 2,214 sq. ft. parcel is irregularly shaped and located in the Lincoln Park neighborhood of Duluth. Parcel is a nonconforming lot of record. Parcel has access on Piedmont Ave and undeveloped, platted roads. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 20

CITY OF DULUTH

010-1210-00030

\$15,500.00

± 0.09 acres

C22250077



Location: Approximately 0.03 of a mile northwest of 5th Street West on the north side of undeveloped North 19 1/2 Avenue West, Duluth

Legal: LOT 3, BLOCK 142, MYERS REARRRANGEMENT OF BLOCKS 105-106-127-128 & 142, IN DULUTH PROPER SECOND DIVISION

Land	\$15,500.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$15,500.00
Certified Assessments	\$0.00



This +/- 50' x 80' parcel is located in the Lincoln Park neighborhood of Duluth. Zoning is R-1 (Residential). Parcel is located on undeveloped, platted roads. Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. There is a Community Development Rehabilitation Grant lien held against this property (doc#377098) – consult a real estate attorney for details. 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

010-1350-08390

\$65,600.00

± 0.48 acres

C22240058



Location: Southwest of 315 East 9th Street, Duluth

Legal: Lots 49, 51 AND 53, Block 126, DULUTH PROPER THIRD DIVISION

Land	\$65,600.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$65,600.00
Certified Assessments	\$0.00



This +/- 150' x 140' vacant, rocky parcel is located in the Central Hillside neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (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

010-1600-00370, 00380

\$29,875.57

± 0.55 acres

C22250078

**Location:** Southwest corner of 131st Avenue West and 2nd Street West, Duluth**Legal:** LOT 71, FOND DU LAC SECOND STREET DULUTH
LOTS 73 75 77 AND 79, FOND DU LAC SECOND STREET DULUTH

Land	\$29,800.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$29,800.00
Certified Assessments	\$75.57



This +/- 200' x 120' property is located in the Fond Du Lac neighborhood of Duluth. Zoning is R-1 (Residential). The property contains areas that may be located within the floodplain management area and may impact development. Property is located in the city's Water Resource Management Ordinance district which may have additional requirements. Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding certified assessments of \$75.57, and for any other certified, pending, or future assessments that may be reinstated. There is an unsatisfied mortgage (T doc#927696) held against this property – consult a real estate attorney for details. Recording fee \$66.00 (T#89331, 253215).

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

010-2320-01760

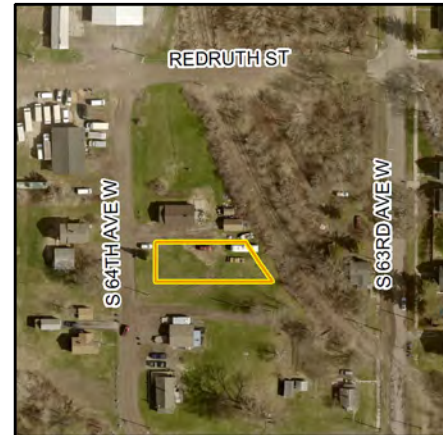
\$9,450.00

± 0.15 acres

C22250079

**Location:** South of 314 South 64th Avenue West, Duluth**Legal:** Lots 23 and 24, Block 11, HUNTERS GRASSY POINT ADD TO DUL

Land	\$9,450.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$9,450.00
Certified Assessments	\$0.00



This approximately 6,425 sq. ft. vacant, grassy parcel is located in the Irving neighborhood of Duluth. Zoning is MU-B (Mixed Use Business Park). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 24

CITY OF DULUTH

010-2320-01810, 01840, 01850

\$10,140.00

± 0.16 acres

C22250080

**Location:** North of 314 South 64th Avenue West, Duluth**Legal:** Lots 27, 28 and 29, Block 11, HUNTERS GRASSY POINT ADD TO DUL
Lot 30, Block 11, HUNTERS GRASSY POINT ADD TO DUL
Lot 31, Block 11, HUNTERS GRASSY POINT ADD TO DUL

Land	\$10,140.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$10,140.00
Certified Assessments	\$0.00



This approximately 0.16 of an acre parcel is located in the Irving neighborhood of Duluth. Zoning is MU-B (Mixed Use Business Park). Contact City of Duluth for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

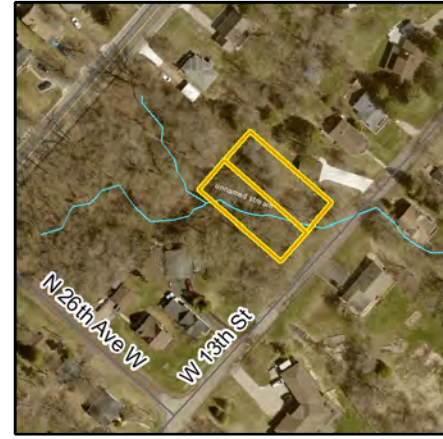
Tract 25	CITY OF DULUTH	010-2910-00880, 00890	\$60,300.00	± 0.32 acres	C22250081
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Location: West of 2511 West 13th Street, Duluth

Legal: LOT 12 BLOCK 9, LINCOLN PARK PLACE DULUTH
LOT 13 BLOCK 9, LINCOLN PARK PLACE DULUTH

Land	\$60,300.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$60,300.00
Certified Assessments	\$0.00



This +/- 100' x 140' property is located in the Lincoln Park neighborhood of Duluth and is crossed by approximately 132' of an unnamed stream. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$66.00 (T#60620,60621).

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 DULUTH	010-2940-01640, 02020	\$34,800.00	± 1.90 acres	C22240066
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Location: Northwest of the intersection of North 62nd Avenue West and the DM&N Railway Right of Way, Duluth

Legal: Lots 1 through 12, Block 20 INCLUDING part of vacated Huntington Street adjacent AND INCLUDING part of vacated 63rd Avenue West, LLOYDS DIVISION OF WEST DULUTH
LOTS 1 THRU 8 THAT PART LYING N OF D M AND N RY RT OF W INC PART OF VAC HUNTINGTON ST ADJ & INC PART OF VAC 63RD AVENUE W, LLOYDS DIVISION OF WEST DULUTH

Land	\$34,800.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$34,800.00
Certified Assessments	\$0.00



This +/- 1.9 acre vacant, wooded parcel has about 160 feet of frontage on N 62nd Ave. W in the Cody neighborhood of Duluth. The City of Duluth has two separate water lines across the property. Adjoining the parcel's southern boundary is an active railroad grade. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 27	CITY OF DULUTH	010-2940-01760, 01770, 01780, 01790, 01800	\$8,650.00	± 0.17 acres	C22250122
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Location: Northeast of the intersection of North 62nd Ave West and the DM&N Railway Right of Way, Duluth

Legal: LOT 1, BLOCK 21, THAT PART LYING N OF D M AND N RY RT OF W, LLOYDS DIVISION OF WEST DULUTH
LOT 2, BLOCK 21, THAT PART LYING N OF D M AND N RY RT OF W, LLOYDS DIVISION OF WEST DULUTH
LOT 3, BLOCK 21, THAT PART LYING N OF D M AND N RY RT OF W, LLOYDS DIVISION OF WEST DULUTH
LOT 4, BLOCK 21, THAT PART LYING N OF D M AND N RY RT OF W, LLOYDS DIVISION OF WEST DULUTH
LOT 5, BLOCK 21, THAT PART LYING N OF D M AND N RY RT OF W, LLOYDS DIVISION OF WEST DULUTH

Land	\$8,650.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$8,650.00
Certified Assessments	\$0.00



This irregularly shaped tract is approximately 0.19 of an acre in the Cody neighborhood of Duluth. It has frontage on N 62nd Ave. W and is adjacent to an active railway. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 28

CITY OF DULUTH

010-3450-00340, 00530

\$9,200.00

± 2.88 acres

C22250082



Location: Approximately 0.08 of a mile north of 661 Everett Street on the west side of the undeveloped, platted road, Duluth

Legal: LOT 8 INC PART VAC ST ADJ, BLOCK 3, NORTH HOMELAND
LOT 8 BLOCK 4 INC PART OF VAC STREET ADJ, NORTH HOMELAND

Land	\$9,200.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$9,200.00
Certified Assessments	\$0.00



This approximately 2.9 acre parcel is located in the Morely Heights/Parkview neighborhood of Duluth on an undeveloped, platted road. There is a shallow pond in the southern portion of the property and Amity Creek crosses in the northeast corner. Zoning is RR-1 (Residential-Rural) in the north and R-1 (Residential) in the south. Contact City of Duluth Planning and Development for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area, is predominately wetland and may not be suitable for development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (T#253186).

