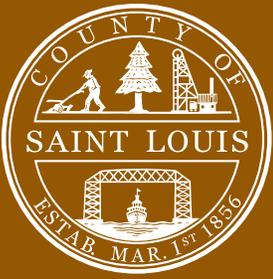


OCTOBER 10, 2019



St. Louis County, Minnesota

TAX FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Recreational Land
- Homes
- Investment Property
- Lakeshore

LAND SALE AUCTION

Thursday, October 10, 2019
10:00 a.m.

Miners Memorial Building
821 S 9th Ave. W
Virginia, MN 55792



County Financing Available

RESIDENTIAL

KELLY LAKE



LAKESHORE

BEATTY TOWNSHIP



COMMERCIAL

COOK



stlouiscountymn.gov

218-726-2606



STATE TAX FORFEITED LAND SALE INFORMATION

Land and Minerals Department St. Louis County, Minnesota

COPIES AND INFORMATION

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

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



EMAIL NEWS - SIGN UP!

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

www.stlouiscountymn.gov/landsales

Click on the Subscribe button.

QUESTIONS and PURCHASE

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

DULUTH OFFICE

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

VIRGINIA OFFICE

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

PIKE LAKE OFFICE

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

PROHIBITED BUYER OR BIDDERS (DELINQUENT TAXES)

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

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

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

OPPORTUNITY - Available Properties List

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



DISCLAIMERS & TERMS

Land and Minerals Department St. Louis County, Minnesota

**FOR
SALE**

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 will be for sale, over-the-counter, on a first come, first served basis. The county reserves the right to reject any bidder who has defaulted on

a land sale contract or is a prohibited buyer or bidder as defined below.

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

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

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

E. 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.

F. 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).

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

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

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

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

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

7. 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.



DISCLAIMERS & TERMS

Land and Minerals Department St. Louis County, Minnesota

8. PROPERTY CONDITION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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





SALES AND PAYMENTS

Land and Minerals Department St. Louis County, Minnesota

SALES

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

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

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

PAYMENT OPTIONS

OPTION #1: PAY IN FULL

OPTION #2: CONTRACT FOR DEED

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



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

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

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

QUESTIONS

1 DO YOU ALLOW INVESTORS TO INVEST AT YOUR TAX SALES WITHOUT ATTENDING (I.E. ABSENTEE BIDDING)?
Bidders or their representatives must be present at our sales.

2 WHAT HAPPENS TO A TAX SALE PROPERTY THAT HAS AN UNSATISFIED MORTGAGE HELD AGAINST IT?
Regarding existing, unsatisfied, recorded mortgages: It is advised that all buyers consult a real estate attorney prior to purchasing tax forfeited properties with unsatisfied mortgages held against them.

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

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



Q & A

Land and Minerals Department St. Louis County, Minnesota

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

2020 Auction Schedule

February 13

Hermantown

June 11

Hermantown

October 8

Virginia

QUESTIONS

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

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

2. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

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

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

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

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

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

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

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

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

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

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

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

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

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

8. DO PRICES EVER CHANGE?

The county may reoffer individual unsold properties at periodically adjusted prices, based on market conditions, to the general public on an over-the-counter listing 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.



REGISTRATION FORM

Tax Forfeited Lands

St. Louis County, Minnesota

3002

NOTICE: Prohibited Buyer or Bidder (Delinquent Taxes)

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

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

DIRECTIONS

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

CONTACT

ADDRESS

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

EMAIL:

landdept@stlouiscountymn.gov

PHONE: (218) 726-2606

FAX: (218) 726-2600

WEB: stlouiscountymn.gov

BIDDER INFORMATION

Bidder Name (First, Middle, Last)

PROPERTY OWNERSHIP

Yes No Do you currently own or have interest in real or personal property located in St. Louis County? (If no, skip next section.)

BUYER/BIDDER/BUSINESS DELINQUENCY

Yes No Is buyer(s), bidder, or business(s) currently delinquent or affiliated with any businesses that are delinquent on any real or personal property taxes in St. Louis County?

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

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

If you have answered "yes" to the above question, per County Board policy, you must pay in full.

BUYER INFORMATION (If more than two (2) please see back page.)

Buyer Name (First, Middle, Last) *EXACTLY as to appear on the contract or deed* Daytime Phone # Home Work Cell

Email

Mailing Address *(Where to send deed, contract for deed, billings, tax statements, etc.)* City State ZIP

Alternate Contact *(Not living with you)* Daytime Phone #

Buyer Name (First, Middle, Last) *EXACTLY as to appear on the contract or deed* Daytime Phone # Home Work Cell

Email

Mailing Address *(Where to send deed, contract for deed, billings, tax statements, etc.)* City State ZIP

Alternate Contact *(Not living with you)* Daytime Phone #

BUSINESS INFORMATION (If bidding on behalf of a business)Business Name *EXACTLY as to appear on the contract or deed*

Daytime Phone #

Email

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

City

State

ZIP

Name (First, Middle Last)

Title

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

Which state was the company organized and registered?

OWNERSHIP (For DEED purposes only)

Check One

 Single Ownership Co-ownership: Joint Tenancy Co-ownership: Tenancy in Common Co-ownership: OtherDeed Name/Company *EXACTLY as to appear on the contract or deed*Mailing Address *(Where to send deed, contract for deed, billings, tax statements, etc.)*

City

State

ZIP

ADDITIONAL BUYER #3 INFORMATION (If applicable)Buyer Name (First, Middle, Last) *EXACTLY as to appear on the contract or deed*

Daytime Phone #

 Home Work Cell

Email

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

City

State

ZIP

Alternate Contact *(Not living with you)*

Daytime Phone #

ADDITIONAL BUYER #4 INFORMATION (If applicable)Buyer Name (First, Middle, Last) *EXACTLY as to appear on the contract or deed*

Daytime Phone #

 Home Work Cell

Email

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

City

State

ZIP

Alternate Contact *(Not living with you)*

Daytime Phone #

ADDITIONAL BUYER #5 INFORMATION (If applicable)Buyer Name (First, Middle, Last) *EXACTLY as to appear on the contract or deed*

Daytime Phone #

 Home Work Cell

Email

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

City

State

ZIP

Alternate Contact *(Not living with you)*

Daytime Phone #

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

Signature

Date

TRACT (Optional)

Tract #'s You Are Interested In?

HOW DID YOU HEAR ABOUT THIS SALE? (Optional - Check all that apply.) Auction Book Press Release Radio Newspaper Facebook Realtor Mailing from County Family or Friends Sign Email News County Website Other



PHONE LIST

Land and Minerals Department St. Louis County, Minnesota

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

CITIES	
Area Code	(218)
Aurora	229-2614
Babbitt	827-3464
Biwabik	865-4183
Brookston	428-4929
Buhl	258-3226
Chisholm	254-7900
Cook	666-2200
Duluth	
Community Planning	730-5580
Construction Services	730-5300
Life Safety	730-4380
Treasurer	730-5350
Ely	365-3224
Eveleth	744-7444
Floodwood	476-2751
Gilbert	748-2232
Hermantown	729-3600
Hibbing	262-3486
Hoyt Lakes	225-2344
Iron Junction	744-1412
Kinney	258-3836
Leonidas	248-8100
MnKinley	749-5313
Meadowlands	427-2565
Mt. Iron	748-7570
Orr	757-3288
Proctor	624-3641
Rice Lake	721-3778
Tower	753-4070
Virginia	748-7500
Winton	365-5941
TOWNS	
Alango	666-2673
Alborn	343-6564
Alden	595-0550
Angora	750-7415
Arrowhead	879-6423
Ault	848-2400
Balkan	254-3967
Bassett	235-0657
Beatty	666-2932

Biwabik (Town)	865-4238
Breitung	753-6020
Brevator	879-6110
Camp 5	969-6547
Canosia	729-9833
Cedar Valley	476-2497
Cherry	263-6741
Clinton	780-3678
Colvin	780-7323
Cotton	482-3216
Crane Lake	993-1303
Culver	491-1458
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	482-3407
Elmer	391-4122
Embarrass	984-2084
Fairbanks	848-2465
Fayal	744-2878
Field	666-2487
Fine Lakes	476-2770
Floodwood	476-2598
Fredenberg	721-3991
French	969-7936
Gnesen	721-3158
Grand Lake	729-8978
Great Scott	258-3810
Greenwood	753-2231
Halden	476-2796
Industrial	391-8776
Kabetogama	875-2082
Kelsey	427-2323
Kugler	753-3314
Lakewood	626-5162
Lavell	263-9787
Leiding	757-3205
Linden Grove	780-4245
McDavitt	744-4213
Meadowlands (Town)	427-2657
Midway	624-7985
Morcom	376-4560
Morse	365-2613
Ness	343-0541

