



St. Louis County, Minnesota

TAX FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Recreational Land
- Homes
- Investment Property
- Lakeshore

LAND SALE AUCTION

Thursday, February 13, 2020

10:00 a.m.

AAD Shriners Center

5152 Miller Trunk Highway

Hermantown, MN 55811



County Financing Available

RESIDENTIAL

VIRGINIA



VACANT LAND

BEATTY TOWNSHIP



COMMERCIAL

CANOSIA TOWNSHIP





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*

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

F. 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.

G. 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).

H. 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.



DISCLAIMERS & TERMS

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

7. PROPERTY CONDITION:

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

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 The sale will not be rescinded if soil problems of any type are discovered after the sale.

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

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

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

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

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

8. 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)

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

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

15. 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.

16. 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.

17. 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.



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

- **PAYMENT 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.



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	345-8091
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	231-1089
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

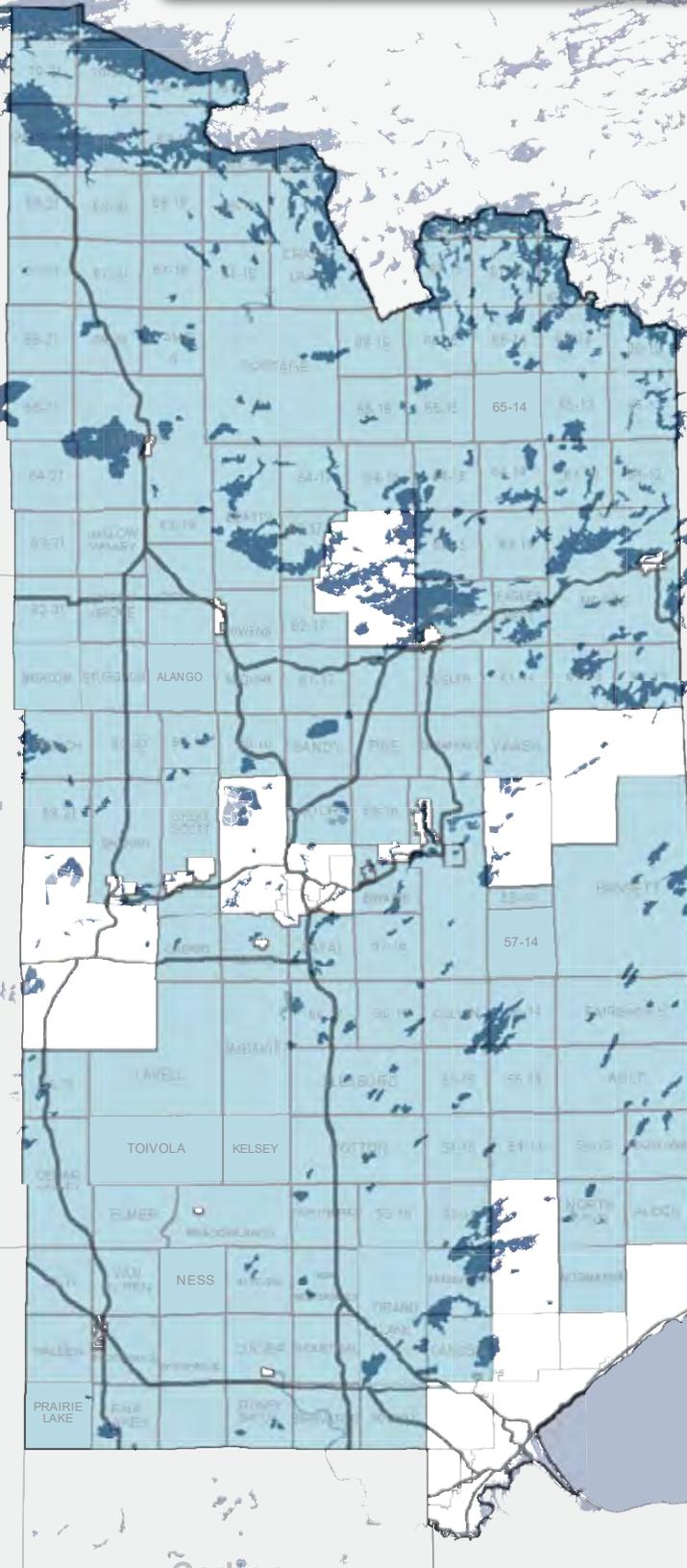
New Independence	428-5860
Normanna	626-5162
North Star	343-6594
Northland	393-7007
Owens	666-2417
Pequaywan	525-4068
Pike	749-3613
Portage	993-2475
Prairie Lake	357-3204
Sandy	780-3940
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	427-2188
Van Buren	476-2831
Vermilion Lake	749-3259
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