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 DULUTH

010-3540-02770

\$27,575.00

± 0.06 acres

C22250083



Location: 1532 Commonwealth Avenue, Duluth

Legal: LOT 5, BLOCK 9, NORTONS STEEL PLANT DIVISION OF DULUTH

Land	\$5,800.00
Timber	\$0.00
Improvements	\$21,775.00
Minimum Bid	\$27,575.00
Certified Assessments	\$0.00



This +/- 25' x 100' parcel is located in the Gary-New Duluth neighborhood and includes a 2+ story house. Condition of structure and utilities is unknown. This property has been condemned for human habitation - consult City of Duluth Life Safety for details. Zoning is MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned 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 30

CITY OF DULUTH

010-3830-19720

\$29,900.00

± 0.24 acres

C22250084



Location: Southwest of 1315 East 5th Street, Duluth

Legal: LOTS 5 6 AND 7, BLK 116, PORTLAND DIV OF DULUTH

Land	\$29,900.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$29,900.00
Certified Assessments	\$0.00



This +/- 75' x 140' vacant, wooded parcel is in the East Hillside neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#216056).

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 DULUTH

010-4520-12110

\$3,900.00

± 0.07 acres

C22250085

**Location:** Northeast of 5622 West 8th Street, Duluth**Legal:** LOT 7, BLOCK 89, WEST DULUTH 6TH DIVISION

Land	\$3,900.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$3,900.00
Certified Assessments	\$0.00



This vacant, +/- 25' x 125' parcel is located in the Cody neighborhood of Duluth and is a nonconforming lot of record. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 32

CITY OF DULUTH

010-4520-17150

\$8,500.00

± 0.08 acres

C22250086

**Location:** Between 4702 and 4710 West 8th Street, Duluth**Legal:** LOT 2, BLOCK 120, WEST DULUTH 6TH DIVISION

Land	\$8,500.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$8,500.00
Certified Assessments	\$0.00



This +/- 25' x 132' vacant, grassy parcel is located in the Denfeld neighborhood of Duluth and is a nonconforming lot of record. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 33

CITY OF DULUTH

010-4530-03660

\$8,900.00

± 0.08 acres

C22250087

**Location:** North across alley from 422 North 52nd Avenue West, Duluth**Legal:** SLY 29 FT OF LOTS 1 2 3 4 & 4 1/2, BLOCK 189, WEST DULUTH 7TH DIVISION

Land	\$8,900.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$8,900.00
Certified Assessments	\$0.00



This +/- 29' x 125' parcel is located in the Spirit Valley neighborhood of Duluth. Zoning is R-P (Residential Planned). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 34

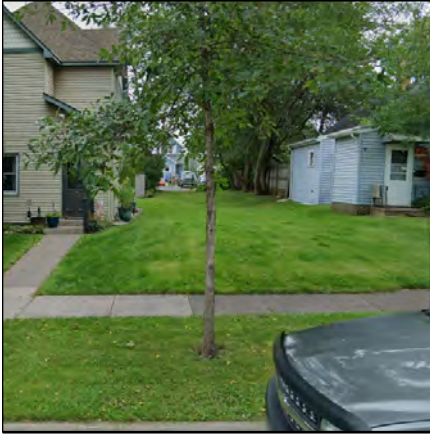
CITY OF DULUTH

010-4530-03690

\$8,000.00

± 0.07 acres

C22250088

**Location:** South of 420 North 52nd Avenue West, Duluth**Legal:** LOT 7, BLOCK 189, WEST DULUTH 7TH DIVISION

Land	\$8,000.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$8,000.00
Certified Assessments	\$0.00



This +/- 25' x 125' parcel is located in the Spirit Valley neighborhood of Duluth. Zoning is R-P (Residential-Planned). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 35

CITY OF CHISHOLM

020-0010-09260

\$5,200.00

± 0.11 acres

C22240071

**Location:** Between 518 1st Avenue Southwest and 22 6th Street Southwest, Chisholm**Legal:** Lot 19 AND West 1/2 of Lot 20, Block 34, CHISHOLM

Land	\$5,200.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$5,200.00
Certified Assessments	\$0.00



This +/- 37.5' x 125' parcel is a nonconforming lot of record. Previously 26 6th St. W, the structures were removed in 2019. 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. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 36

CITY OF CHISHOLM

020-0040-04170

\$150.00

± 0.01 acres

C22220719

**Location:** Southeast corner of 4th Avenue Southwest and 6th Street Southwest, Chisholm**Legal:** Lot 9, Block 17, CHISHOLM 2ND ADDITION

Land	\$150.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$150.00
Certified Assessments	\$0.00



This approximately 0.01 of an acre parcel is nonconforming. 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 37

CITY OF CHISHOLM

020-0080-00300

\$4,800.00

± 2.24 acres

C22250089



Location: +/- 0.09 of a mile southeast of State Highway #73 and Cemetery Road, Chisholm

Legal: LOTS 1 2 AND 3, CARLIN GARDENS

Land	\$4,605.00
Timber	\$195.00
Improvements	\$0.00
Minimum Bid	\$4,800.00
Certified Assessments	\$0.00



This +/- 2.24 acre parcel has undeveloped, platted access. Zoning is R-2 (Residence District). 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. 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 38

CITY OF CHISHOLM

020-0090-00130, 00140, 00150

\$37,200.00

± 8.12 acres

C22250090



Location: +/- 0.07 of a mile south of Cemetery Road on the east side of 8th Avenue Northwest, Chisholm

Legal: LOT 13, GARDEN LANDS
LOT 14, GARDEN LANDS
LOTS 15 THRU 20, GARDEN LANDS

Land	\$36,890.00
Timber	\$310.00
Improvements	\$0.00
Minimum Bid	\$37,200.00
Certified Assessments	\$0.00



This +/- 8.12 acre property is subject to a non-exclusive road right-of-way and utility easement along westerly 17' (doc#13160019). Zoning is R-2 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Chisholm for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 39

CITY OF EVELETH

040-0085-00280, 01340

\$29,900.00

± 1.12 acres

C22250091



Location: North of driveway to 100 North Van Buren Avenue, Eveleth

Legal: LOTS 16 THRU 19 BLOCK 2, FIRST DIVISION EASTVIEW ADDITION TO EVELETH
OUTLOT A EX THAT PART LYING E OF A LINE RUNNING FROM NW COR OF LOT 15 BLK 2 TO THE SW COR OF LOT 23 BLK 2, FIRST DIVISION EASTVIEW ADDITION TO EVELETH

Land	\$29,900.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$29,900.00
Certified Assessments	\$0.00



This +/- 1.12 acre property is crossed by a driveway in the southeast corner. Zoning is R-1 (Residential). Contact the City of Eveleth for permitted uses and zoning questions. The parcel contains wetlands that may impact development or access plans. Check with the City of Eveleth 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 40

CITY OF GILBERT

060-0010-01990

\$28,650.00

± 0.10 acres

C22250092

**Location:** 108 Iowa Avenue West, Gilbert**Legal:** Lot 24 Block 9, GILBERT

Land	\$4,400.00
Timber	\$0.00
Improvements	\$24,250.00
Minimum Bid	\$28,650.00
Certified Assessments	\$0.00



This +/- 30' x 120' parcel has a 2-story structure with a kitchen, 3 bedrooms, 1 bathroom, an unfinished basement, and a detached garage. Condition of structures and utilities is unknown. Zoning is R-1 (Low Density Residence District). Contact the City of Gilbert for permitted uses and zoning questions. Check with the City of Gilbert for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 41

CITY OF AURORA

100-0047-00070

\$10,200.00

± 0.38 acres

C22250093

**Location:** Approximately 0.10 of a mile west of Erie Street North and Industrial Drive, Aurora**Legal:** Lot 7 Block 4, KNUTI 2ND ADDITION TO AURORA

Land	\$10,200.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$10,200.00
Certified Assessments	\$0.00



This +/- 0.38 of an acre parcel is a nonconforming lot of record. The Mesabi Trail adjoins the southern border. Zoning is LR (Low Density Residential). 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.

Tract 42

CITY OF COOK

120-0010-00120

\$12,800.00

± 0.76 acres

C22250094

**Location:** Approximately 0.13 of a mile northeast from Veteran's Park water access, 9 North River Street, Cook

Legal: PART OF OUTLOT 3 BEG AT THE INTERSECTION OF THE WLY BANK OF LITTLE FORK RIVER WITH THE NLY LINE OF THE RR ROW RUNNING THENCE NWLY ALONG SAID NLY LINE RR ROW 503 FT THENCE NELY AN ANGLE OF 33 DEG E AND N A DISTANCE OF 38FT TO AN IRON PIPE THENCE IN A NWLY DIRECTION PARALLEL WITH SAID RR ROW A DISTANCE OF 30 FT TO AN IRON PIPE THENCE IN A NELY DIRECTION ON A LINE 33 DEG E OF N A DISTANCE OF 90 FT TO AN IRON PIPE THENCE IN A SELY DIRECTION PARALLEL WITH SAID RR ROW TO THE RIVER BANK A DISTANCE OF APPROX 28FT THENCE SWLY ALONG SAID RIVER TO PT OF BEG, ASHAWA Subject to public waters.