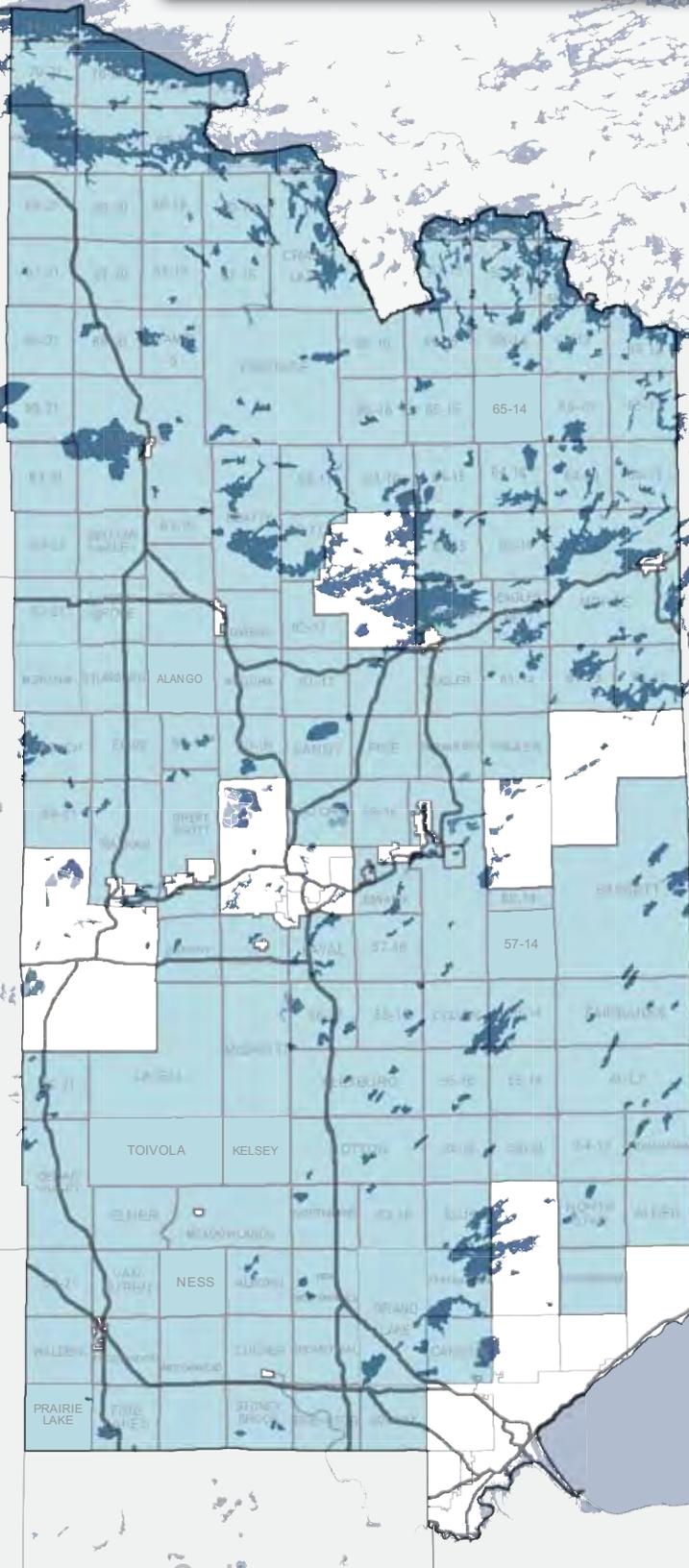
New Independence	428-5860
Normanna	626-5162
North Star	343-6594
Northland	393-7007
Owens	666-2417
Pequaywan	525-4068
Pike	749-3613
Portage	993-2475
Prairie Lake	357-3204
Sandy	780-3940
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	427-2188
Van Buren	476-2831
Vermilion Lake	749-3259
Waasa	984-3305
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
ST. LOUIS COUNTY	
Assessors	726-2304
Auditor	726-2380
Environmental Services	749-0625
Land and Minerals	726-2606
Planning & Comm. Development (Zoning) - North	749-7103
Planning & Comm. Development (Zoning) - South	725-5000
Recorder's Office	726-2680
STATE	
DNR Waters (Shoreland Permits)	834-1441
MN Pollution Control Agency	1-800-657-3864
MN Department of Health	1-800-383-9808
OTHER	
Pike Lake Area Wastewater Collection System (PLAWCS)	729-9007
North Shore Sanitary Sewer District	1-877-824-4871



ZONING AND DEVELOPMENT

Land and Minerals Department St. Louis County, Minnesota

Land Use and Zoning Areas
Administered by St. Louis County



COUNTY ZONING AREAS

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

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

DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

REVIEW SERVICES

- Zoning
- Wetlands
- Parcel Review

Local Zoning

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

LOCAL ZONING AREAS

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

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

Townships: Duluth, Gnesen, Lakewood, Midway

Tract 1	City Of Duluth	010-0100-00060	\$36,850.00	± 0.52 acres	C22190121
----------------	----------------	----------------	--------------------	--------------	-----------



Location: Between 507 and 515 Glenwood Street, Duluth
Legal: Lot 203, AUDITORS PLAT OF MORNINGSIDE TRACT



Land	\$36,071.10
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$778.90
Total	\$36,850.00

Vacant, grassy lot in the Morley Heights/Parkview neighborhood of Duluth. This +/- 70' x 325' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for information regarding a certified assessment of \$778.90 that must be paid at the time of sale, a future assessment of \$3,384.50 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#324045).

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	010-0370-03370	\$7,875.00	± 0.29 acres	C22190122
----------------	----------------	----------------	-------------------	--------------	-----------



Location: Between 315 and 331 S 69th Avenue W, Duluth
Legal: Lots 10 through 13, Block 24, CARLTON PLACE ADDITION TO DULUTH



Land	\$7,875.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$7,875.00

Partially wooded property in the Fairmont neighborhood of Duluth. Lot 10 is subject to an easement in favor of the public for slopes or retaining walls for cuts and fills. This +/- 100' x 125' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessments. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#210345).

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	010-0420-01250	\$10,000.00	± 0.16 acres	C22190118
----------------	----------------	----------------	--------------------	--------------	-----------



Location: Between 6020 Cody St and 506 N 61st Ave W, Duluth
Legal: Lots 10 AND 12, Block 4, CENTRAL DIVISION OF WEST DULUTH



Land	\$10,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,000.00

Vacant land on N 61st Ave. W in the Cody neighborhood of Duluth. There is a permanent easement to Northwestern Bell Telephone Company on lot 10. This +/- 50' x 140' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 4	City Of Duluth	010-0530-01340	\$3,450.00	± 0.96 acres	C22190123
----------------	----------------	----------------	-------------------	--------------	-----------



Location: Southwest corner of Fosters Avenue and Page Street, Duluth

Legal: Lots 6 and 7, Block 7, CITY HOME ACRES DULUTH

Land	\$3,450.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,450.00



Vacant, wooded lot with small creek drainage through the tract located in the Duluth Heights neighborhood. This +/- 140' x 300' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#220895).

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	010-1140-03050	\$2,650.00	± 0.08 acres	C22190117
----------------	----------------	----------------	-------------------	--------------	-----------



Location: Between 2714 and 2720 W 2nd Street, Duluth

Legal: East 1/2 of Lot 442, Block 80, DULUTH PROPER SECOND DIVISION

Land	\$1,347.33
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$1,302.67
Total	\$2,650.00



Vacant lot on W 2nd St. in the Lincoln Park neighborhood of Duluth. This +/- 25' x 140' parcel is zoned R-2 (Urban Residential). The structure that previously occupied this site was removed in 2007. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office regarding a certified assessment of \$1,302.67 that must be paid at the time of sale, a future assessment of \$15,394.80 that may be reinstated, and for any other pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 6	City Of Duluth	010-1140-04650,04670	\$58,500.00	± 0.20 acres	C22190124
----------------	----------------	----------------------	--------------------	--------------	-----------



Location: 2307 W 2nd Street, Duluth

Legal: West 19 feet of Lot 371 AND East 12 feet of Lot 373 and West 30 feet of East 42 feet of Lot 373, Block 88, DULUTH PROPER SECOND DIVISION

Land	\$11,100.00
Timber	\$0.00
Improvements	\$46,290.25
Certified Assessments	\$1,109.75
Total	\$58,500.00



A duplex with alley parking in the Lincoln Park neighborhood of Duluth. This 2 1/2 story duplex features a kitchen, living room, dining room and 3 bedrooms on each floor. The 1/2 story is a walk up attic with opportunities for additional rooms and living space. There is a detached single stall garage in poor condition. This property is +/- 61' x 140' and is zoned R-2 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. This structure is condemned for habitation due to lack of utilities - contact the City of Duluth Life Safety Division for information on bringing the structure up to code. Check with the City of Duluth Treasurer's Office for details regarding certified assessments in the amount of \$1,109.75 that must be paid at the time of sale, a future assessment in the amount of \$540.00 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for this 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 7

City Of Duluth

010-1180-00980

\$9,850.00

± 0.09 acres

C22190116

**Location:** Between 2217 and 2231 W 3rd Street, Duluth**Legal:** East 27 feet of Lot 363, Block 111, DULUTH PROPER SECOND DIVISION

Land	\$9,669.81
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$180.19
Total	\$9,850.00



Wooded, sloping parcel in the Lincoln Park neighborhood of Duluth. This +/- 27' x 140' parcel is zoned MU-N (Mixed Use Neighborhood). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for information regarding a certified assessment in the amount of \$180.19 that must be paid at the time of sale, a future assessment of \$252.47 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any 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 8

City Of Duluth

010-1350-01020

\$7,650.00

± 0.08 acres

C22190125

**Location:** Northwest of 714 N 3rd Avenue E, Duluth**Legal:** North 35 feet of South 70 feet of Lots 50 and 52, Block 85, DULUTH PROPER THIRD DIVISION

Land	\$7,650.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$7,650.00



Vacant, grassy lot on N 3rd Ave. E in the Central Hillside neighborhood of Duluth. This +/- 35' x 100' lot is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessments. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 9

City Of Duluth

010-1650-01320

\$12,800.00

± 0.22 acres

C22190127

**Location:** Corner of W 7th Street and 131st Avenue W, Duluth**Legal:** Lots 78 and 80, FOND DU LAC SEVENTH STREET DULUTH

Land	\$9,756.03
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$3,043.97
Total	\$12,800.00



Vacant, grassy parcel on the corner of W 7th St. and 131st Ave. W in the Fond Du Lac neighborhood of Duluth. Previously 701 131st Ave. W, the structures were removed in 2018. This +/- 80' x 120' tract is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Duluth Treasurer's Office for information regarding a certified assessment in the amount of \$3,043.97 that must be paid at time of sale, a future assessment of \$1,273.57 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 10

City Of Duluth

010-1800-01600

\$4,350.00

± 0.07 acres

C22190169

**Location:** NW corner of 96th Avenue W and E Reis Street, Duluth**Legal:** Lot 30, Block 10, GARY FIRST DIVISION DULUTH

Land	\$4,350.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,350.00



Vacant lot on the corner of E Reis St. and 96th Ave. W in the Gary New Duluth neighborhood. Parcel is a legal non-conforming lot of record. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#47454).