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 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 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 or business 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) <i>EXACTLY as to appear on the contract or deed</i>	Daytime Phone #	<input type="checkbox"/> Home
		<input type="checkbox"/> Work
		<input type="checkbox"/> Cell
Email		

Mailing Address <i>(Where to send deed, contract for deed, billings, tax statements, etc.)</i>	City	State	ZIP
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Alternate Contact <i>(Not living with you)</i>	Daytime Phone #
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Buyer Name (First, Middle, Last) <i>EXACTLY as to appear on the contract or deed</i>	Daytime Phone #	<input type="checkbox"/> Home
		<input type="checkbox"/> Work
		<input type="checkbox"/> Cell
Email		

Mailing Address <i>(Where to send deed, contract for deed, billings, tax statements, etc.)</i>	City	State	ZIP
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Alternate Contact <i>(Not living with you)</i>	Daytime Phone #
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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 parcel(s) 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

Tract 1	City Of Duluth	010-0230-01060	\$4,125.00	± 0.07 acres	C22190167
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Location: East of 8015 Oak Street, Duluth
Legal: Lot 14, Block 41, BAY VIEW ADDITION TO DULUTH NO 2

Land	\$4,125.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,125.00



Vacant, sloping lot east of the end of Oak St. in the Bayview Heights neighborhood of Duluth. This non-conforming +/- 25' x 125' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#130564).

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

Tract 2	City Of Duluth	010-0280-00260,01150,01160,01180,01190,01200	\$40,500.00	± 5.70 acres	C22190288
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Location: Pleasant Avenue between Hwy 61 and Old North Shore Road, Duluth
Legal: Lot 26 Block 1 EXCEPT Highway Right of Way and Lot 26 Block 3 and Lots 27 and 28, Block 3 EXCEPT Highway Right of Way and Northeasterly 60 feet of Lot 29 Block 3 and Southwesterly 60 feet of Lot 29 Block 3 and Lot 30 Block 3, BRIGHTON GARDENS 1ST DIVISION

Land	\$40,300.00
Timber	\$200.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$40,500.00



Vacant, wooded property near the intersection of Pleasant Ave. and Brighton St. in the North Shore neighborhood of Duluth. This irregularly shaped approximately 5.7 acre property is zoned RR-2 (Residential-Rural). Contact City of Duluth Construction Services for permitted uses and zoning questions. Parcel is within the City of Duluth Water Ordinance district and may have special considerations. Contact the Duluth North Shore Sanitary District for information regarding their service and installation requirements. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$126.00 (T#166367, 158066, 166367, 93684, 180859, 197856).

ST. LOUIS COUNTY MAKES NO 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	010-0370-02010	\$8,825.00	± 0.14 acres	C22190287
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Location: North of 312 S 73rd Avenue W, Duluth
Legal: Lots 1 and 2, Block 17, CARLTON PLACE ADDITION TO DULUTH

Land	\$6,601.48
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$2,223.52
Total	\$8,825.00



Vacant parcel southeast of the intersection of S 73rd Ave. W and Redruth St. in the Fairmont neighborhood of Duluth. Previously 302 S 73rd Ave. W, the structure was removed in 2019. This +/- 6,250 sq. ft. 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 information regarding a certified garbage assessment in the amount of \$2,223.52 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. The City has indicated that they may be willing to refund the certified assessment after proof of residence is presented to City Planning. 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

010-0580-03130

\$8,250.00

± 0.21 acres

C22190290

**Location:** Southwest of the intersection of Polk Street and S 68th Avenue W, Duluth**Legal:** LOTS 14, 15 AND 16, Block 18, CLINTON PLACE ADDITION TO DULUTH

Land	\$8,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,250.00



Vacant, grassy parcel on Polk St. in the Fairmont neighborhood of Duluth. This +/- 9,375 sq. ft. 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 (Abstract).

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

Tract 5

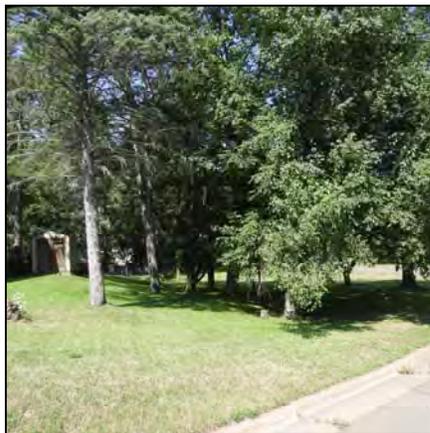
City Of Duluth

010-0735-00390

\$4,600.00

± 0.05 acres

C22190168

**Location:** East of 145 Farley Lane, Duluth**Legal:** ELY 20 FT Lot 9, Block 3, COTTAGE GROVE ADDITION

Land	\$4,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,600.00



Vacant, non-conforming parcel on Farley Ln. in the Woodland neighborhood of Duluth. This irregularly shaped tract is +/- 2,384 sq. ft. and 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#179813).