Land	\$12,800.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$12,800.00
Certified Assessments	\$0.00



This +/- 0.76 acre parcel has approximately 545 feet of frontage on Little Fork River and is crossed by a power line. Parcel is water access only and adjoins an active railroad grade. Zoning is R-1 (One and Two Family Residential District). Contact the City of Cook for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area that may impact development. Parcel is subject to Public Waters – visit the MN DNR website for more information. Check with the City of Cook for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

120-0030-00070

\$4,000.00

± 0.13 acres

C22250095

**Location:** South of 237 3rd Street Northwest, Cook**Legal:** LOT 7, BLOCK 1, BALLIETS ADDITION TO COOK

Land	\$4,000.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$4,000.00
Certified Assessments	\$0.00



This +/- 40' x 140' parcel is a nonconforming lot of record. Zoning is R-1 (One and Two Family Residential District). Contact the City of Cook for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Cook for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#280887).

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 COOK

120-0033-00010, 00020, 00025

\$8,100.00

± 0.32 acres

C22250096

**Location:** Approximately 0.24 of a mile northeast from Veteran's Park water access, 9 North River Street, Cook

Legal: LOT 1 EX SLY 25 FT, BROWNS DIVISION
 LOT 2 EX SLY 25 FT OF WLY 31 4/10 FT, BROWNS DIVISION
 PART OF LOTS 1 AND 2 BROWNS DIVISION AND OF OUTLOT 3 ASHAWA
 COMMENCING AT THE SW CORNER OF LOT 1 BROWNS DIVISION THENCE
 NWLY ALONG THE WLY LINE 25 FT THENCE 90 DEG TO THE RIGHT 90 FT
 THENCE 90 DEG TO THE RIGHT 25 FT THENCE CONTINUING ON THE SAME
 LINE 30 FT TO A POINT ON THE WLY BANK OF LITTLE FORK RIVER THENCE
 90 DEG TO THE RIGHT 90 FT THENCE AT AN ANGLE OF 90 DEG TO THE
 RIGHT 30 FT TO THE POINT OF BEGINNING, BROWNS DIVISION
 Subject to public waters.

Land	\$8,100.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$8,100.00
Certified Assessments	\$0.00



This +/- 0.32 of an acre property has undeveloped, platted access and water access. Property has 38 ft. of frontage on the Little Fork River and adjoins an active railroad grade. Zoning is R-1 (One and Two Family Residential District). Contact the City of Cook for permitted uses and zoning questions. This property contains areas that may be located within the floodplain management area that may impact development. Property is subject to Public Waters – visit the MN DNR website for more information. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads. Check with the City of Cook for any certified, pending, or future assessments that may be reinstated. Recording fee \$92 (Abstract, T#241161). There is additional property in this area being offered at this sale.

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

Tract 45

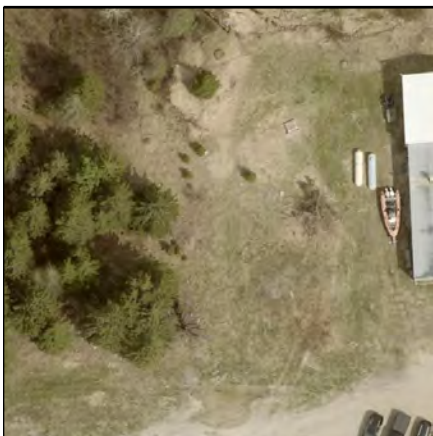
CITY OF COOK

120-0033-00190, 00200

\$9,900.00

± 0.40 acres

C22250097

**Location:** West of 310 Vermilion Drive North on undeveloped, platted roads, Cook**Legal:** LOT 19, BROWNS DIVISION
 LOT 20, BROWNS DIVISION

Land	\$9,900.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$9,900.00
Certified Assessments	\$0.00



This +/- 120' x 144' property is a nonconforming lot of record. Access is on undeveloped, platted roads. Previously 112 3rd Ave. NE, the structures were removed in 2015. Zoning is R-1 (One and Two Family Residential District). Contact the City of Cook for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area that may impact development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Cook for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 46

CITY OF FLOODWOOD

125-0030-00010, 00015

\$21,200.00

± 0.64 acres

C22220621

**Location:** 311 8th Avenue Aly E, Floodwood

Legal: ELY 220 FT OF LOT A, BLK 37, SAVANNA ADDITION TO FLOODWOOD
LOT A EX ELY 220 FT AND EX WLY 50 FT BLK 37, SAVANNA ADDITION TO FLOODWOOD

Land	\$20,700.00
Timber	\$500.00
Improvements	\$0.00
Minimum Bid	\$21,200.00
Certified Assessments	\$0.00



This irregularly shaped, +/- 0.64 of an acre, vacant, wooded parcel has approximately 300 feet of frontage on the Floodwood River and is located on undeveloped, platted roads. Zoning is R-2 (Low Density Residential). Contact the City of Floodwood for permitted uses and zoning questions. Parcel is in a flood zone where specific building requirements must be met for residential use. Any potential owner must obtain appropriate approvals for improving undeveloped, platted roads. Check with the City of Floodwood 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

140-0050-01030

\$6,600.00

± 0.07 acres

C22250098

**Location:** North of 1105 13th Avenue East, Hibbing**Legal:** LOT 31, BLOCK 8, BROOKLYN

Land	\$6,600.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$6,600.00
Certified Assessments	\$0.00



This +/- 25' x 125' parcel is a non-conforming lot of record. The structure that previously occupied this parcel was removed in 2025. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 48

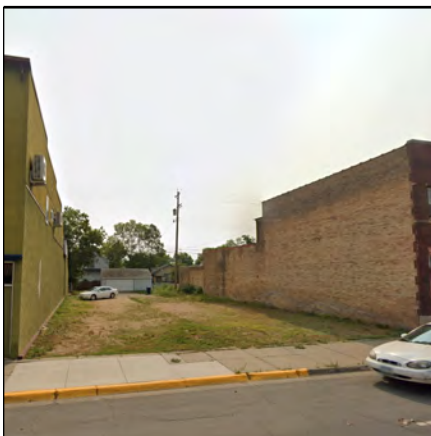
CITY OF HIBBING

140-0090-03260, 03270

\$59,293.08

± 0.14 acres

C22250099

**Location:** Between 2310 and 2316 1st Avenue, Hibbing

Legal: LOT 10, BLOCK 12, FAIRVIEW
LOT 11, BLOCK 12, FAIRVIEW

Land	\$29,400.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$29,400.00
Certified Assessments	\$29,893.08



This +/- 50' x 125' property is located in downtown Hibbing. Zoning is C-2b (General Commerical District). Previously 2314 1st Ave, the structures that occupied this parcel were removed in 2019. Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing regarding assessments of \$29,893.08, and for any other certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details (doc#1083700). 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	141-0010-02030	\$5,700.00	± 5.00 acres	C22250100
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Location: Southeast corner of Swinnerton Road and Northwood Drive, Hibbing

Legal: WLY 330 FT OF S1/2 OF NW1/4 OF SW1/4, Sec 11 Twp 56N Rge 20W
Subject to public waters.

Land	\$5,280.00
Timber	\$420.00
Improvements	\$0.00
Minimum Bid	\$5,700.00
Certified Assessments	\$0.00



This nonconforming, +/- 5 acre parcel is crossed by approximately 843' of East Swan Creek. Zoning is A-1 (Agricultural District). There is a conservation easement on East Swan Creek (doc#1198796). Parcel is subject to a utility easement along the north and west borders (doc#1456698). Contact the City of Hibbing for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. Parcel is subject to Public Waters – visit the MN DNR website for more information. Check with the City of Hibbing for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 50	CITY OF HIBBING	141-0040-04820	\$32,600.00	± 40.00 acres	C22240042
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Location: Approximately 0.5 of a mile south of 12470 Harriet Lake Road, Hibbing

Legal: NE1/4 OF SW1/4, Sec 27 Twp 56N Rge 21W

Land	\$31,600.00
Timber	\$1,000.00
Improvements	\$0.00
Minimum Bid	\$32,600.00
Certified Assessments	\$0.00



This parcel is approximately 40 acres with about 1,900 feet of frontage on West Swan River. Parcel has no known legal access. Zoning is F-A (Forestry-Agriculture District) in the north half and southeast corner and most of the south half is zoned W-1 (Natural Environment Lakes). Contact the City of Hibbing for permitted uses and zoning questions. Parcel is predominately wetlands and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hibbing for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

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	141-0050-05460	\$10,200.00	± 6.18 acres	C22250101
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Location: Between 12563 and 12611 Old Highway 169, Hibbing

Legal: SW1/4 of NE1/4 EXCEPT 6.50 acres for Highway AND EXCEPT part platted as CLAYTON ACRES AND EXCEPT .46 acres in Northeast corner AND EXCEPT part North of Highway #169 AND EXCEPT 4.20 acres west of plat, Sec 28 Twp 57N Rge 21W

Land	\$9,390.00
Timber	\$810.00
Improvements	\$0.00
Minimum Bid	\$10,200.00
Certified Assessments	\$0.00



This +/- 6.18 acre parcel is divided into 3 parts by privately owned properties. Parcel is crossed by approximately 595' of the West Swan River, a driveway in the northeast, and by an underground pipeline (T doc#311649). Zoning is R-R (Rural Residential District). Per the City of Hibbing, a wetlands delineation must be completed prior to a building permit being issued. Contact the City of Hibbing for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hibbing for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#204594).