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

010-2110-05100

\$42,400.00

± 0.16 acres

C22190157

**Location:** 2318 W 12th St., Duluth**Legal:** Lots 7 and 8, Block 49, HARRISONS BROOKDALE DIVISION OF DULUTH

Land	\$12,600.00
Timber	\$0.00
Improvements	\$29,262.00
Certified Assessments	\$538.00
Total	\$42,400.00



A 2 story single family home in the Lincoln Park neighborhood of Duluth. The first floor features a full kitchen, living and dining room. The second floor contains 2 bedrooms and a full bathroom. There are hardwood floors throughout. There is also a detached 2 stall garage. This +/- 50' x 140' lot is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. This structure is condemned for habitation due to lack of utilities - contact the City of Duluth Life Safety Division for information on bring the structure up to code. Check with the City of Duluth Treasurer's Office for details regarding a certified assessment of \$538.00 that must be paid at the time of sale, a future assessment of \$2,079.00 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for this 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 12

City Of Duluth

010-2290-01050,01055

\$9,150.00

± 0.21 acres

C22170340

**Location:** Between 1612 and 1642 N 7th Avenue E, Duluth**Legal:** WLY 8 FT OF SLY 1/2 of LOT 8 and SLY 1/2 EX WLY 8 FT of LOT 8, BLOCK 10, HOMEWOOD GARDEN TRACTS DULUTH

Land	\$9,150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$9,150.00



Vacant, partially wooded property on N 7th Ave. E in the Kenwood neighborhood of Duluth. This +/- 50' x 180' tract is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#63486).

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

010-2790-04440

\$17,850.00

± 0.15 acres

C22190129

**Location:** West of 312 Kenwood Avenue, Duluth**Legal:** LOTS 13 14 AND 15 EX PART LYING WITHIN 66 FT OF THE W LINE OF LAKE VIEW DIV, BLOCK 39, LAKEVIEW DIVISION OF DULUTH

Land	\$17,850.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$17,850.00



Vacant, wooded property in the East Hillside neighborhood of Duluth. This triangularly shaped +/- 159' x 121' x 105' tract is bisected by an offset alley and zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 14

City Of Duluth

010-2950-00880

\$16,200.00

± 0.12 acres

C22190130

**Location:** Between 4809 and 4815 Oneida St., Duluth**Legal:** Lot 13, Block 6, LOEBS ADDITION TO LAKESIDE DULUTH

Land	\$16,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,200.00



Vacant, partially wooded lot on Oneida St. in the Lakeside/Lester Park neighborhood of Duluth. This +/- 37' x 140' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#40458).

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

010-3850-01470

\$10,275.00

± 0.12 acres

C22190131

**Location:** Between 919 and 923 E 6th Street, Duluth**Legal:** LOT 11, BLOCK 129, PORTLAND DIVISION OF TOWN OF DULUTH

Land	\$10,275.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,275.00



Partially wooded lot on E 6th St. in the East Hillside neighborhood of Duluth. This +/- 25' x 140' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining 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 16	City Of Duluth	010-4480-04160	\$8,900.00	± 0.14 acres	C22190132
-----------------	----------------	----------------	-------------------	--------------	-----------



Location: Between 10 and 16 N 58th Avenue W, Duluth
Legal: LOTS 10 AND 11, BLOCK 104, WEST DULUTH 2ND DIVISION

Land	\$8,396.71
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$503.29
Total	\$8,900.00



Vacant, grassy tract in the Irving neighborhood of Duluth. Previously 14 N 58th Ave. W, the structures were removed in 2018. This +/- 50' x 125' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for information regarding a certified assessment of \$503.29 that must be paid at time of sale, a pending future assessment of \$975.84 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 17	City Of Duluth	010-4510-07640,07670,07710	\$12,000.00	± 0.11 acres	C22190133
-----------------	----------------	----------------------------	--------------------	--------------	-----------



Location: Corner of Cody Street and N 55th Avenue W, Duluth
Legal: Easterly 50 feet of Lot 13 and ELY 25 FT OF LOTS 14 15 AND 16 and West 25 feet of East 50 feet of LOTS 14, 15 and 16, BLOCK 166, WEST DULUTH 5TH DIVISION

Land	\$5,162.80
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$6,837.20
Total	\$12,000.00



Vacant, +/- 100' x 50' corner property in the Cody neighborhood of Duluth. The structure that previously occupied this parcel was removed. This tract is zoned MU-N (Mixed Use Neighborhood). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for information regarding a certified assessment in the amount of \$6,837.20 that must be paid at time of sale, a future assessment of \$15,232.97 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 18	City Of Duluth	010-4520-10300	\$6,075.00	± 0.11 acres	C22190134
-----------------	----------------	----------------	-------------------	--------------	-----------



Location: North of 625 N 58th Avenue W, Duluth
Legal: LOT 5, BLOCK 75, WEST DULUTH 6TH DIVISION

Land	\$6,075.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,075.00



Vacant, grassy lot on N 58th Ave. W in the Cody neighborhood of Duluth. This +/- 38' x 125' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining 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.



Location: Between 3011 and 3017 Vernon Street, Duluth
Legal: SLY 66 96/100 FT of LOT 5, BLOCK 34, WEST PARK DIVISION OF DULUTH

Land	\$1,279.50
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$3,895.50
Total	\$5,175.00



Vacant +/- 25' x 67' grassy lot in the Lincoln Park neighborhood of Duluth. Previously 3016 Vernon St., the structure was removed in 2018. This parcel is zoned R-2 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for information regarding a certified assessment of \$3,895.50 due at time of sale, a future assessment of \$14,965.65 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#250250).

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.



Location: About 370 feet north of 5914 Voyageurs Trail, Biwabik
Legal: Lot 6, Block 1, VOYAGEURS RETREAT AT GIANTS RIDGE

Land	\$16,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,500.00



This +/- 190' x 370' irregularly shaped parcel is zoned R-1 (Single Family Residential). Contact the City of Biwabik for permitted uses and zoning questions. Contact the Voyageurs Retreat at Giants Ridge at 952-941-4005 for their list of restrictive covenants. Check with the City of Biwabik for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#305915).

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.



Location: Across road to the east of 5961 Voyageurs Trail, Biwabik
Legal: Lot 8, Block 1, VOYAGEURS RETREAT AT GIANTS RIDGE

Land	\$15,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$15,000.00



This +/- 410' x 180' irregularly shaped parcel is encumbered by a drainage and utility easement. Zoning is R-1 (Single Family Residential). Contact the City of Biwabik for permitted uses and zoning questions. Contact the Voyageurs Retreat at Giants Ridge at 952-941-4005 for their list of restrictive covenants. Check with the City of Biwabik for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#305955).

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.



Location: West of 620 4th Street SW, Chisholm

Legal: LOT 18 EX E 20 FT & ALL OF LOT 19 and LOTS 20 THRU 23, BLOCK 4, CLARK ADDITION TO CHISHOLM

Land	\$2,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,800.00



Slightly rolling property with a creek crossing through the eastern quarter. The City of Chisholm has indicated the creek may be rerouted by buyer. This +/- 317.6' x 123' parcel is zoned R-1 (Residential with Protected Wetlands). Contact the City of Chisholm for permitted uses, zoning questions and for questions about the creek. These parcels contain wetlands that may impact development and/or access plans. 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.



Location: Southeast corner of 2nd Avenue NW and 9 1/2 Street NW, Chisholm

Legal: LOT 1 AND W 1/2 OF LOT 2, BLOCK 10, HAYES ADDITION TO CHISHOLM and THAT PART OF OUTLOT A BEGINNING AT NE CORNER THENCE S 295 FT THENCE N 88 DEG 13 1/2 MIN WEST 50 03/100 FT THENCE N 291 36/100 FT THENCE E 50 04/100 FT TO PLACE OF BEGINNING EX NLY 33 FT, NORTHERN ADDITION TO CHISHOLM

Land	\$5,325.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,325.00



This +/- 47' x 93' and +/- 50' x 258' property is divided by an undeveloped platted alley. Previously 129 9th St. NW, the structures were removed in 2018. Zoning is R-1 (Residential). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for details regarding a pending assessment of \$274.32 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

PINS: 020-0110-01730, 020-0150-07385

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.



Location: Between 313 and 321 4th Street NW, Chisholm

Legal: LOTS 8 AND 9, BLOCK 7, NORTHERN ADDITION TO CHISHOLM

Land	\$2,590.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,590.00



A mostly level lot located in the city of Chisholm. This property contains higher ground near its southern boundary, along the alley. This +/- 50' x 125' parcel was previously 316 4th St. NW, the structures were removed in 2016. Zoning is R-1 (Residential). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for details regarding a potential future assessment of \$495.61, and for any additional certified, pending or future assessments that may be reinstated. There is an unsatisfied mortgage held against this property - consult a real estate attorney for details. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 25

City Of Chisholm

020-0150-02300

\$10.00

± 0.00 acres

C22190013

**Location:** South side of the alley between 300 and 316 5th Avenue NW, Chisholm**Legal:** PART OF LOT 24 BEG AT NW COR OF LOT 24 THENCE E ALONG N LINE 0.50 FT THENCE S 13.08 FT THENCE N02DEG11'30"W 13.09 FT WHICH IS PT OF BEG, BLOCK 8, NORTHERN ADDITION TO CHISHOLM

Land	\$10.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10.00



This non-conforming +/- 0.5' x 13' x 13' parcel is zoned R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 26

City Of Eveleth

040-0115-00530

\$5,700.00

± 0.20 acres

C22190139

**Location:** Northeast corner of Superior Street and S Auburn Avenue, Eveleth**Legal:** LOT 6, BLOCK 5, TOWN OF FAYAL FIRST DIVISION

Land	\$5,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,700.00



This +/- 70' x 126' property was previously 110 S Auburn Ave., the structures were removed in 2018. Zoning is R-1 (Residential). Contact the City of Eveleth for permitted uses and zoning questions. Check with the City of Eveleth for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 27

City Of Gilbert

060-0010-03850

\$25,920.00

± 0.16 acres

C22190061

**Location:** 201 Michigan Avenue W, Gilbert**Legal:** Lots 1 and 2, Block 17, GILBERT

Land	\$4,880.00
Timber	\$0.00
Improvements	\$21,040.00
Certified Assessments	\$0.00
Total	\$25,920.00



A 1+ story home with 3 bedrooms, 1 bathroom and an unfinished basement. There is also a detached garage. Condition of 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 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 28