ST. LOUIS COUNTY MAKES NO 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

010-1350-07010

\$33,200.00

± 0.08 acres

C22190293

**Location:** 320 E 9th Street, Duluth**Legal:** E 1/2 Lot 58, Block 120, DULUTH PROPER THIRD DIVISION

Land	\$10,200.00
Timber	\$0.00
Improvements	\$23,000.00
Certified Assessments	\$0.00
Total	\$33,200.00



A 2 story house located in the Central Hillside neighborhood of Duluth. The first floor features a sitting area in the front, a full kitchen, a separate dining area and a living room. Upstairs includes 2 bedrooms and a full bath. There is a full block walk out basement with a forced air furnace and laundry area. Condition of utilities is unknown. This +/- 25' x 140' 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. 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

010-1480-06842

\$44,300.00

± 0.03 acres

C22190258

**Location:** 308 N 14th Avenue E, Duluth**Legal:** North 57.27 feet of West 1/2 of Lot 16, Block 90, ENDION DIVISION OF DULUTH

Land	\$3,100.00
Timber	\$0.00
Improvements	\$40,339.64
Certified Assessments	\$860.36
Total	\$44,300.00



A 2 story single family home with an attached 1 stall garage in the East Hillside neighborhood of Duluth. The first floor features a living/dining room combo and a kitchen. The second floor contains 2 bedrooms, a common room and a full bathroom. Condition of utilities is unknown. The structure resides on a +/- 1,432 sq. ft. parcel that is zoned R-2 (Residential). Parcel is within the City of Duluth Water Ordinance district and may have special considerations. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for details regarding a certified garbage assessment in the amount of \$860.36 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of 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 8

City Of Duluth

010-1800-01670

\$4,500.00

± 0.00 acres

C22190255

**Location:** South of 1420 97th Avenue W, Duluth**Legal:** Lot 7, Block 11, GARY FIRST DIVISION DULUTH

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



Vacant lot on 97th Ave. W in the Gary New Duluth neighborhood. This +/- 30' x 100' parcel is zoned R-1 (Residential) and is a 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. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#40818).

ST. LOUIS COUNTY MAKES NO 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

010-1960-00510

\$27,450.00

± 0.64 acres

C22190259

**Location:** Northwest of 3033 Piedmont Avenue, Duluth**Legal:** Lot 21, Block 4, GRANT PARK DIVISION OF DULUTH

Land	\$27,450.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$27,450.00



Vacant, wooded parcel on Piedmont Ave. in the Piedmont Heights neighborhood of Duluth. This approximately 0.6 acre property is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#85024).

ST. LOUIS COUNTY MAKES NO 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

010-1960-00550

\$3,300.00

± 0.90 acres

C22190260

**Location:** Northwest of 2876 Hutchinson Road, Duluth**Legal:** Lot 25, Block 4, GRANT PARK DIVISION OF DULUTH

Land	\$3,300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,300.00



Vacant, wooded parcel on Hutchinson Rd. in the Piedmont Heights neighborhood of Duluth. There is a sanitary sewer easement along the southeast side of the parcel. This approximately 0.9 acre tract is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. This parcel is predominantly wetland and may not be suitable for development. 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#165744).

ST. LOUIS COUNTY MAKES NO 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

010-1970-02720

\$1,425.00

± 0.07 acres

C22190254

**Location:** South of 128 S 68th Avenue W, Duluth**Legal:** Lot 1, Block 27, GRASSY POINT ADDITION TO DULUTH

Land	\$1,425.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,425.00



Vacant lot on Raleigh St. in the Fairmont neighborhood of Duluth. This +/- 25' x 125' lot is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. The parcel is within the City of Duluth Water Ordinance district and may have special considerations. Parcel also 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 any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#131409).

ST. LOUIS COUNTY MAKES NO 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

010-2010-00090

\$24,250.00

± 0.49 acres

C22190170

**Location:** Between 502 and 516 Elk Street, Duluth**Legal:** W 1/2 Lot 7, Block 1, GREYSOLON FARMS 1ST DIVISION OF DULUTH

Land	\$24,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$24,250.00



Vacant, wooded parcel on Elk St. in the Morley Heights neighborhood of Duluth. This +/- 208' x 102' parcel is zoned R-1 (Residential). Parcel is a legal non-conforming lot of record in an area without municipal sewer available. 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#161773).