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 PROCTOR

185-0030-01510

\$12,800.00

± 0.14 acres

C22250102

**Location:** East of 715 5th Street, Proctor**Legal:** LOTS 21 AND 22, BLOCK 27, PROCTORKNOTT TOWNSITE OF

Land	\$12,800.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$12,800.00
Certified Assessments	\$0.00



This +/- 50' x 125' parcel is a nonconforming lot of record. Zoning is R-2 (Residential). Contact the City of Proctor for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area and may impact development. Check with the City of Proctor for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#241154).

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 WINTON

190-0010-02760

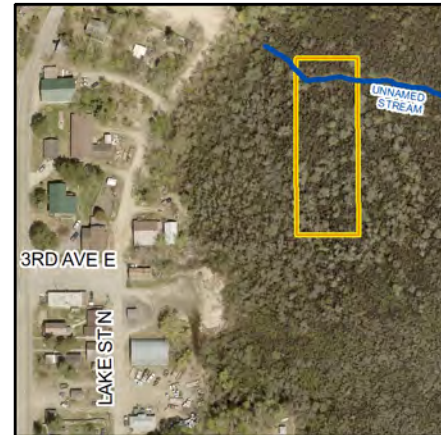
\$8,700.00

± 0.87 acres

C22250103

**Location:** Approximately 0.07 of a mile northeast of 3rd Avenue East and Lake Street North on undeveloped, platted roads, Winton**Legal:** LOTS 14 THRU 24, FALL LAKE

Land	\$8,700.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$8,700.00
Certified Assessments	\$0.00



This +/- 0.87 of an acre parcel is crossed by an unnamed stream and is located on undeveloped, platted roads. Zoning is R-1 (Residential District). Contact the City of Winton for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area, is predominately wetland and may not be suitable for development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Winton 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

TOWN OF AULT

230-0028-00050

\$9,700.00

± 1.89 acres

C22230046

**Location:** Between 1429 and 1453 Stone Lake Bridge Road, Brimson**Legal:** OUTLOT A, STONES THROW
Subject to public waters.

Land	\$8,800.00
Timber	\$900.00
Improvements	\$0.00
Minimum Bid	\$9,700.00
Certified Assessments	\$0.00



This parcel is approximately 1.89 acres with about 125 feet of frontage on Stone Lake. Zoning is SMU-7 (Shoreland Mixed Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains wetlands that may impact development or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with Ault 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 55

TOWN OF BREITUNG

270-0020-00830

\$221,200.00

± 4.00 acres

C22250104



Location: 5743 Stonich Island, approximately 3.10 miles north of the Hoodoo Point water access on Lake Vermilion, Tower

Legal: LOT 3, Sec 7 Twp 62N Rge 15W

PULLED

Land	
Timber	\$0.00
Improvements	\$13,100.00
Minimum Bid	\$221,200.00
Certified Assessments	\$0.00



This +/- 1.80 acre parcel has a single-story structure, boathouse, and a shed. Parcel is located on a portion of Stonich Island with approximately 1,480 feet of frontage on Lake Vermilion. Condition of structures and utilities is unknown. Parcel has water access only. Zoning is RES-10 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area that may impact development. There may be an acreage discrepancy and boundary dispute – potential buyers should consult a surveyor. The septic needs to be inspected prior to new occupancy - contact St. Louis County Onsite Wastewater for more information. Check with Breitung Township for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 56

TOWN OF COTTON

305-0020-01550, 01710

\$15,000.00

± 20.62 acres

C22220549



Location: North of 9191 Highway 53, Cotton

Legal: THAT PART OF LOT 9 LYING WLY OF MILLER TRUNK RD AS CONSTRUCTED FEB 17 1919 EX PART COMM AT SE COR THENCE N0 DEG 25'51"W ALONG E LINE 105.08 FT TO PT OF BEG AT 1919 CENTERLINE OF OLD U.S. HWY NO 53 THENCE NWLY ALONG CENTER LINE & A NONTANGENTIAL CURVE CONCAVE TO SW WITH A RADIUS OF 445.98 FT CENTRAL ANGLE OF 1 DEG 57'03" & A CHORD BEARING OF N25 DEG 29'36"W 15.18 FT THENCE N45 DEG 06'47"W ALONG SAID CENTERLINE 1271.20 FT THENCE NWLY CONT ALONG SAID CENTERLINE ALONG A TANGENTIAL CURVE CONCAVE TO SW WITH A RADIUS OF 296.59 FT CENTRAL ANGLE OF 42 DEG 22'28" 219.35 FT TO EXISTING CENTERLINE OF SOUTHBOUND LANE OF US HWY NO 53 THENCE S39 DEG 52'24"E ALONG SAID CENTERLINE 1438.08 FT TO S LINE OF LOT 9 THENCE N88 DEG 39'58"E ALONG S LINE 184.03 FT TO PT OF BEG & EX PART SHOWN AS PARCEL 257B ON MINN DOT RIGHT OF WAY PLAT NO 69-58 AND NW1/4 OF SE1/4 EX THAT PART N & E OF HWY ALSO EX 5/10 AC FOR HWY & EX 2.50 IN NE COR SW OF HWY & EX PART SLY OF A LINE BEG ON E LINE 331 FT SLY OF NE COR THENCE DEFLECT WLY 88 DEG 48 MIN TO THE RT TO THE W LINE, Sec 10 Twp 54N Rge 17W

Land	\$8,400.00
Timber	\$6,600.00
Improvements	\$0.00
Minimum Bid	\$15,000.00
Certified Assessments	\$0.00



This approximately 20.62 acres property has access only from the frontage road as MN DOT has access control along U.S. Hwy. 53. Zoning is SMU-3a (Multiple Use) and COM-11 (Commercial). Contact the St. Louis County Planning and Zoning for permitted uses and zoning questions. The property is predominately wetland and may not be suitable for development. Check with Cotton Township for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

TOWN OF COTTON

305-0020-04020

\$32,800.00

± 36.65 acres

C22250105



Location: Southeast corner of U.S. Highway #53 and Cemetery Road, Cotton

Legal: NW 1/4 OF NW 1/4 EX HWY RT OF WAY AND EX 1 AC FOR TOWN ROAD, Sec 23 Twp 54N Rge 17W

Land	\$31,000.00
Timber	\$1,800.00
Improvements	\$0.00
Minimum Bid	\$32,800.00
Certified Assessments	\$0.00



This +/- 36.65 acre parcel has access only from Cemetery Rd, as MN DOT has access control along U.S. Hwy. 53. Zoning is MU-5 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Cotton 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.

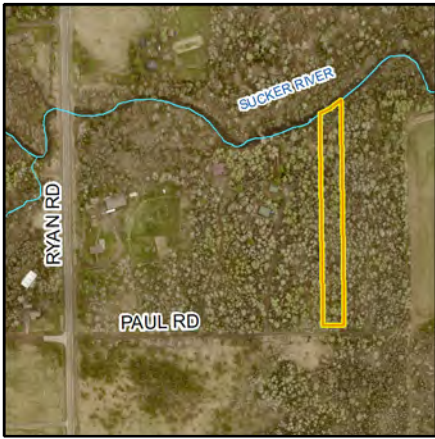
Tract 58	TOWN OF DULUTH	315-0020-05600	\$30,200.00	± 1.69 acres	C22250106
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Location: Approximately 0.19 of a mile east of Ryan Road on the north side of Paul Road, Duluth

Legal: W 1/2 OF W 165 4/10 FT OF E 330 8/10 FT OF THAT PART OF NW 1/4 OF NW 1/4 LYING SOUTH OF SUCKER RIVER, Sec 32 Twp 52N Rge 12W Subject to public waters.