City Of Virginia

090-0010-14520

\$3,750.00

± 0.14 acres

C22180350

**Location:** Southwest corner of the 3rd Street S and 7th Avenue W intersection, Virginia**Legal:** LOTS 1 AND 2, BLOCK 53, VIRGINIA

Land	\$3,750.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,750.00



This +/- 50' x 120' parcel was previously 702 3rd St. S, the structures were removed in 2018. Zoning is R-2 (One, Two, Three, Four Family Residential). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. There is an unsatisfied mortgage held against this property - consult a real estate attorney for details. Any personal property remaining is part of the sale. 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 29

City Of Virginia

090-0126-00100

\$41,300.00

± 0.48 acres

C22190065

**Location:** 702 9th Street N, Virginia**Legal:** Lots 7 through 10, Block 1, OLCOTT FIRST ADDITION TO VIRGINIA

Land	\$14,400.00
Timber	\$0.00
Improvements	\$26,228.65
Certified Assessments	\$671.35
Total	\$41,300.00



This 1 story structure was previously a gas station. Most tanks have been removed. Condition of utilities is unknown. Zoning is B-1 (Central Business District). Contact the City of Virginia for permitted uses and zoning questions. Future owner of this property will need to have the water meter replaced by Virginia Public Utilities on the interior of the structure, to resume water service. Future owner may not utilize tanks, and must work with the MPCA for soil testing and tank removal - contact Jeff Brandon (218-302-6610) with the MPCA for more details on these requirements. Check with the City of Virginia for information regarding a certified street assessment in the amount of \$671.35 that must be paid at time of sale, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. 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 Aurora

100-0047-00110

\$5,175.00

± 0.72 acres

C22170375

**Location:** South and east of 802 W 3rd Avenue N, Aurora**Legal:** LOTS 11 THRU 14, BLOCK 4, KNUTI 2ND ADDITION TO AURORA

Land	\$5,175.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,175.00



This +/- 83' x 384' irregularly shaped parcel is zoned 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.



Location: Between 307 and 309 Main Street S, Aurora

Legal: S1/2 OF THE FOLLOWING DESC TRACT BEG 2153.88 FT N OF AN IRON MONUMENT MARKING THE W SIDE OF VERMILLION RD 389.26 FT E OF THE SW COR OF SEC 10 & EXTENDING WLY 206.17 FT TO THE W LINE OF SEC 10 THENCE SLY 100.12 FT ON THE W LINE OF SEC 10 THENCE ELY 214.63 FT TO THE W SIDEOF VERMILLION RD THENCE NLY 99.97 FT TO THE PT OF BEG ALSO CALLED S 1/2 OF LOT 4 BLOCK 1 PRIVATE PLAT, Sec 10 Twp 58N Rge 15W, CITY OF AURORA



Land	\$4,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,500.00

This +/- 50' x 210' parcel was previously 307 1/2 S Main St., the structures were removed in 2018. Zoning is R-1 (One and Two Family 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. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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



Location: Approximately 620 feet north of 5535 Forestry Road, Aurora

Legal: NE 1/4 OF SE 1/4 EX NLY 516 FT AND EX E1/2 LYING NLY OF SLY 30 FT NLY 350 FT OF NE 1/4 OF SE 1/4, and S 166 FT OF N 516 FT OF NE 1/4 OF SE 1/4, Sec 10 Twp 58N Rge 15W, CITY OF AURORA



Land	\$36,525.00
Timber	\$600.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$37,125.00

This +/- 915' x 1,320' irregularly shaped property was previously 5553 Forestry Rd., the structures were removed in 2018. The septic has been abandoned. There is a well, condition unknown. There is a road and utility easement encumbering the northerly 33 feet. Zoning is LR (Low Density Residential). Contact the City of Aurora for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Well disclosure fee \$50.00. 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.



Location: South of 112 S River Street, Cook

Legal: Lot 7, Block 9, ASHAWA VILLAGE OF COOK



Land	\$3,525.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,525.00

This +/- 25' x 140' parcel is zoned C-1 (General Business). Contact the City of Cook for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 34

City Of Cook

120-0010-02080

\$3,525.00

± 0.08 acres

C22190144

**Location:** North of 126 S River Street, Cook**Legal:** Lot 8, Block 9, ASHAWA VILLAGE OF COOK

Land	\$3,525.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,525.00



This +/- 25' x 140' parcel is zoned C-1 (General Business). Contact the City of Cook for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 35

City Of Cook

120-0030-00160

\$5,100.00

± 0.27 acres

C22190145

**Location:** Northeast corner of 3rd Street NW and 2nd Avenue NW, Cook**Legal:** LOTS 16 AND 17, BLOCK 1, BALLIETS ADDITION TO COOK

Land	\$5,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,100.00



This +/- 84' x 140' parcel was previously 219 2nd Ave. NW, the structures were removed in 2018. Zoning is R-1 (Residential). Contact the City of Cook for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 36

City Of Hibbing

140-0030-00430

\$18,900.00

± 0.59 acres

C22190146

**Location:** Northeast corner of 18th Avenue E and 26th Street E, Hibbing**Legal:** Lots 10 and 11, Block 2, AVIATORS FIELD ADDITION TO HIBBING

Land	\$18,900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,900.00



This +/- 130' x 200' irregularly shaped parcel was previously 2516 18th Ave. E, the structure was removed in 2018. Zoning is R-1 (Single Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 37

City Of Hibbing

140-0030-00990

\$1,875.00

± 1.84 acres

C22190147

**Location:** North side of undeveloped E 27th Street on the west side of undeveloped Eastern Pass, Hibbing**Legal:** Lots 29 through 33, Block 4, AVIATORS FIELD ADDITION TO HIBBING

Land	\$1,875.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,875.00



This +/- 400' x 150' irregularly shaped parcel is zoned R-1 (Single Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. The parcel contains areas that may be located within the floodplain management area and may impact development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads to the site. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 38

City Of Hibbing

140-0050-02470

\$16,400.00

± 0.07 acres

C22190082

**Location:** 1216 16th Avenue E, Hibbing**Legal:** Lot 8, Block 15, BROOKLYN CITY OF HIBBING

Land	\$5,280.00
Timber	\$0.00
Improvements	\$10,693.99
Certified Assessments	\$426.01
Total	\$16,400.00



This 1+ story structure has 2 bedrooms, 1 bathroom, an unfinished basement and a shed. Condition of utilities is unknown. Parcel is zoned is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for information regarding a certified utilities assessment in the amount of \$426.01 that must be paid at time of sale, a pending utilities assessment in the amount of \$950.82 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structure is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 39

City Of Hibbing

140-0090-02770

\$7,840.00

± 0.07 acres

C22170023

**Location:** Between 2315 and 2319 4th Avenue East, Hibbing**Legal:** LOT 25, BLOCK 10, FAIRVIEW CITY OF HIBBING

Land	\$7,840.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$7,840.00



Vacant, grassy +/- 25' x 125' parcel in the city of Hibbing. Previously 2317 4th Ave. E, the structures were removed in 2015. Zoning is R-2 (One to Four Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. This parcel is a legal non-conforming lot of record. Check with the City of Hibbing for details regarding a pending utilities assessment in the amount of \$2,723.92 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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



Location: Between 2310 and 2316 1st Avenue, Hibbing
Legal: LOT 10 and LOT 11, BLOCK 12, FAIRVIEW CITY OF HIBBING

Land	\$8,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,400.00



A vacant +/- 50' x 125' property in the city of Hibbing. Previously 2312 and 2314 1st Ave., the structures were removed in 2012 and 2015. Zoning is C-2 (General Commercial). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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



Location: Between 2522 and 2528 5th Avenue W, Hibbing
Legal: LOT 12 AND N 1/2 OF LOT 13, BLOCK 4, HIBBING HEIGHTS

Land	\$4,575.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,575.00



A vacant +/- 37.5' x 125' parcel in the city of Hibbing. Previously 2526 5th Ave. W, the structures were removed in 2015. Zoning is R-2 (One to Four Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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



Location: Southwest corner of 2nd Street and Mitchell Avenue, Kitzville, Hibbing
Legal: LOTS 9 & 10, BLOCK 11, KITZVILLE HIBBING

Land	\$6,930.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,930.00



A vacant +/- 58' x 125' parcel in Kitzville, in the city of Hibbing. Previously 219 Mitchell Ave., the structures were removed in 2017. Zoning is R-3 (Single Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 43

City Of Hibbing

140-0120-02740

\$8,550.00

± 0.21 acres

C22190148

**Location:** Southeast corner of 2nd Street and Adams Avenue, Kitzville, Hibbing**Legal:** LOTS 18 19 AND 20, BLOCK 11, KITZVILLE HIBBING

Land	\$8,550.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,550.00



This +/- 75' x 125' parcel was previously 202 2nd St., the structures were removed in 2018. Zoning is R-3 (Multiple Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 44

City Of Hibbing

140-0130-00390

\$22,280.00

± 0.12 acres

C22190085

**Location:** 2516 2nd Avenue E, Hibbing**Legal:** All of Lot 7 AND Lot 8 EXCEPT the East 16 feet of the South 4 feet, Block 2, KOSKIVILLE HIBBING

Land	\$10,640.00
Timber	\$0.00
Improvements	\$11,640.00
Certified Assessments	\$0.00
Total	\$22,280.00



This 1+ story structure has 2 bedrooms, 1.25 bathrooms and a detached garage. Condition of utilities is unknown. Parcel is zoned is R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. A medical lien is held against this property - consult a real estate attorney for details. 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 45

City Of Hibbing

140-0130-03370

\$25,400.00

± 0.14 acres

C22190086

**Location:** 2626 2nd Avenue E, Hibbing**Legal:** Lots 13 and 14, Block 13, KOSKIVILLE HIBBING

Land	\$8,320.00
Timber	\$0.00
Improvements	\$15,973.64
Certified Assessments	\$1,106.36
Total	\$25,400.00



This 1+ story, multi-unit structure has 4 bedrooms and 4 bathrooms. Condition of utilities is unknown. Parcel is zoned is R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for details regarding a certified assessment in the amount of \$1,106.36 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. An unsatisfied mortgage is held against this property - consult a real estate attorney for details. Any personal property remaining is part of the sale. Proof of insurance for the structure is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 46