ST. LOUIS COUNTY MAKES NO 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

010-3510-06540,06590

\$12,000.00

± 0.14 acres

C22190276

**Location:** Northwest of 318 N 83rd Avenue W, Duluth**Legal:** LOTS 11 AND 12 AND Lot 16 AND Northerly 1/2 of Lot 17, Block 25, NORTONS FAIRMOUNT PARK DIV OF DULUTH

Land	\$10,924.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$1,076.00
Total	\$12,000.00



Vacant, wooded property in the Norton Park neighborhood of Duluth. Previously 320 N 83rd Ave. W, the structure on the front parcel was removed in 2019. There is a small drainage through the back parcel. This +/- 45' x 100' and 60' x 100' property is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for details regarding a certified assessment of \$1,076.00 that must be paid for at time of sale, and for any other certified, pending or future assessments that may be reinstated. The City has indicated that they may be willing to refund the certified assessment after proof of residence is presented to City Planning. 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

010-4520-01130

\$5,250.00

± 0.18 acres

C22190242

**Location:** North of 1312 N 58th Avenue W, Duluth**Legal:** LOTS 1 AND 2, Block 11, WEST DULUTH 6TH DIVISION

Land	\$5,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,250.00



Vacant, wooded parcel in the Cody neighborhood of Duluth. This +/- 64' 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 (T#347884).

ST. LOUIS COUNTY MAKES NO 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 Chisholm

020-0025-00415

\$3,450.00

± 0.29 acres

C22190277

**Location:** Between 801 and 813 NW 3rd Street, Chisholm**Legal:** Easterly 60 feet of Lot 2, Block 8, AUDITORS PLAT NO 33

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



This +/- 60' x 208' parcel is zoned R-2 (Residential). Previously 809 3rd St. NW, the structures were removed in 2019. Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. 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 Chisholm

020-0070-00820

\$1,525.00

± 1.14 acres

C22190174

**Location:** Southwest corner of 2nd Avenue NW and 12th Street NW, Chisholm**Legal:** LOTS 1 THRU 16, Block 6, CARLIN 3RD ADDITION

Land	\$1,525.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,525.00



A stream crosses through the eastern half of this non-conforming +/- 400' x 125' parcel. Zoning is R-1 (Residential). Contact the City of Chisholm for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. 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 17

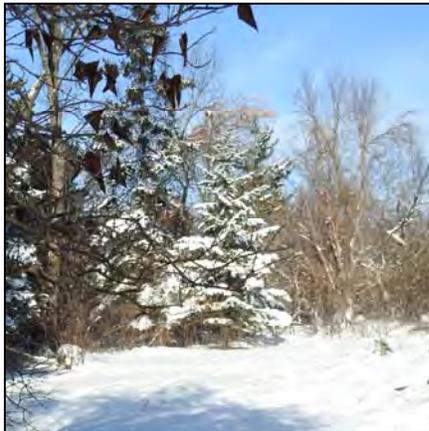
City Of Ely

030-0285-00580

\$11,400.00

± 0.35 acres

C22190247

**Location:** Between 710 and 742 Madison Street E, Ely**Legal:** Lot 2, Block 9 *Surface Only*, SOUTH PIONEER ADD TO ELY

Land	\$11,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$11,400.00



A vacant +/- 100' x 153' parcel in Ely. Previously 730 Madison St. E, the structures were removed in 2019. Zoning is R-1 (Residential). Contact the City of Ely for permitted uses and zoning questions. Check with the City of Ely for details regarding a pending utilities assessment in the amount of \$353.75 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 Eveleth

040-0100-01030

\$2,550.00

± 0.09 acres

C22190251

**Location:** Between 616 and 622 Cleveland Street, Eveleth**Legal:** Lot 3, Block 55, EVELETH CENTRAL DIVISION NO 2

Land	\$2,550.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,550.00



A vacant +/- 33' x 120' lot in Eveleth. Previously 620 Cleveland St., the structures were removed in 2019. 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 19

City Of Gilbert

060-0030-03340

\$4,500.00

± 0.23 acres

C22190278

**Location:** East of Summit Street N and Carolina Avenue W, Gilbert**Legal:** Lots 5 through 9 inclusive, Block 45, GILBERT 2ND ADDITION

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



This +/- 175' x 113' x 208' triangularly shaped parcel is zoned C (Commercial). 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. 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 20

City Of Virginia

090-0010-13550

\$56,800.00

± 0.26 acres

C22190249

**Location:** 408 S 5th Avenue, Virginia**Legal:** LOTS 18 through 21, Block 50, VIRGINIA

Land	\$7,800.00
Timber	\$0.00
Improvements	\$44,087.79
Certified Assessments	\$4,912.21
Total	\$56,800.00



This 2 story up/down duplex contains a kitchen, living room, dining room, full bathroom and 2 bedrooms on each floor. Condition of utilities is unknown. This +/- 103' x 109' parcel is zoned R-2 (One, Two, Three and Four Family Residential). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for information regarding certified assessments in the amount of \$4,912.21 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. 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 21

City Of Virginia

090-0060-03850

\$4,053.14

± 0.09 acres

C22190178

**Location:** Southeast corner of 6th Avenue S and 12th Street S, Virginia**Legal:** LOT 1 AND W 1/2 LOT 2, Block 16, ANDERSONS 3RD ADDITION TO VIRGINIA