Land	\$30,200.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$30,200.00
Certified Assessments	\$0.00



This +/- 1.69 acre parcel has approximately 400 feet of frontage on the Sucker River. Zoning is RR-1 (Rural Residential). Parcel is subject to Public Waters – visit the MN DNR website for more information. Contact Duluth Township for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and contains wetlands that may impact development or access plans. Check with Duluth Township for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (T#83534).

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	TOWN OF ELLSBURG	320-0010-05550	\$36,000.00	± 0.52 acres	C22250107
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Location: Approximately in the north central area of West Bass Lake, Cotton

Legal: LOTS 9 AND 10, Sec 34 Twp 55N Rge 16W

Land	\$35,640.00
Timber	\$360.00
Improvements	\$0.00
Minimum Bid	\$36,000.00
Certified Assessments	\$0.00



This +/- 0.52 of an acre parcel is 2 islands on West Bass Lake with an approximate combined total of 840 feet of frontage. There is no known legal access. Parcel is a nonconforming lot of record. Zoning is SMU-11 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. The parcel contains wetlands that may impact development or access plans. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Ellsburg Township for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (T#27181). Please respect private property and seek permission to view this parcel.

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

Tract 60	TOWN OF ELLSBURG	320-0100-00010	\$36,200.00	± 1.15 acres	C22250108
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Location: Approximately 0.16 of a mile southwest of Norway Pine Lane on the west side of Michaels Beach Road, Zim

Legal: LOTS 1 AND 2, MICHAELS BEACH TOWN OF ELLSBURG Subject to public waters.

Land	\$35,400.00
Timber	\$800.00
Improvements	\$0.00
Minimum Bid	\$36,200.00
Certified Assessments	\$0.00



This +/- 1.15 acre parcel is a nonconforming lot of record with approximately 260 feet of frontage on West Stone Lake. Zoning is RES-5 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. The parcel contains wetlands that may impact development or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. Check with Ellsburg Township for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#270539).

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

TOWN OF FREDENBERG

365-0010-03680

\$34,695.00

± 5.00 acres

C22210222

**Location:** West of 5439 Knudsen Road, Duluth**Legal:** N 5 AC OF LOT 2, Sec 21 Twp 52N Rge 15W

Land	\$34,145.00
Timber	\$550.00
Improvements	\$0.00
Minimum Bid	\$34,695.00
Certified Assessments	\$0.00



This parcel is approximately 5 acres with about 1,295 feet of frontage on the Cloquet River in rural Fredenberg Township. Parcel has water access and there is a carry down canoe access about 1 mile northeast, below the Island Lake Dam. Zoning is SMU-2 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. This parcel is subject to Public Waters - visit the MN DNR website for more information. Check with Fredenberg 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 62

TOWN OF GNESEN

375-0010-00880

\$207,400.00

± 18.30 acres

C22250109

**Location:** Across the road from 4355 East Van Road, Duluth

Legal: NW1/4 OF SE1/4 EX THAT PART OF NE1/4 LYING N OF EAST VAN RD & EX S1/2 OF N1/2 OF S1/2 & EX S1/2 OF S1/2, Sec 5 Tpw 52N Rge 14W
Subject to public waters.

Land	\$206,440.00
Timber	\$960.00
Improvements	\$0.00
Minimum Bid	\$207,400.00
Certified Assessments	\$0.00



This +/- 18.30 acre parcel has approximately 1,700 feet of frontage on 2 unnamed ponds. Zoning is W2-Rip (Waterfront Residential 2) in the northeast, SR (Suburban Residential) in southwest third. Parcel is subject to a roadway and utility easement (doc#1447748). Parcel is subject to a flowage easement (doc#1447747) and an easement to allow access for the purpose of fish management activities by employees of the MN DNR (doc#1089545). Contact Gnesen Township for permitted uses and zoning questions. The parcel contains wetlands that may impact development or access plans. Parcel is subject to Public Waters - visit the MN DNR website for more information. There may be an acreage discrepancy - potential buyers should consult a surveyor. Check with 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 63

TOWN OF GNESEN

375-0010-02956

\$29,900.00

± 6.73 acres

C22250110

**Location:** Approximately 0.16 of a mile northwest of Bergstrom Road on Brookmere Drive, Duluth

Legal: ELY 900 FT OF NLY 325 FT OF SLY 1200 FT OF SE1/4 OF NW1/4, Sec 17 Twp 52N Rge 14W
Subject to public waters.

Land	\$27,200.00
Timber	\$2,700.00
Improvements	\$0.00
Minimum Bid	\$29,900.00
Certified Assessments	\$0.00



This +/- 6.73 acre parcel has approximately 482 feet of frontage on an unnamed lake. Access is by a private road. Zoning is SR (Suburban Residential). Parcel is subject to a private road agreement (doc#1055419) and an easement for access to the lake (doc#733629). Contact Gnesen Township for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. Parcel is subject to Public Waters - visit the MN DNR website for more information. Check with 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 64	TOWN OF GNESEN	375-0030-00180	\$12,500.00	± 3.54 acres	C22250111
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Location: Approximately 0.25 of a mile north of Turner Road on Lawnwood Road, Duluth

Legal: LOTS 18 THRU 25, LAWNWOOD TOWN OF GNESEN

Land	\$11,820.00
Timber	\$680.00
Improvements	\$0.00
Minimum Bid	\$12,500.00
Certified Assessments	\$0.00



This +/- 3.54 acre parcel is crossed by a power line (T doc#350297) and Lawnwood Rd. Lawnwood Road is a public road currently maintained by Gnesen Township in its current location. Zoning is W2 (Waterfront Residence District 2). Parcel is crossed by a driveway in the southwest. Contact Gnesen Township for permitted uses and zoning questions. The parcel contains wetlands that may impact development or access plans. Check with Gnesen Township for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$126.00 (T#81772, 132575, 153679, 213230, 300475).

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	TOWN OF GNESEN	375-0140-00670	\$11,400.00	± 1.40 acres	C22250112
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Location: Approximately 0.17 miles northeast of Schultz and Normanna Roads on undeveloped, platted roads, Duluth

Legal: LOTS 979 THRU 996, WOODLAND BEACH 1ST ADDN TO

Land	\$11,400.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$11,400.00
Certified Assessments	\$0.00



This +/- 1.40 acre parcel is a nonconforming lot of record. Zoning is SR (Suburban Residence District). Contact Gnesen Township for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and contains wetlands that may impact development or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with 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 66	TOWN OF GRAND LAKE	380-0040-00190	\$3,400.00	± 0.17 acres	C22250113
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Location: Approximately 0.07 of a mile southwest of 5610 Beaverlake Boulevard, Saginaw

Legal: LOT 19, BEAVER LAKE 1ST ADDN TO
Subject to public waters.

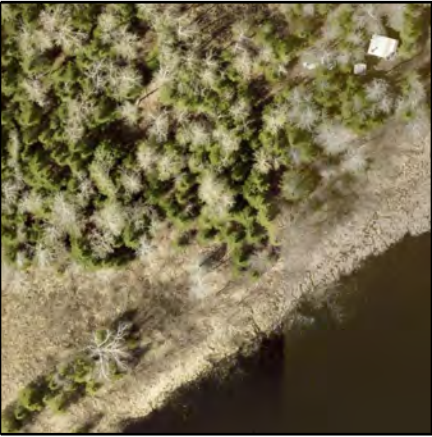
Land	\$3,400.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$3,400.00
Certified Assessments	\$0.00



This +/- 0.17 of an acre parcel is a nonconforming lot of record with approximately 40 feet of frontage on Beaver Lake. Access is on undeveloped, platted roads. Zoning is RES-7 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area that may impact development. The parcel may contain wetlands that may impact development or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with Grand Lake Township for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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	TOWN OF GRAND LAKE	380-0040-00220, 00230, 00240, 00250	\$12,400.00	± 0.76 acres	C22250114
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Location: Approximately 0.09 of a mile southwest of 5610 Beaverlake Boulevard, Saginaw

Legal: LOT 22, BEAVER LAKE 1ST ADDN TO LOT 23, BEAVER LAKE 1ST ADDN TO LOT 24, BEAVER LAKE 1ST ADDN TO LOT 25, BEAVER LAKE 1ST ADDN TO Subject to public waters.

Land	\$12,400.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$12,400.00
Certified Assessments	\$0.00



This +/- 0.76 of an acre property is a nonconforming lot of record with approximately 160 feet of frontage on Beaver Lake. Access is on undeveloped, platted roads. Zoning is RES-7 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This property contains areas that may be located within the floodplain management area that may impact development. This property may contain wetlands that may impact development or access plans. Property is subject to Public Waters – visit the MN DNR website for more information. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with Grand Lake Township for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$112.00 (Abstract, T#232668, 232669). There is additional property in this area being offered at this sale.