City Of Hibbing

140-0210-00200

\$17,200.00

± 0.22 acres

C22190149

**Location:** East side of the shared driveway with 308 41st Street E, Hibbing**Legal:** E 50 FT OF N 200 FT EX HIGHWAY RT OF WAY of LOT 8, BLOCK 2, RYANS ADDITION TO HIBBING

Land	\$14,800.00
Timber	\$0.00
Improvements	\$2,400.00
Certified Assessments	\$0.00
Total	\$17,200.00



This +/- 50' x 200' property has a 2 stall garage and a shared driveway. Previously 316 41st St. E, the house structure was removed in 2018. This tract is zoned R-1 (Single Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 47

City Of Hibbing

140-0240-01580

\$26,440.00

± 0.14 acres

C22190077

**Location:** 2827 6th Avenue E, Hibbing**Legal:** Lots 19 and 20, Block 5, SUNNYSIDE

Land	\$10,640.00
Timber	\$0.00
Improvements	\$15,800.00
Certified Assessments	\$0.00
Total	\$26,440.00



This 1+ story structure has 3 bedrooms, 1.5 bathrooms and a detached garage. Condition of utilities is unknown. Parcel is zoned is R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for information regarding a pending utility assessment of \$1,917.72 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. There is a recorded contract for deed on this parcel - consult a real estate attorney for details. Any personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

140-0250-02690

\$19,960.00

± 0.14 acres

C22190078

**Location:** 3011 4th Avenue E, Hibbing**Legal:** Lots 18 and 19, Block 12, SHAPIROS ADDITION TO SUNNYSIDE HIBBING

Land	\$8,720.00
Timber	\$0.00
Improvements	\$6,727.46
Certified Assessments	\$4,512.54
Total	\$19,960.00



This structure has 2 bedrooms and 1 bathroom. Condition of utilities is unknown. Parcel is zoned is R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for information regarding a certified assessment in the amount of \$4,512.54 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. A medical lien is held against the property - consult a real estate attorney for details. Any personal property remaining is part of the sale. Proof of insurance for the structure is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 49

City Of Hibbing

140-0270-01610

\$2,400.00

± 1.93 acres

C22190150

**Location:** Between 1939 and 2025 41st Street E, Hibbing**Legal:** W 165 FT OF SE 1/4 OF SW 1/4 LYING S OF HWY 37, Sec 20 Twp 57N Rge 20W, CITY OF HIBBING

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



This +/- 165' x 500' parcel is crossed by about 525 feet of frontage of a branch of the East Swan River. Parcel is zoned R-4 (Multiple Family Residence) in the north half and R-1 (Single Family Residence) in the south half. Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. The parcel contains areas that may be located within the floodplain management area and may impact development. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 50

City Of Hibbing

141-0050-03655,03656

\$14,800.00

± 0.32 acres

C22190151

**Location:** East side of south end of the dead end of Itasca Avenue, Kelly Lake**Legal:** W 175 FT OF S 80 FT OF N 160 FT OF SE 1/4 OF NE 1/4 EX E 80 FT and E 80 FT OF W 175 FT OF S 80 FT OF N 160 FT OF SE 1/4 OF NE 1/4, Sec 21 Twp 57N Rge 21W, CITY OF HIBBING

Land	\$13,700.00
Timber	\$0.00
Improvements	\$1,100.00
Certified Assessments	\$0.00
Total	\$14,800.00



This +/- 50' x 200' property has a 3 stall garage and a shared driveway. Previously 408 and 408 1/2 Itasca Ave., the house structures were removed in 2015 and 2018. Zoning is R-1 (Single Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$66.00 (T#231007, T#297563).

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

141-0195-00300

\$31,150.00

± 0.20 acres

C22190152

**Location:** 231 1st Ave N, Kelly Lake**Legal:** Lot 16, Block 3, STATE 2ND ADDITION TO KELLY LAKE HIBBING

Land	\$10,700.00
Timber	\$0.00
Improvements	\$20,450.00
Certified Assessments	\$0.00
Total	\$31,150.00



This 1+ story structure has a three season porch, living and dining rooms, kitchen and a full bathroom on the main level; the upper level contains two bedrooms. There is also a detached 2 stall garage. This +/- 84' x 108' parcel is zoned R-1 (Single Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structure is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 52

City Of Hoyt Lakes

142-0020-01190

\$27,900.00

± 0.19 acres

C22190153

**Location:** 214 Cambridge Rd, Hoyt Lakes**Legal:** Lot 7, Block 8, HOYT LAKES SUBDIVISION NO 2

Land	\$5,000.00
Timber	\$0.00
Improvements	\$22,900.00
Certified Assessments	\$0.00
Total	\$27,900.00



This 1+ story structure has a kitchen, living/dining room combo, bathroom and 2 bedrooms. The unfinished basement contains open laundry and storage areas. There is also a detached 2 stall garage. This +/- 71' x 113' parcel is zoned R-3 (Single Family Residential). Contact the City of Hoyt Lakes for permitted uses and zoning questions. Check with the City of Hoyt Lakes for information regarding a pending utilities assessment in the amount of \$718.38 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. A medical lien is held against the property - consult a real estate attorney for details. Any personal property remaining is part of the sale. Proof of insurance for the structure is required within 30 days if purchased under contract. Recording fee \$46.00 (T#332558).

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 Orr

180-0060-00020

\$210.00

± 5.50 acres

C22190017

**Location:** Approximately 970 feet west of 4769 Highway 53, Orr**Legal:** LOT 3 EX RY R/W 3.06 AC AND EX PART LYING W OF DW&P RY R/W, Sec 31 Twp 65N Rge 19W, CITY OF ORR

Land	\$110.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$210.00



This triangularly shaped parcel is +/- 1,341' x 499' x 1,252' and adjoins an active railroad grade to the west. It has no known legal access. Zoning is AF-1 (Agriculture-Forestry). Contact the City of Orr for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Orr 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 54

City Of Orr

180-0060-00026

\$2,400.00

± 0.52 acres

C22190018

**Location:** East shore of Pelican Lake north of Sucker Creek, Orr**Legal:** THAT PART OF LOT 3 LYING W OF THE EXTENDED DIVIDING LINE BETWEEN SEC 1-64-20 AND SEC 6-64-19, Sec 31 Twp 65N Rge 19W, CITY OF ORR

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



This triangularly shaped parcel is +/- 432' x 210' x 398' with about 470 feet of lakeshore on Pelican Lake. Parcel is zoned AF-1 (Agriculture-Forestry). Contact the City of Orr for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. The parcel contains areas that may be located within the floodplain management area that may impact development. Parcel has water access only. Check with the City of Orr 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	Angora Township	215-0020-00725	\$10,725.00	± 1.30 acres	C22190154
-----------------	-----------------	----------------	--------------------	--------------	-----------



Location: Approximately 250 feet east of the rail road grade on Highway 1, Cook

Legal: OUTLOT 2 EXCEPT THAT PART LYING S OF A LINE DRAWN PARALLEL WITH S LINE AND 75 FT NLY THEREFROM, LOT 2, NORDVILLE TOWN OF ANGORA

Land	\$10,725.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,725.00



This triangularly shaped parcel is +/- 375' x 408' x 336'. Previously 8906 Hwy. 1, the structures were removed in 2018. Zoning is MU-5 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Angora Township for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 56	Balkan Township	235-0030-01422	\$1,200.00	± 2.00 acres	C22190155
-----------------	-----------------	----------------	-------------------	--------------	-----------



Location: North of 6747 Highway 73, Chisholm

Legal: SLY 416 FT OF NLY 1216 FT OF ELY 208 FT OF NE 1/4 OF SE 1/4 WEST OF HWY, Sec 9 Twp 59N Rge 20W, TOWN OF BALKAN

Land	\$1,100.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,200.00



This +/- 416' x 208' parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Balkan Township for information regarding 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	Beatty Township	250-0030-01720	\$259,800.00	± 22.22 acres	C22190079
-----------------	-----------------	----------------	---------------------	---------------	-----------



Location: 4302 Elbow Lake Forest Road, Orr

Legal: Govt Lot 5, EXCEPT Assuming the west line of Govt Lot 5 to bear N2deg21'34"E, commencing at the southwest corner of said Section 11 bear N2deg21'34"E, a distance of 1200.44 feet to the point of beginning; thence S89deg46'46"E, a distance of 146.36 feet, more or less, to the shoreline of Elbow Lake; thence following the shoreline North to the point of intersection with the west line of said Govt Lot 5; thence S2deg21'34"W, a distance of 745.00 feet to the point of beginning and there terminating. Sec 11 Twp 64N Rge 18W, TOWN OF BEATTY

Land	\$232,400.00
Timber	\$1,300.00
Improvements	\$26,100.00
Certified Assessments	\$0.00
Total	\$259,800.00



This parcel has a 1 bedroom log cabin, a privy, 2 storage buildings, a gazebo, boat house and a sauna on Elbow Lake. There is a cistern water system, and propane furnace, lights and appliances. Condition of water and propane systems are unknown. Parcel has about 2,015 feet of frontage on Elbow Lake and is zoned RES-7 (Residential District). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Septic system must be inspected and authorized for use by St. Louis County prior to occupancy. Contact St. Louis County Environmental Services for septic questions. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the 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 58

Beatty Township

250-0047-00050

\$67,300.00

± 0.23 acres

C22190045

**Location:** Approximately 133 feet north of 3965 Kennedy Road, Cook**Legal:** LOT 5, BLOCK 1, ELBOW LAKE MANOR TOWN OF BEATTY

Land	\$67,300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$67,300.00

This irregularly shaped parcel is +/- 135' x 77' with about 100 feet of frontage on Elbow Lake. Parcel is zoned RES-7 (Residential). A variance has been approved for this parcel. Contact the St. Louis County Planning and Community Development Department for variance information, permitted uses and zoning questions. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. A lien has been filed against this property - consult a real estate attorney for details. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 59

Breitung Township

270-0110-02810

\$15,265.00

± 0.20 acres

C22180131

**Location:** 15 5th Avenue, Soudan**Legal:** LOT 5, BLOCK 26, SOUDAN TOWN OF BREITUNG

Land	\$2,625.00
Timber	\$0.00
Improvements	\$12,640.00
Certified Assessments	\$0.00
Total	\$15,265.00

This 1+ story structure has an eat-in kitchen, living room, 1 full bathroom, 3 bedrooms, an unfinished basement and a storage shed in the back yard. Condition of utilities is unknown. This +/- 117' x 80' parcel is zoned RES-12 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The sewer lateral may need replacement - contact Breitung Township for details. Check with Breitung Township for details regarding pending assessments in the amount of \$525.00 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. There are 2 medical assistance liens held against this property - consult a real estate attorney for details. 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 60

Town of Camp 5

278-0050-01860

\$85,000.00

± 11.00 acres

C22190156

**Location:** Northeast shore of Elephant Lake, north and east of 6532 and 6548 Browns Bay, Orr**Legal:** LOT 2 EX PART PLATTED AS ELEPHANT LAKE EAST, Sec 13 Twp 66N Rge 19W, TOWN OF CAMP 5

Land	\$81,500.00
Timber	\$3,500.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$85,000.00

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

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.