Land	\$1,450.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$2,603.14
Total	\$4,053.14



This vacant, non-conforming +/- 52' x 80' parcel was previously 536 12th St. S, the structures were removed in 2018. Zoning is R-2 (One, Two, Three and Four Family Residential). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for information regarding a certified utilities assessment in the amount of \$1,681.92 that must be paid at the time of sale, a certified assessment for road reconstruction in the amount of \$921.22 that must be paid at time of sale, and for any other certified, pending or future assessments that may be reinstated. A medical lien is 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 22

City Of Virginia

090-0110-01950

\$1,350.00

± 0.07 acres

C22190179

**Location:** Between 718 and 724 11th Street N, Virginia**Legal:** Lot 7, Block 8, NORTH SIDE ADDITION TO VIRGINIA

Land	\$1,350.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,350.00



This non-conforming +/- 25' x 120' parcel was previously 720 11th St. N, the structures were removed in 2019. Zoning is R-2 (One, Two, Three and Four Family Residential). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for information regarding 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 23

City Of Aurora

100-0080-01030

\$7,575.00

± 0.49 acres

C22190245

**Location:** Southeast corner of Hwy 100 (Main Street) and E 3rd Avenue S, Aurora

Legal: That part of the NW1/4 of SW1/4 beginning at an iron pin 2454.38 feet north of an iron monument marking the east side of Vermilion Road, 455.34 feet east of the Southwest corner of Section 10, Township 58, Range 15, and extending in an Easterly direction 212.40 feet to an iron pin; thence in a Southerly direction 99.98 feet to an iron pin; thence in a Westerly direction 212.96 feet to an iron pin on the east side of Vermilion Road; thence in a Northerly direction 99.97 feet to the point of beginning **also called Lot 1, Block 4, Private Plat**, Sec 10 Twp 58N Rge 15W

Land	\$6,825.00
Timber	\$0.00
Improvements	\$750.00
Certified Assessments	\$0.00
Total	\$7,575.00



This +/- 99' x 212' parcel has a 2 story barn and is zoned 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.

Tract 24

City Of Cook

120-0060-00040

\$2,850.00

± 3.00 acres

C22190211

**Location:** South of 1883 N River Street, Cook**Legal:** N 210 FT OF E 660 FT OF GOV LOT 2, Sec 13 Twp 62N Rge 19W

Land	\$2,850.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,850.00



This +/- 210' x 660' parcel is zoned R-1 (Residential). Contact the City of Cook for permitted uses and zoning questions. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (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 Floodwood

125-0010-03490

\$5,625.00

± 0.14 acres

C22190275

**Location:** Between 217 8th Avenue Alley E. and 701 Hickory Street, Floodwood**Legal:** Lot 2, Block 25, FLOODWOOD

Land	\$5,625.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,625.00



Vacant lot near the Floodwood River in the city of Floodwood. Previously 219 8th Ave. Alley E, the structure was removed in 2019. This +/- 50' x 120' lot is zoned R-2 (Low Density Residential). The parcel contains areas that may be located within the floodplain management area and may impact development. Contact the City of Floodwood for permitted uses and zoning questions. Contact City of Floodwood for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#171585).

ST. LOUIS COUNTY MAKES NO 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 Hibbing

139-0180-00410

\$5,150.00

± 0.07 acres

C22190180

**Location:** Between 3709 and 3721 6th Avenue W, Hibbing**Legal:** Lots 9 and 10, Block 2, MISSABE ADDITION TO HIBBING

Land	\$5,150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,150.00



This non-conforming +/- 50' x 125' parcel is zoned R-2 (One to Four Family Residential). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing 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 27

City Of Hibbing

140-0050-01600,01610

\$7,800.00

± 0.14 acres

C22190207

**Location:** South of 1117 15th Avenue E, Hibbing**Legal:** LOT 22 AND 23, BLOCK 10, BROOKLYN

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



This +/- 50' x 125' property was previously 1119 15th Ave. E, the structures have been removed. 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 28

City Of Hibbing

140-0050-03290

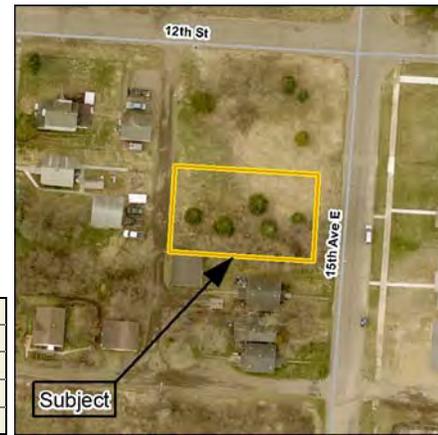
\$6,450.00

± 0.22 acres

C22190212

**Location:** Adjoins 1215 15th Avenue E on the north side, Hibbing**Legal:** LOTS 25 THRU 27, Block 17, BROOKLYN

Land	\$6,450.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,450.00



This +/- 75' x 125' parcel is zoned 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. 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 Hibbing