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

Tract 68	TOWN OF MIDWAY	450-0010-00445	\$1,275.00	± 0.31 acres	C22230057
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Location: North of 602 Summit Avenue, Proctor

Legal: The South 133 feet of the East 150 feet of the West 695.5 feet of the SE1/4 of the SE1/4 more particularly described as follows: Starting at the Southwest corner of said SE1/4 of SE1/4 thence East at right angle a distance of 545.5 feet which is the Point of Beginning; thence continue East a distance of 150 feet; thence North at a right angle a distance of 133 feet; thence West at a right angle a distance of 150 feet; thence South at a right angle a distance of 133 feet which is the Point of Beginning EXCEPT The South 133 feet of the East 50 feet of the West 695.5 feet of the SE1/4 of the SE1/4. Sec 4 Twp 49N Rge 15W

Land	\$1,275.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$1,275.00
Certified Assessments	\$0.00



This nonconforming parcel is approximately 0.31 of an acre. Zoning is RR-1 (Rural Residential District). Contact Midway Township for permitted uses and zoning questions. This parcel contains areas that may be located within the floodplain management area that may impact development. Check with Midway 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.

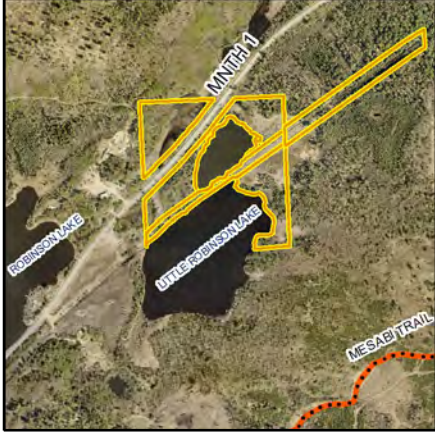
Tract 69	TOWN OF MORSE	465-0030-01180, 01200, 01202	\$113,900.00	± 31.69 acres	C22250115
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Location: North of 3420 Highway 169, Ely

Legal: LOT 6 EX RY RT OF WAY 3.50 AC AND EX 3.51 AC FOR ROAD, Sec 7 Twp 62N Rge 13W RY R/W ACROSS S1/2 OF SEC 7 EX LOT 5 AND EX UND 1/3 ACROSS NE1/4 OF SE1/4 AND LOT 7, Sec 7 Twp 62N Rge 13W UND 1/3 INT IN RY RT OF WAY ACROSS NE1/4 OF SE1/4 AND LOT 7, Sec 7 Twp 62N Rge 13W Subject to public waters.

Land	\$108,160.00
Timber	\$5,740.00
Improvements	\$0.00
Minimum Bid	\$113,900.00
Certified Assessments	\$0.00



This +/- 31.69 acre property has a water tower that has been boarded up and approximately 3,962 feet of frontage on Little Robinson Lake. Condition of the structure and utilities is unknown. Zoning is RES-5 (Residential). Contact the MN Depart. of Transportation for possible access control. Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. The parcel contains wetlands that may impact development or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Morse Township for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$212.00 (Abstract, T#286194-286200). Well disclosure fee \$54.00.

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	TOWN OF MORSE	465-0072-00060	\$1,900.00	± 0.25 acres	C22250116
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Location: Approximately 0.16 of a mile northeast of Cedar Lake Road North on the southeast side of the Cloquet Line, Ely

Legal: OUTLOT A, THE CEDARS TOWN OF MORSE

Land	\$1,750.00
Timber	\$150.00
Improvements	\$0.00
Minimum Bid	\$1,900.00
Certified Assessments	\$0.00



This +/- 0.25 of an acre parcel is a nonconforming lot of record. Zoning is SMU-7 (Shoreland Mixed Use). Contact the St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. Check with Morse 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 71	TOWN OF OWENS	495-0010-02211	\$3,200.00	± 2.90 acres	C22250117
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Location: North of 1645 U.S. Highway #53, Cook

Legal: THAT PART OF NE1/4 OF NE1/4 LYING W OF THE WLY RIGHT OF WAY OF STATE HWY 53, Sec 19 Twp 62N Rge 18W

Land	\$2,960.00
Timber	\$240.00
Improvements	\$0.00
Minimum Bid	\$3,200.00
Certified Assessments	\$0.00



This +/- 2.90 acre parcel is a nonconforming lot of record. Zoning is MU-4 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. Check with Owens 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 72	CITY OF RICE LAKE	520-0020-00220	\$600.00	± 0.20 acres	C22230081
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Location: North of 4751 1st Avenue South, Rice Lake

Legal: LOT 167 3/4, AUDITORS PLAT OF BIRCHWOOD TRACT

Land	\$600.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$600.00
Certified Assessments	\$0.00



This +/- 13.5' x 660' parcel is nonconforming. Zoning is RES-1 (Residential). Contact the City of Rice Lake for permitted uses and zoning questions. Check with the City of Rice Lake for any certified, pending, or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#9589).

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

CITY OF RICE LAKE

520-0090-00030

\$35,100.00

± 0.96 acres

C22250118

**Location:** 4191 Willard Road, Rice Lake**Legal:** LOT 3 BLOCK 1, COLMANS 4TH ACRE TRACT ADDITION TO DULUTH

Land	\$29,300.00
Timber	\$0.00
Improvements	\$5,800.00
Minimum Bid	\$35,100.00
Certified Assessments	\$0.00



This +/- 0.96 of an acre, nonconforming parcel has a garage. Condition of structure and utilities is unknown. Zoning is RES 2 (Residential 2). Contact the City of Rice Lake for permitted uses and zoning questions. Check with the City of Rice Lake for any certified, pending, or future assessments that may be reinstated. Any abandoned 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 74

UNORGANIZED 56 16

676-0010-01412, 01414

\$21,700.00

± 3.10 acres

C22250119

**Location:** Approximately 0.16 of a mile east of Wilderness Drive on the south side of Wilson Road, Makinen**Legal:** N 200 FT OF W 450 FT OF NE 1/4 OF NE 1/4, Sec 9 Twp 56N Rge 16N
S 100 FT OF N 300 FT OF W 450 FT OF NE1/4 OF NE1/4, Sec 9 Twp 56N Rge 16N

Land	\$20,080.00
Timber	\$1,620.00
Improvements	\$0.00
Minimum Bid	\$21,700.00
Certified Assessments	\$0.00



This +/- 3.10 acre property is zoned MU-5 (Multiple Use). Previously 6616 Wilson Rd, the structures that occupied this property were removed in 2017. Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. The parcel contains wetlands that may impact development or access plans. Check with St. Louis County Auditor for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

UNORGANIZED 56 16

676-0010-01430, 01432

\$6,400.00

± 3.00 acres

C22250120

**Location:** Southeast corner of Wilson Road and Wilderness Drive, Makinen**Legal:** NLY 50 FT OF ELY 624 FT OF NW1/4 OF NE1/4, Sec 9 Twp 56N Rge 16N
N 208 FT OF E 624 FT OF NW1/4 OF NE1/4 EX NLY 50 FT FOR RD R/W, Sec 9 Twp 56N Rge 16N

Land	\$5,610.00
Timber	\$790.00
Improvements	\$0.00
Minimum Bid	\$6,400.00
Certified Assessments	\$0.00



This +/- 3 acre property is a nonconforming lot of record. Zoning is MU-4 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. The property may contain wetlands that may impact development or access plans. Check with St. Louis County Auditor for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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	UNORGANIZED 57 16	677-0011-00635	\$3,100.00	± 1.00 acres	C22250121
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Location: Approximately 0.23 of a mile north of 4294 Clyde Road, Eveleth

Legal: SLY 208 FT OF NLY 388 FT OF WLY 208 FT OF LOT 4, Sec 7 Twp 57N Rge 16W

Land	\$2,550.00
Timber	\$550.00
Improvements	\$0.00
Minimum Bid	\$3,100.00
Certified Assessments	\$0.00



This +/- 1 acre parcel is a nonconforming lot of record. Zoning is FAM-2 (Forest Agricultural Management). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. The parcel contains wetlands that may impact development or access plans. Check with the St. Louis County Auditor for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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