Location: Between 3866 and 3880 Highway 25, Iron
Legal: NLY 100 FT OF WLY 300 FT OF SW 1/4 OF NW 1/4 OF NW 1/4, Sec 25 Twp 57N Rge 19W, TOWN OF CHERRY

Land	\$8,850.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,850.00



This +/- 100' x 300' parcel was previously 3872 Highway 25, the structures were removed in 2018. The septic has been abandoned. There is a well, condition unknown. Zoning is RES-7 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Cherry Township for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Well disclosure fee \$50.00. 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.



Location: North of 4179 Peary Drive, Eveleth
Legal: ASSUMING THE BEARING OF THE CENTER 1/4 LINE OF SEC 13 TO BE N02DEG28'03"E AND BEG AT A PT 353.17 FT S ON THIS BEARING OF THE CENTER 1/4 THENCE DEFLECTING LEFT ON A BEARING OF S89DEG28'27"E 1006.17 FT THENCE DEFLECTING RIGHT ON A BEARING OF S81DEG42'31"E 481.66 FT TO A PT ON THE NELY R.O.W. LINE OF CO RD 329 A.K.A. PERRY RD THENCE DEFLECTING RIGHT ON A TANGENT BEARING S29DEG51'57"E 107.55 FT TO PT OF TANGENCY OF 09DEG 27'19" CURVE THENCE DEFLECTING LEFT AROUND SAID CURVE FOR A DISTANCE OF 42.58 FT ALONG THE CURVE OF THE R.O.W. LINE THENCE DEFLECTING RIGHT ON A BEARING OF N89DEG28'27"W 1417.87 FT TO A PT ON THE CENTER 1/4 LINE THENCE N02DEG28'03"E TO PT OF BEG, Sec 13 Twp 57N Rge 18W, TOWN OF CLINTON

Land	\$16,710.00
Timber	\$240.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,950.00



This +/- 147' x 1,418' parcel is irregularly shaped. Previously 4181 Peary Dr., the structures were removed in 2018. The septic has been abandoned. Zoning is MU-5 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Clinton Township for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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



Location: East side of the north end of Pion Road, Brookston
Legal: S 624 FT OF W 208 FT OF NE 1/4 OF SW 1/4, Sec 15 Twp 51N Rge 18W, TOWN OF CULVER

Land	\$12,150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,150.00



Mostly open, approximately 3 acre parcel in rural Culver Township in southwest St. Louis County. Previously 5450 Pion Rd., most structures were removed in 2017. A small storage shed remains. There are no utilities except adjacent electric. The septic has been abandoned and the well has been sealed. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Contact the Culver Township clerk for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of sale. Well disclosure fee \$50.00. 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.



Location: North side of Hegberg Road approximately 0.5 of a mile east of McQuade Road, Duluth Township
Legal: E 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4, Sec 7 Twp 52N Rge 12W, TOWN OF DULUTH

Land	\$21,900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$21,900.00



This approximately 2.5 acre tract has a cleared area near the road, with aspen and balsam fir surrounding and a strip of northern white cedar in the north. Previously 2203 Hegberg Rd., the structures were removed in 2018. The septic has been abandoned. There is a well, condition unknown. The property contains wetlands that may impact development and/or access plans. This area is zoned FAM-3 (Forest Agricultural Management). Contact Duluth Township for permitted uses and zoning questions. Check with Duluth Township for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Well disclosure fee \$50.00. 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.



Location: 1817 Highway 53, Cook
Legal: PART OF SW1/4 OF NE1/4 COMM ON N-S 1/4 LINE 905.89 FT N OF CENTER OF SEC THENCE 803.57 FT ON SLY R/W OF HWY 53 AT AN AZIMUTH OF 120 DEG 53' 20" TO PT OF BEG THENCE CONTINUE ON SAID AZIMUTH 748.93 FT THENCE AT AN AZIMUTH OF 179 DEG 39' 08" 100.53 FT TO SE COR OF FORTY THENCE AT AN AZIMUTH OF 269 DEG 37' 56" ON THE E-W 1/4 LINE 937.08 FT THENCE AT AN AZIMUTH OF 30 DEG 53' 20" 572.18 FT TO PT OF BEG, Sec 13 Twp 62N Rge 19W, TOWN OF FIELD

Land	\$25,000.00
Timber	\$0.00
Improvements	\$155,000.00
Certified Assessments	\$0.00
Total	\$180,000.00



A 1 story commercial building, with a detached pole building, located on U.S. Highway 53 near the city of Cook. This commercial building contains an entryway, 2 half bathrooms, a large main office area, 1 private office, a large conference room, kitchenette, locker room with shower, and a utility room. The +/- 42' x 60' pole building features 2 overhead doors for vehicle access and storage. This approximately 6 acre property is zoned MU-5 (Multiple use). Contact the St. Louis County Planning and Development Department for permitted uses and zoning questions. Septic system must be inspected and authorized for use by St. Louis County prior to occupancy. Contact St. Louis County Environmental Services for septic questions. Check with the Town of Field for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the 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.



Location: North of 3616 Prairie Lake Rd, Wright
Legal: W 580 4/5 FT OF N 150 FT OF NW 1/4 OF NE 1/4, Sec 32 Twp 50N Rge 20W, TOWN OF FINE LAKES

Land	\$13,440.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$13,440.00



Approximately 2 acres, this rectangularly shaped parcel is partially wooded with northern hardwoods and has a small creek meandering across the eastern portion of the property. Previously 3618 Prairie Lake Rd., the structures were removed in 2017. The septic has been abandoned and the well has been sealed. This +/- 150' x 580' parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Parcel is a non-conforming lot of record. Check with Fine Lakes Township for any certified, pending or future assessments that may be reinstated. Well disclosure fee \$50.00. Recording fee \$46.00 (Abstract).

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

Tract 67

Kugler Township

410-0024-00980

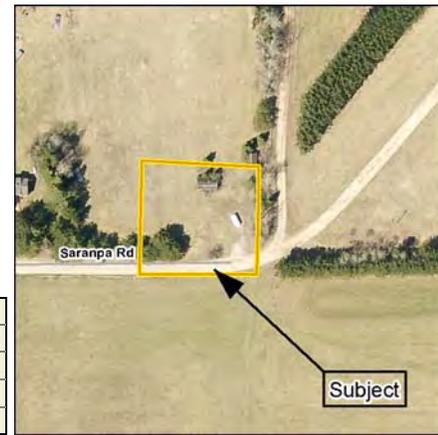
\$450.00

± 0.50 acres

C22190162

**Location:** Between 4722 and 4743 Saranpa Road, Embarrass**Legal:** 1/2 AC SQUARE AT SE CORNER OF NE 1/4 OF SE 1/4, Sec 36 Twp 61N Rge 15W, TOWN OF KUGLER

Land	\$450.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$450.00



This +/- 153' x 144' parcel has a dilapidated structure on the site. Fire number 4729. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with the Town of Kugler for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 68

Lakewood Township

415-0070-00380

\$7,800.00

± 1.84 acres

C22190163

**Location:** Between 3263 and 3279 Medin Road, Lakewood Township**Legal:** Lot 4, Block 2, EXETER FARMS 1ST DIVISION

Land	\$7,700.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$7,800.00



This approximately 1.8 acre property has about 200 feet of frontage on Medin Rd. in rural area north of Duluth. Parcel is wooded with mature aspen and northern hardwoods and has a small creek drainage through it. Zoning is RES-7 (Residential). Contact Lakewood Township for permitted uses and zoning questions. Check with the Lakewood Town clerk for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#130191).