140-0050-03320,03340,03350

\$13,425.00

± 0.24 acres

C22190213

**Location:** Southwest corner of 15th Avenue and 12th Street E, Hibbing**Legal:** Lots 28 through 30, Block 17, BROOKLYN

Land	\$13,425.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$13,425.00



This +/- 84' x 125' property is zoned 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. 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 Hibbing

140-0130-01910

\$5,150.00

± 0.14 acres

C22190182

**Location:** Southeast corner of 26th Street and 6th Avenue E, Hibbing**Legal:** LOTS 1 AND 2, BLOCK 9, KOSKIVILLE

Land	\$5,150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,150.00



This non-conforming +/- 50' x 125' parcel was previously 2602 6th Ave. E, the structures were removed in 2018. 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. 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 31

City Of Hibbing

140-0130-03370

\$20,320.00

± 0.14 acres

C22190086

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

Land	\$6,656.00
Timber	\$0.00
Improvements	\$12,557.64
Certified Assessments	\$1,106.36
Total	\$20,320.00



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). 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 32

City Of Hibbing

140-0200-02980

\$4,700.00

± 0.12 acres

C22190183

**Location:** Northeast corner of 3rd Avenue W and 25th Street, Hibbing**Legal:** LOTS 12 AND 13, Block 12, ROOSEVELT ADDITION TO HIBBING

Land	\$4,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,700.00



This non-conforming +/- 59' x 125' parcel is zoned R-2 (One to Four Family Residence). Previously 2420 3rd Avenue W, the structures were removed in 2018. 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 33

City Of Hibbing

140-0250-02690

\$16,000.00

± 0.14 acres

C22190078

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

Land	\$6,976.00
Timber	\$0.00
Improvements	\$4,511.46
Certified Assessments	\$4,512.54
Total	\$16,000.00



This structure has 2 bedrooms and 1 bathroom. Condition of utilities is unknown. Parcel is zoned is R-2 (One to Four Family Residence). 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 34

City Of Hibbing

141-0050-02215

\$7,100.00

± 0.12 acres

C22190184

**Location:** Between 400 and 402 1st Avenue N, Hibbing

Legal: North 20 feet of the following parcel of land in the NW1/4 of SW1/4 described as follows: Assuming the West line of said Government Subdivision to be North and South, beginning at a point on said West line 920 feet North from the Southwest corner of said Government Subdivision thence due East approximately 275 feet to the West shore of Snowshoe Lake; thence in a Southerly direction along the shore of said Lake to a due East and West line drawn through the West line of said Government Subdivision 100 feet Southerly from the point of beginning; thence due West to the West line of said Government Subdivision; thence due North along said West line to the point of beginning, Sec 15 Twp 57 Rge 21

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



This non-conforming +/- 20' x 265' parcel has about 20 feet of frontage on Snowshoe Lake. Zoning is R-1 (Single Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with the City of Hibbing for information regarding any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#333748).

ST. LOUIS COUNTY MAKES NO 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

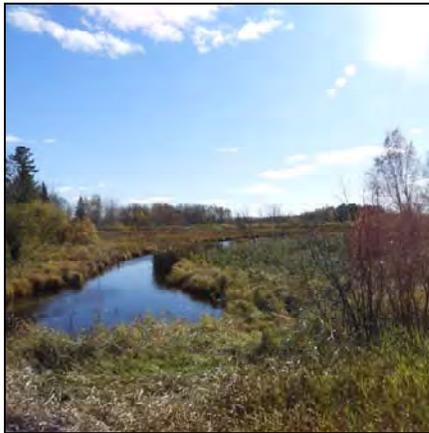
City Of Hibbing

141-0050-05460

\$6,600.00

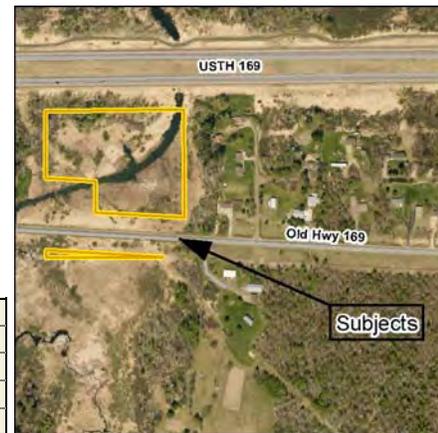
± 6.18 acres

C22190208

**Location:** Between 12563 and 12611 Old Hwy 169, Hibbing

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

Land	\$6,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,600.00



This +/- 700' x 550' irregularly shaped parcel is divided by Old Hwy.169 and is crossed by about 595 feet of the West Swan River. Parcel has a gas line easement and is zoned R-R (Rural Residential). Contact the City of Hibbing for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Per the City of Hibbing, a wetlands delineation must be completed prior to a building permit being issued. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#204594).