BEST PRACTICES

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

BEST PRACTICES OF MN STATE TAX-FORFEITED LANDS USE

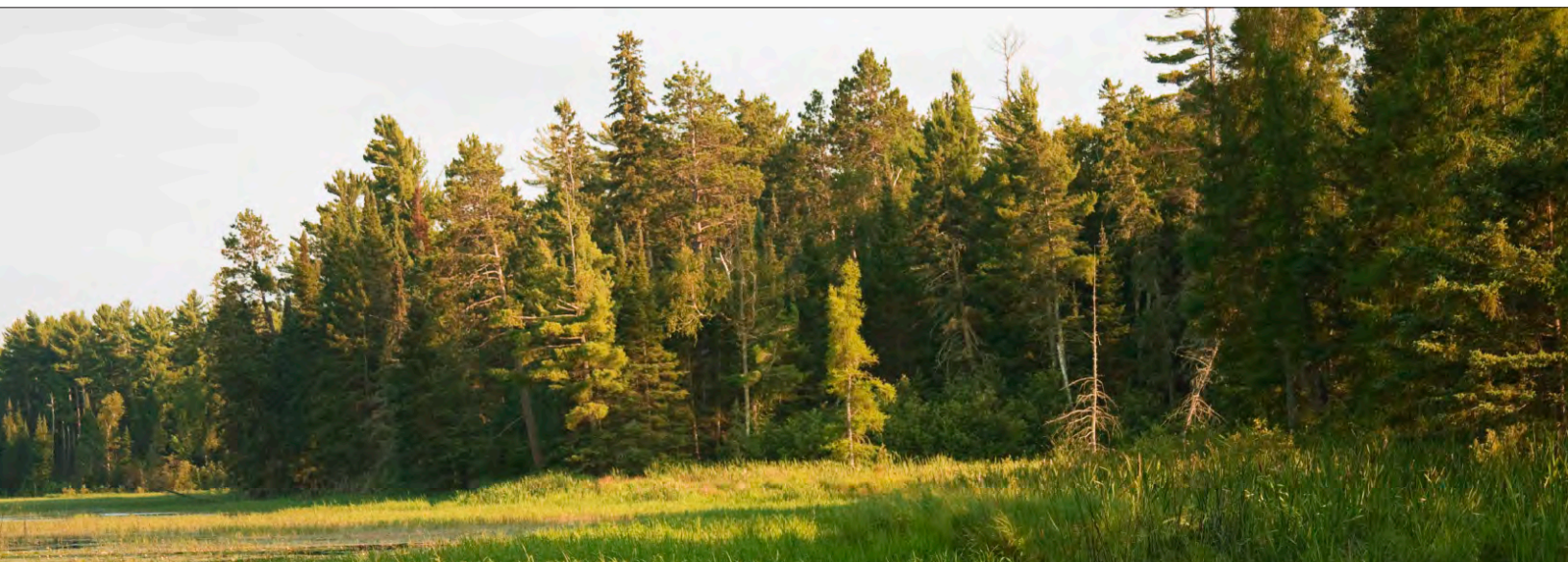
An overview of activities you can and cannot partake in on State of Minnesota Tax-Forfeited lands managed by the St. Louis County Land and Minerals Department.

YOU CAN:

- Hunt on MN State Tax-Forfeited land. (All federal, state, and local laws and regulations apply.)
- Gather on MN State Tax-Forfeited land. (All federal, state, and local laws and regulations apply.)
- Enjoy authorized trails and recreate on MN State Tax-Forfeited land. (All federal, state, and local laws and regulations apply.)

YOU CANNOT:

- Dispose of garbage, refuse, or electronics on MN State Tax-Forfeited land.
- Build a structure or fixture (this includes but is not limited to a shed, lean to, garage, fence, barricade, or gate) on MN State Tax-Forfeited land.
- 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).
- Construct permanent deer stands on MN State Tax-Forfeited land.
- 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.
- Access MN State Tax-Forfeited land through private property without permission.
- Place fill on MN State Tax-Forfeited land without a permit.
- Place any type of sign, including "No Trespassing" or "Private Property", on MN State Tax-Forfeited land.
- Construct or create parking areas or access routes of any material including sand, gravel, asphalt, or concrete on MN State Tax-Forfeited land without the proper lease issued by the Land and Minerals Department.
- Construct or create garden areas, including raised beds and fences, on MN State Tax-Forfeited land without the proper lease issued by the Land and Minerals Department.





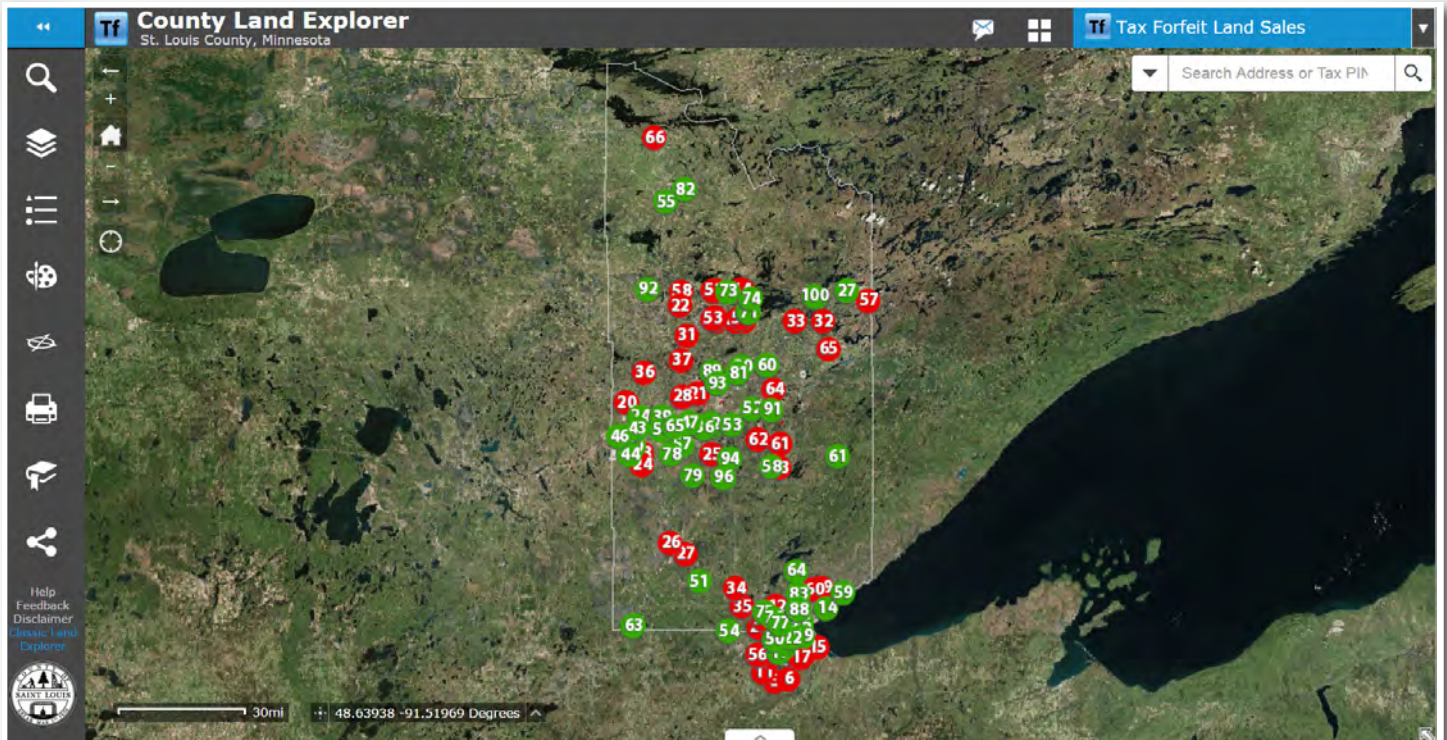
MAPPING- AUCTION AND AVAILABLE LIST

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

County Land Explorer

Mapping of St. Louis County Tax-Forfeited Land Sales

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



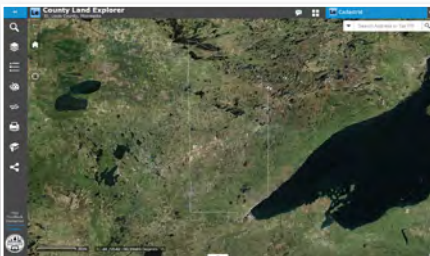
Web Link: <https://gis.stlouiscountymn.gov/landexplorer/>

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

To View

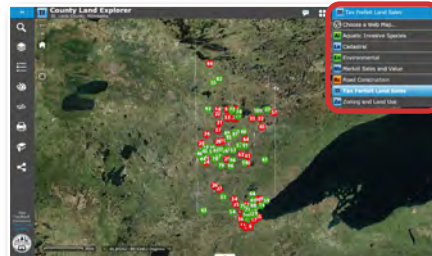
Step 1:

Open County Land Explorer



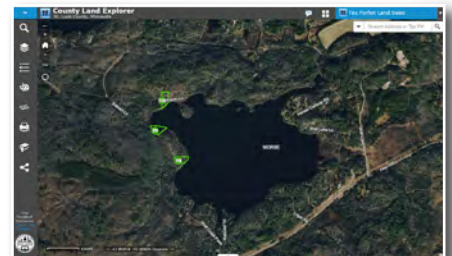
Step 2:

Select "Tax-Forfeited Land Sales"



Step 3:

Search by address or parcel number





DISCLAIMERS & TERMS

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

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

2. BIDDING AND SALES:

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

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

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

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

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

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

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

H. DOWNPAYMENT: For each property sold, a down payment of 10% of the purchase price or \$500, whichever is greater (Board Resolution # 1988-348), must be paid at the time of the sale or the property will be sold to the next highest bidder. Those properties purchased under an installment plan will require execution of a purchase contract. The length of the contract cannot exceed ten (10) years, and the remaining principal balance will be payable in equal annual installments plus simple interest at the rate set pursuant to Minnesota Statutes § 549.09. Other terms and conditions will be explained at the time of closing. The county reserves the right to require payment in full at time of sale if the bidder has previously defaulted on a land sale contract or repurchase agreement. Payment must be made by certified funds if the buyer has ever made payment that has been returned non-sufficient funds (NSF).