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

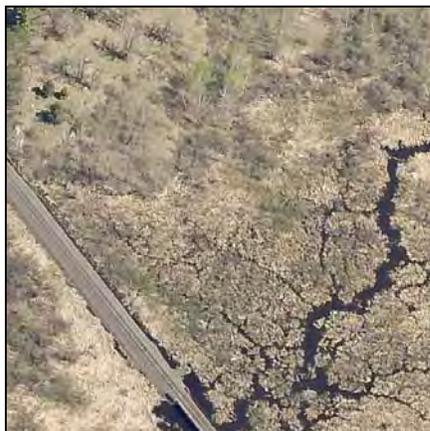
Leiding Township

425-0020-04430

\$30.00

± 1.00 acres

C22190019

**Location:** Approximately 1,395 feet west of Highway 53, Leiding

Legal: ONE ACRE SQUARE ON THE E SIDE OF RY R/W IN SW1/4 OF NE1/4 DESCRIBED AS FOLLOWS BEG AT A PT 200 FT N OF SW COR OF SW1/4 OF NE1/4 & ADJ CANADIAN NORTHERN R/W THENCE RUN 208 FT N PARALLEL & ADJOINING RY R/W THENCE E 208 FT THENCE S 208 FT THENCE W 208 FT TO PT OF BEG, Sec 31 Twp 65N Rge 19W, TOWN OF LEIDING

Land	\$30.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$30.00



This +/- 208' x 208' parcel adjoins an active railroad grade on its western border. Parcel has no known legal access. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with Leiding Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

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

Tract 70	White Township	570-0010-00072	\$16,425.00	± 5.00 acres	C22190164
-----------------	----------------	----------------	--------------------	--------------	-----------



Location: Northeast corner of Road 46 and Lane 49, Aurora
Legal: S 330 FEET OF W 660 FEET OF LOT 4, Sec 1 Twp 57N Rge 15W, TOWN OF WHITE



Land	\$16,245.00
Timber	\$180.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,425.00

This +/- 330' x 660' parcel is zoned FAM-3 (Forest Agricultural Management). Previously 4656 Lane 49, the structures were removed in 2018. The septic has been abandoned. There is a well, condition unknown. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with White Township for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Well disclosure fee \$50.00. 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	White Township	570-0012-02620	\$17,175.00	± 4.00 acres	C22190165
-----------------	----------------	----------------	--------------------	--------------	-----------



Location: Across from 4971 Palo Road 41, Aurora
Legal: That part of NW1/4 of NE1/4 described as follows, to-wit: Beginning at a point on the North line of said NW1/4 of NE1/4 400 feet West of the Northeast corner thereof; thence South 417.4 feet to a point; thence West 417.4 feet to a point; thence North 417.4 feet to the said North line; thence East along said North line to the point of beginning, Sec 23 Twp 57N Rge 15W, TOWN OF WHITE



Land	\$16,925.00
Timber	\$250.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$17,175.00

This +/- 417' x 417' parcel is zoned FAM-3 (Forest Agricultural Management). Previously 4968 Palo Rd. 41, the structures were removed in 2018. The septic has been abandoned. There is a well, condition unknown. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with White Township for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Well disclosure fee \$50.00. Recording fee \$46.00 (T#191144).

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	White Township	570-0012-02732	\$2,700.00	± 2.64 acres	C22190166
-----------------	----------------	----------------	-------------------	--------------	-----------



Location: North side of E Bodas Road east of CSAH 99, Aurora
Legal: S 275 FT OF E 418 FT OF SW 1/4 OF SW 1/4, Sec 23 Twp 57N Rge 15W, TOWN OF WHITE



Land	\$2,600.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,700.00

This +/- 418' x 275' parcel is zoned FAM-3 (Forest Agricultural Management). The parcel contains wetlands that may impact development and/or access plans. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with the Town of White for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 73

Unorganized Township

625-0010-00665

\$10,720.00

± 5.00 acres

C22190088

**Location:** Approximately 1,325 feet north of the Muckwa Lake Road, Ely**Legal:** E1/2 of W1/2 of S1/2 of NE1/4 of SW1/4, Sec 5 Twp 61N Rge 13W

Land	\$9,480.00
Timber	\$600.00
Improvements	\$640.00
Certified Assessments	\$0.00
Total	\$10,720.00



This parcel has a 1 bedroom structure. Zoning is FAM-1 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Parcel is not buildable without a variance under St. Louis County land use ordinances. If structure is used as a cabin, septic or privy compliance is required. Contact St. Louis County Environmental Services for more information. Check with St. Louis County for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#327775).

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 Township

677-0025-00070

\$10,425.00

± 0.57 acres

C22190196

**Location:** Between 4514 and 4532 Bass Lake Road, Unorg Twp 5716**Legal:** Lot 7, JONES HOMESITES

Land	\$10,425.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,425.00



This irregularly shaped +/- 95' x 205' parcel was previously 4524 Bass Lake Rd., the structures were removed in 2018. The septic has been abandoned. There is a well, condition unknown. Zoning is SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development for permitted uses and zoning questions. Parcel is a lot of record. Limited development potential under St. Louis County land use ordinances due to setback and suitable SSTS area requirements. The parcel contains wetlands that may impact development and/or access plans. Check with St. Louis County for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Well disclosure fee \$50.00. Recording fee \$46.00 (Abstract).

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

Lakeshore Lot Sale Information

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

Payment for Lakeshore Lot Improvements

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

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

Questions?

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

Tract 1	Ault Township Twp: 55 Rng: 12 Sec: 26	Acres +/- 1.95 Zoning: SMU-7	CVT: 230 Plat: 28 Parcel(s): 40	Lakeshore 27 C22160123
----------------	------------------------------------------	---------------------------------	------------------------------------	-----------------------------------------



Land	\$44,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$1,966.00

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-0625
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 4, BLOCK 1, STONES THROW

Comments:

A shoreland parcel located in the Brimson area on Stone Lake. This approximately 1.95 acre lot contains nearly 200 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is level to the south, with a steep drop to the lake on the northern end. Utilities are present on the lot. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

Additional Costs Paid to Lessee	
Improvements	\$7,950.00

Improvements include a +/- 420 sq. ft. cabin, a woodshed, and a privy. 230-0000-09665

Driving Directions: 1415 Stone Lake Bridge Road, Brimson
 From Duluth, take Pequaywan Lake Rd. north, turn right on Hopper Rd., turn left on Stone Lake Bridge Rd. and travel to property (fire number 1415). Cabin can also be identified by lease tag L03850161 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 2	Beatty Township Twp: 64 Rng: 18 Sec: 20	Acres +/- 2.7 Zoning: RES-7	CVT: 250 Plat: 115 Parcel(s): 80	Lakeshore 32 C22160128
----------------	--------------------------------------------	--------------------------------	-------------------------------------	-----------------------------------------



Land	\$43,600.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$2,036.52

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-0625
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 8, BLOCK 1, OLECRANON

Comments:

A shoreland parcel located just north of the city of Cook on Elbow Lake. This approximately 2.7 acre lot contains nearly 245 feet of lake frontage, and is zoned RES-7 (Residential), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged with a mix of steady and gradual slopes to the lake. There are no utilities present on the lot. Permissible entry to this parcel is via the lake, from a public landing or private resort. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

Additional Costs Paid to Lessee	
Improvements	\$50,000.00

Improvements include a +/- 544 sq. ft. seasonal cabin and privy. 250-0000-09209

Driving Directions: 9307 Elbow Lake North, Cook
 From U.S. Highway #53 in Cook, turn north on County Rd. 24, then turn left on Susan Lake Rd. to the Burris Landing on Elbow Lake, a public boat landing. Proceed northerly and easterly by boat to the north shore of the central portion of the lake. Cabin can be identified by lease tag L03880002 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 3	Beatty Township Twp: 64 Rng: 18 Sec: 22	Acres +/- 2.7 Zoning: RES-7	CVT: 250 Plat: 116 Parcel(s): 50	Lakeshore 34 C22160130
----------------	--------------------------------------------	--------------------------------	-------------------------------------	-----------------------------------------



Land	\$43,600.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$2,036.53

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-0625
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 5, BLOCK 1, OLECRANON FIRST ADDITION



Comments:
 A shoreland parcel located just north of the city of Cook on Elbow Lake. This approximately 2.7 acre lot contains nearly 284 feet of lake frontage, and is zoned RES-7 (Residential), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged, with a steep drop to the rocky shoreline of the lake. There are no utilities present on the lot. Permissible entry to this parcel is via the lake, from a public landing or private resort. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

Additional Costs Paid to Lessee	
No improvements costs are required to lessee.	

Site includes a privy, and several trees are scorched. 250-0000-09305

Driving Directions: 9185 Elbow Lake North, Cook
 From U.S. Highway #53 in Cook, turn north on County Road #24, then turn left on Susan Lake Rd. to the Burris Landing on Elbow Lake, a public boat landing. Proceed northerly and westerly by boat to the north shore and middle portion of the lake. L03890004

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 4	Beatty Township Twp: 64 Rng: 18 Sec: 11	Acres +/- 2.2 Zoning: RES-7	CVT: 250 Plat: 118 Parcel(s): 20	Lakeshore 36 C22160132
----------------	--------------------------------------------	--------------------------------	-------------------------------------	-----------------------------------------



Land	\$33,600.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$2,036.53

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-0625
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 2, BLOCK 1, OLECRANON THIRD ADDITION

Comments:
 A shoreland parcel located just north of the city of Cook on Elbow Lake. This approximately 2.2 acre lot contains nearly 224 feet of lake frontage, and is zoned RES-7 (Residential), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is rugged, with a mix of steep and gradual drops to the rocky shoreline of the lake. There are no utilities present on the lot. Permissible entry to this parcel is via the lake, from a public landing or private resort. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

Additional Costs Paid to Lessee	
Improvements	\$32,000.00

Improvements include a +/- 384 sq. ft. seasonal cabin, sauna, privy, and dock. 250-0000-09831

Driving Directions: 4433 North Arm East, Cook
 From U.S. Highway #53 in Orr, turn north on U.S. Highway #23 (right at stop lights in Orr), then turn right on Elbow Lake Forest Rd. to the public boat landing on Elbow Lake. Proceed northerly and easterly by boat to the north and east end of the lake. Cabin can be located by lease tag L03850020 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 5	Cedar Valley Township Twp: 54 Rng: 21 Sec: 18	Acres +/- 1.38 Zoning: SMU-7	CVT: 285 Plat: 55 Parcel(s): 40	Lakeshore 37 C22160133
----------------	--------------------------------------------------	---------------------------------	------------------------------------	-----------------------------------------



Land	\$41,280.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$652.18
Survey	\$911.30

County Assessor Duluth.....218-726-2304
 County Environmental Services (S).....218-725-5200
 County Planning & Development (S)....218-725-5000

Legal Description:
 LOT 4, BLOCK 1, FLOODWOOD LAKE SOUTH

Comments:

A shoreland parcel located just north of the city of Floodwood on Floodwood Lake. This approximately 1.38 acre lot contains nearly 212 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed-Use), which requires 1 acre and 150 feet of lot width to meet standards. Utilities are present on the lot. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

Additional Costs Paid to Lessee	
Improvements	\$80,500.00

Improvements include a +/- 1,056 sq. ft. seasonal cabin, detached garage and pumphouse. 285-0000-09200
***The former leaseholders have made recent improvements to the property* The cabin roof has been replaced with a new forest green steel roof. The site is served by a permitted holding tank. It is possible that the system could be further upgraded to include a drain field if future owners desire and work with a private SSTS designer. Purchasers are encouraged to contact the St. Louis County Environmental Services Department for details of the upgrade.**