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

Tract 36

City Of Hibbing

141-0050-05462

\$9,750.00

± 8.83 acres

C22190209

**Location:** Northwest corner of Hwy 169 and Rainey Road, Hibbing

Legal: That part of S1/2 of NE1/4 lying North of the North right-of-way line of U.S. Highway No. 169 as the same is now located. Sec 28 Twp 57N Rge 21W

Land	\$9,550.00
Timber	\$200.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$9,750.00



This +/- 150' x 2,490' parcel is crossed by a powerline and about 165 feet of the West Swan River. Parcel is zoned R-R (Rural Residential). Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Per the City of Hibbing, a wetlands delineation must be completed prior to a building permit being issued. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#204593).

ST. LOUIS COUNTY MAKES NO 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

141-0150-01790

\$200.00

± 0.14 acres

C22180295

**Location:** West of Rainey Road and south of Debelak Road, Hibbing**Legal:** LOTS 15 AND 16, BLOCK 7, KELLY LAKE TOWNSITE

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



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

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

Tract 38

City Of Hibbing

141-0175-02030

\$1,500.00

± 0.07 acres

C22190186

**Location:** Northwest corner of 3rd Street and undeveloped Dale Avenue, Hibbing**Legal:** Lot 16, Block 7, TOWNSITE OF LEETONIA

Land	\$1,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,500.00



This non-conforming +/- 25' x 125' parcel is zoned R-1 (Single Family Residence). Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 39

City Of Hibbing

141-0175-02680

\$550.00

± 0.07 acres

C22190187

**Location:** +/- 115' N of 4254 3rd Street on west side of street, Hibbing**Legal:** Lot 3, Block 10, TOWNSITE OF LEETONIA

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



This non-conforming +/- 25' x 125' 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. Recording fee \$46.00 (Abstract).

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

Tract 40

City Of Hibbing

141-0175-02710

\$550.00

± 0.07 acres

C22190188

**Location:** +/- 25' N of 4254 3rd Street on west side of street, Hibbing**Legal:** Lot 6, Block 10, TOWNSITE OF LEETONIA

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



This non-conforming +/- 25' x 125' 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 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 41

City Of Hoyt Lakes

142-0020-01190

\$23,400.00

± 0.19 acres

C22190153

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

Land	\$4,000.00
Timber	\$0.00
Improvements	\$18,308.00
Certified Assessments	\$1,092.00
Total	\$23,400.00



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. Condition of utilities is unknown. 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 details regarding a certified assessment in the amount of \$1,092.00 that must be paid at the time of sale, 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 42

City Of Kinney

150-0025-00510

\$425.00

± 0.07 acres

C22170277

**Location:** Off of undeveloped Yates Avenue (extension of developed 2nd Street S), Kinney**Legal:** LOT 4, BLOCK 4, SPINA

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



This non-conforming +/- 25' x 125' parcel is zoned Residential. Contact the City of Kinney for permitted uses and zoning questions. Check with the City of Kinney 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 43

City Of Mt. Iron

175-0071-01980,01985

\$6,900.00

± 4.62 acres

C22190210

**Location:** Between 9287 and 9303 Old Hwy 169, Mt. Iron

Legal: All that part of the SW1/4 of NW1/4 described as follows, to-wit: Beginning at the Southwest corner of said SW1/4 of NW1/4 of said Section 17, thence Easterly along the Southerly line of said described forty 328.7 feet; thence Northerly 656.8 feet to a point on the Southerly line of proposed road which point is 328.9 feet East of the West line of said forty; thence Westerly along the Southerly line of said proposed road 328.9 feet to the West line of said forty; thence Southerly along the Westerly line of said described forty 658.3 feet to the point of beginning, EXCEPT the following to-wit: Beginning in the Southwest corner of the SW1/4 of NW1/4 of said Section 17; thence Easterly along the Southerly line of said forty, 95 feet to a point, which is the point of beginning; thence Northerly 325 feet to a point; thence Easterly in a line parallel with the Southerly line of said described forty, 130 feet to point; thence Southerly 325 feet to a point on the Southerly line of said described forty; and thence Westerly along the Southerly line of said forty, 130 feet to the point of beginning. AND All that part of the SW1/4 of NW1/4 described as follows, to-wit, Beginning in the Southwest corner of the SW1/4 of NW1/4 of said Section 17; thence Easterly along the Southerly line of said forty, 95 feet to a point, which is the point of beginning; thence Northerly 325 feet to a point; thence Easterly in a line parallel with the Southerly line of said described forty, 130 feet to a point; thence Southerly 325 feet to a point on the Southerly line of said described forty, and thence Westerly along the Southerly line of said forty, 130 feet to the point of beginning, Sec 17 Twp 58N Rge 18W

Land	\$6,435.98
Timber	\$400.00
Improvements	\$0.00
Certified Assessments	\$64.02
Total	\$6,900.00



This +/- 327' x 666' property is zoned UR-NS (Urban Residential, Non-Sewered). Contact the City of Mt. Iron for permitted uses and zoning questions. Check with the City of Mt. Iron for information regarding a certified street improvement assessment in the amount of \$64.02 that must be paid at time of sale, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$66.00 (T#290511, 289308).