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

J. LATE PAYMENT FEE: A \$25.00 late payment fee will be charged for late payments.

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

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

5. ZONING: Properties sold through this auction are subject to local zoning ordinances. Contact your local zoning administrator to obtain copies of these ordinances. No structure or part thereof shall be erected, constructed, moved or structurally altered, and no land shall change in use until the local zoning authority has approved and issued a permit, if applicable. St. Louis County makes no warranty that the properties are "buildable". It is the sole responsibility of prospective buyers to be fully informed prior to purchasing, and the county encourages prospective buyers to contact the local land use and zoning authorities where the properties are located for information about building codes, zoning laws, or other information that affects the properties.

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



DISCLAIMERS & TERMS

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

7. PROPERTY CONDITION:

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

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

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

D. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated concentrations are found. Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling. St. Louis County has not performed and is not aware of any radon testing on properties offered for sale, unless otherwise noted. The county will provide a copy of the Minnesota Department of Health's "Radon in Real Estate Transactions" publication to any buyer of residential tax-forfeited property.

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

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

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

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

9. TIMBER: For those properties for which there is an estimated volume of timber, the value of the timber must be paid in full at the time of purchase, in addition to the down payment stated above. If a property with timber sells for more than the list price, the amount bid in excess of the list price will be allocated between the land and the timber in proportion to the respective totals. The amount allocated to timber must be paid in full at the time of purchase. (Minnesota Statute § 282.01 Subd. 4 (a) and Board Resolution # 1988-348)

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

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

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

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

14. REINSTATEMENT: If an installment contract is canceled and 50% or more of the principal (original sale price) has been paid, the former contract holder may request to have the contract reinstated. If less than 50% has been paid at the time of cancellation, reinstatement is not allowed. (Minnesota Statute § 282.341)

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

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

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

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



LAND SALE INFORMATION

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

Q & A

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

Our next state tax-forfeited land sale will be online at: publicsurplus.com. It will open on November 4th and close on November 13th. The list and additional information can be found on our website at: stlouiscountymn.gov/landsales. Additional listings will be available over the counter, and on a separate Tax-Forfeited Settlement Sale list.

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

You can pre-register by filling out our online Registration Form found on our website: stlouiscountymn.gov/landsales. Registration with St. Louis County is not necessary to participate in the Public Surplus auction, but it is required if you are the successful bidder.

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

3. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

The land sales are advertised in the official newspapers of the county (currently the Duluth News Tribune duluthnews.com and the Cook News Herald which also publishes their legal notices on mnpublicnotice.com) and on our website: stlouiscountymn.gov/landsales. Flyers with a QR code link to our website can be picked up at St. Louis County offices or from one of our multiple area-wide distribution sites.

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

Properties that do not sell at auction may be purchased over-the-counter or may go back to online auction. Properties on our Available List are offered on a first come, first served basis and can be viewed on our website: stlouiscountymn.gov/landsales. Click on the "Available Property List".

ADDITIONAL INFORMATION

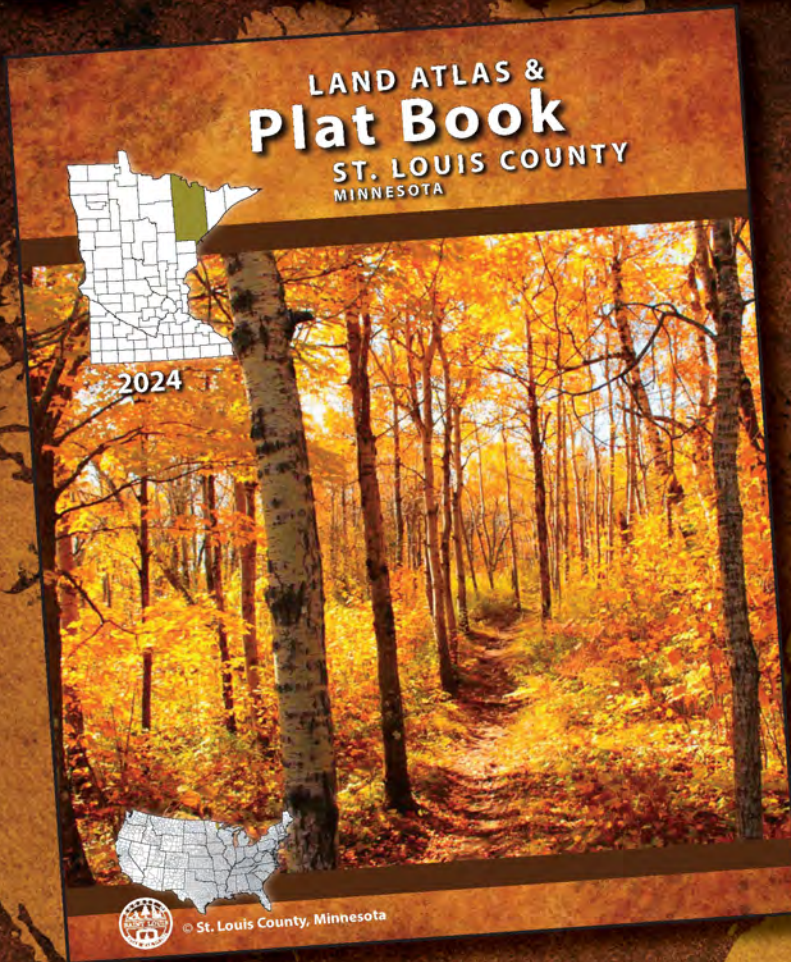
- The properties being offered for sale were once privately owned, but forfeited to the state due to failure to pay real estate taxes. St. Louis County manages State of MN tax-forfeited properties in St. Louis County.
- Tax-forfeited lands, classification, and sale are governed by Minnesota State Statute § 282 (Tax-forfeited lands; classification, sale) and resolutions of the county board.
- Tax-forfeited lands are either reserved for conservation purposes or disposed of through a classification system that is determined by the county board and approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources).
- After a parcel forfeits, county board resolution determines its classification, upon approval of the Commissioner of Natural Resources (Minnesota Department of Natural Resources). When a parcel is classified as nonconservation, it can be sold for private ownership via auction.
- Properties identified for auction (and approved as being able to sell) are sold to the highest bidder; however, not for less than the sale price that is set by the county board.
- When a parcel is classified as conservation, it is retained for natural resource management, such as timber production, mining, public recreation, and environmental benefits.
- Land containing standing timber may not be sold until the timber value and the sale of the land have been approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources).
- Minerals in tax-forfeited land and tax-forfeited stockpiled metallic minerals or materials are subject to mining (mineral rights). Mineral rights are retained by the State of Minnesota.

NOW AVAILABLE!

2024

LAND ATLAS & PLAT BOOK

ST. LOUIS COUNTY



Mobile App: The St. Louis County Land Atlas & Plat Book is available from a mobile app. No cellular connection needed! GPS-enabled plat book content for iOS and Android devices (phone / tablet) for quick access to land information in the field. Use your device to locate your position on the map, draw & measure, record GPS tracks, and more. Purchase maps for the entire county or half county (north or south). Maps for the app will be updated annually between print editions at no additional cost.



**Mobile
App for
Plat Book**



More Info at www.stlouiscountymn.gov/platbooks



CLOSES NOVEMBER 13, 2025



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Residential
- Recreational Land
- Investment Property
- Lakeshore



**FOR
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LAND SALE AUCTION ONLINE BIDDING

Starts Tuesday, November 4, 2025

Closes Thursday, November 13, 2025

Ends at 11:00 a.m. CDT

publicsurplus.com

All properties listed in this booklet forfeited prior to 2016 and are not subject to the Tax-Forfeited Lands Settlement.

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

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

stlouiscountymn.gov

218-726-2606