Driving Directions: 13013 Carlson Road, Hibbing

From Hibbing, take U.S. Highway #73 South, turn west on County Road #18, turn left on the Floodwood River Rd., then turn right on Carlson Rd. to property (fire number 13013). Cabin can also be located by lease tag L03850037 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 6	Cedar Valley Township Twp: 54 Rng: 21 Sec: 18	Acres +/- 1.13 Zoning: SMU-7	CVT: 285 Plat: 55 Parcel(s): 150	Lakeshore 39 C22160135
----------------	--------------------------------------------------	---------------------------------	-------------------------------------	-----------------------------------------



Land	\$38,800.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$652.17
Survey	\$911.29

County Assessor Duluth.....218-726-2304
 County Environmental Services (S).....218-725-5200
 County Planning & Development (S).....218-725-5000

Legal Description:
 LOT 15, BLOCK 1, FLOODWOOD LAKE SOUTH

Comments:

A shoreland parcel located just north of the city of Floodwood on Floodwood Lake. This approximately 1.13 acre lot contains nearly 168 feet of lake frontage, and is zoned SMU-7, which requires 1 acre and 150 feet of lot width to meet standards. The tree and grass-covered terrain is generally level, with a fairly steep slope to lake. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

Additional Costs Paid to Lessee	
Improvements	\$27,300.00

Improvements include a +/- 720 sq. ft. seasonal cabin, a shed, and outhouse. 285-0000-09100

Driving Directions: 13093 Carlson Road, Hibbing

From Hibbing, take U.S. Highway #73 South, turn west on County Road #18, turn left on the Floodwood River Rd., then turn right on Carlson Rd. to property (fire number 13093). Cabin can also be located by lease tag L03850048 on structure.



ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 7	Cedar Valley Township Twp: 54 Rng: 21 Sec: 18	Acres +/- 1.45 Zoning: SMU-7	CVT: 285 Plat: 55 Parcel(s): 160	Lakeshore 40 C22160136
----------------	--------------------------------------------------	---------------------------------	-------------------------------------	-----------------------------------------



Land	\$42,400.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$652.17
Survey	\$911.29

County Assessor Duluth.....218-726-2304
 County Environmental Services (S).....218-725-5200
 County Planning & Development (S).....218-725-5000

Legal Description:

LOT 16, BLOCK 1, FLOODWOOD LAKE SOUTH



Comments:

A shoreland parcel located just north of the city of Floodwood on Floodwood Lake. This approximately 1.45 acre lot contains nearly 205 feet of lake frontage, and is zoned SMU-7, which requires 1 acre and 150 feet of lot width to meet standards. The tree and grass-covered terrain is generally level, with a somewhat steep slope to lake. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

Additional Costs Paid to Lessee	
Improvements	\$29,000.00

Improvements include a +/- 520 sq. ft. seasonal cabin, a shed, and outhouse. 285-0000-09160

Driving Directions: 13097 Carlson Road, Hibbing

From Hibbing, take U.S. Highway #73 South, turn west on County Road #18, turn left on the Floodwood River Rd., then turn right on Carlson Rd. to property (fire number 13097). Cabin can also be located by lease tag L03850049 on structure.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 8	Eagles Nest Township Twp: 62 Rng: 14 Sec: 22	Acres +/- 3.3 Zoning: SMU-7	CVT: 317 Plat: 25 Parcel(s): 100	Lakeshore 44 C22160140
----------------	-------------------------------------------------	--------------------------------	-------------------------------------	-----------------------------------------



Land	\$96,800.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$1,257.57

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-0625
 County Planning & Development (N).....218-749-7103

Legal Description:

LOT 10, BLOCK 1, BIRD NEST



Comments:

A shoreland parcel located just southwest of the city of Ely on Eagles Nest Lake. This approximately 3.3 acre lot contains nearly 500 feet of lake frontage, and is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. The tree-covered terrain is a mix of various species of various age and size. There are no public utilities present at the lot. Please contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

Additional Costs Paid to Lessee	
Improvements	\$62,000.00

Improvements include a +/- 576 sq. ft. seasonal cabin and privy. 317-0000-09170

Driving Directions: 4000 Sunshine Lane, Ely

From Virginia, take U.S. Highway #53 north, turn north onto U.S. Highway #169, turn right on County Road #128, then turn right on Sunshine Ln. and travel to property (fire number 4000). Cabin can also be identified by lease tag L03860012 on structure.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

LAND FOR SALE



FIND
YOURS!



State Land Auction

October 10, 2019

Location:

Miners Memorial Building
821 S. 9th Ave., Virginia, MN 55792

Time:

Registration 9 a.m.

The Department of Natural Resources will have its own bidder registration at the same time as the county, starting at 9 a.m.

The county auction begins at 10 a.m., followed immediately by the DNR's auction.

The DNR is offering three parcels:

- 1. St. Louis County, Taconite Trail (40 acres):**
approximately one mile southeast of Soudan
- 2. St. Louis County, Taconite Trail (80 acres):**
approximately one mile southeast of Soudan
- 3. Carlton County, Fond du Lac (19.47 acres):**
approximately 5 miles east of Cromwell, south of Hwy 210

mndnr.gov/landsale

Visit the website for bidding instructions and information on the sale parcels.



Email: min.landsale@state.mn.us



Call: (651) 259-5432.



DO'S AND DON'TS

Land and Minerals Department St. Louis County, Minnesota

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

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

DO'S This you CAN do...

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

DON'TS

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



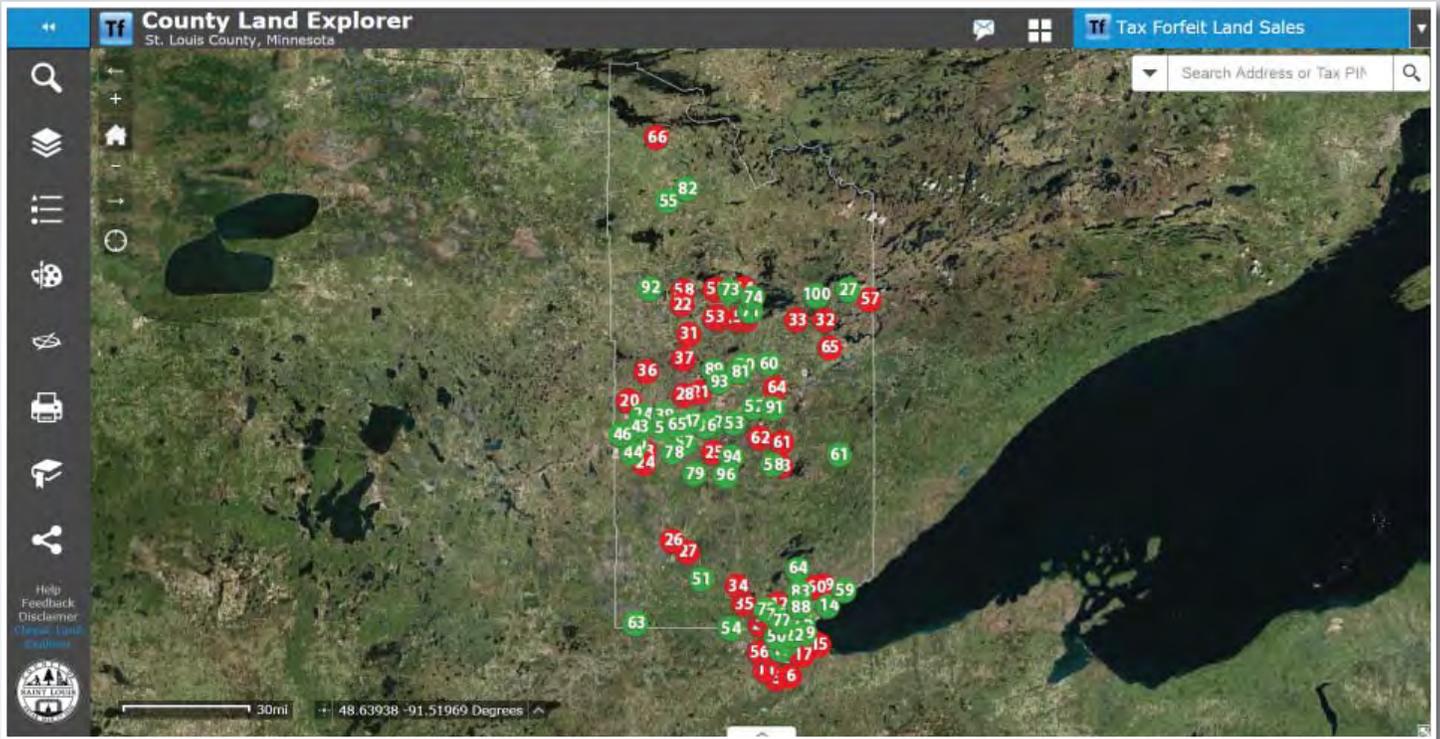


MAPPING- AUCTION AND AVAILABLE LIST

Land and Minerals Department St. Louis County, Minnesota

County Land Explorer

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



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

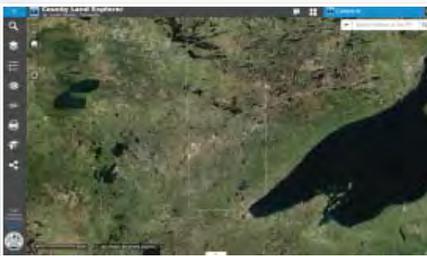
Web Link: <http://www.stlouiscountymn.gov/explorer>

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

To View

Step 1:

Open County Land Explorer



Step 2:

Select "Tax Forfeit Land Sales"



Step 3:

Zoom to area of interest



OCTOBER 10, 2019



St. Louis County, Minnesota

TAX FORFEITED PROPERTY AUCTION

Land and Minerals Department

• Recreational Land • Homes • Investment Property • Lakeshore



**FOR
S
A
L
E**

LAND SALE AUCTION

Thursday, October 10, 2019

10:00 a.m.

Miners Memorial Building

821 S 9th Ave. W

Virginia, MN 55792



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

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

stlouiscountymn.gov

218-726-2606