ST. LOUIS COUNTY MAKES NO 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

Alango Township

200-0010-03225

\$17,050.00

± 18.22 acres

C22190264

**Location:** North of Heino Road on the north side of Hwy 25, Alango Township**Legal:** NLY 600 FT OF NW 1/4 OF SE 1/4, Sec 20 Twp 61N Rge 19W

Land	\$16,930.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$120.00
Total	\$17,050.00



This +/- 600' x 1,308' parcel was previously 8796 Hwy. 25, the structures were removed in 2019. The septic has been abandoned. There is a well, condition unknown. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Alango Township for details regarding a certified assessment in the amount of \$120.00 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#243973). Well Disclosure Fee \$50.00.

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

Tract 45

Angora Township

215-0010-05020

\$55,800.00

± 28.93 acres

C22190250

**Location:** 8557 Hwy 53 Frontage Road, Angora

Legal: NE1/4 of SE1/4 EXCEPT the following parcels: 1. Beginning at the Southeast corner of said NE1/4 of SE1/4 and running thence North 208.5 feet, thence West 208.5 feet, thence South 208.5 feet and thence East 208.5 feet to the point of beginning. 2. Starting at the Northeast corner of NE1/4 of SE1/4, go South 735 feet; thence West 414.8 feet; thence North 735 feet; thence East 414.8 feet to the point of beginning. 3. Beginning 208.5 feet West of Southeast corner post of NE1/4 of SE1/4 and running thence North 208.5 feet, thence West 417 feet thence South 208.5 feet, thence East 417 feet to the point of beginning. 4. That part shown as Parcel 31 on MNDot Right Of Way Plat #69-112. Sec 29 Twp 61N Rge 18W

Land	\$30,700.00
Timber	\$2,400.00
Improvements	\$22,700.00
Certified Assessments	\$0.00
Total	\$55,800.00



This 1+ story structure has a kitchen, living room, 3 bedrooms and 1.75 baths. Condition of utilities is unknown. There is also a detached garage and dilapidated storage building. This +/- 1,283' x 855', irregularly shaped parcel has about 330 feet of frontage on US Hwy. 53 Frontage Rd. and is zoned 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 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 46

Biwabik Township

260-0012-00150

\$156,900.00

± 30.39 acres

C22190246

**Location:** North of Maple Drive and CSAH 4, on the east side of CSAH 4, Biwabik**Legal:** LOT 4 EX RY R/W 5.55 AC & EX PART W OF HWY #4, Sec 11 Twp 58N Rge 16W

Land	\$154,795.75
Timber	\$2,104.25
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$156,900.00



This +/- 1,560' x 1,150' irregularly shaped parcel was previously used as a gravel pit. It is split by a 150 foot strip that was previously a railroad grade. Parcel has about 1,720 feet of frontage on Embarrass Lake. Zoning is SMU-11 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands and areas that may be located within the floodplain management area that may impact development and/or access plans. There may be acreage, front feet, and/or parcel layout discrepancies - potential buyers should consult with a surveyor. Check with Biwabik Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 47

Breitung Township

270-0110-00490

\$3,300.00

± 0.32 acres

C22190252

**Location:** West of 38 Main Street, Soudan**Legal:** Lot 15, Block 7, SOUDAN

Land	\$3,300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,300.00



This +/- 84' x 166' parcel was previously part of 34 Main St., the structures were removed in 2019. Zoning is RES-12 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Breitung 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 48

Breitung Township

270-0110-00500

\$5,475.00

± 0.26 acres

C22190243

**Location:** East of 32 Main Street, Soudan**Legal:** Lot 16, Block 7, SOUDAN

Land	\$5,475.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,475.00



This +/- 68' x 165' parcel was previously part of 34 Main St., the structures were removed in 2019. Zoning is RES-12 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Breitung 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 49

Breitung Township

270-0110-02640

\$4,725.00

± 0.20 acres

C22190244

**Location:** East corner of Main Street and 2nd Avenue, Soudan**Legal:** Lot 3, Block 24, SOUDAN

Land	\$4,725.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,725.00



This +/- 90' x 100' irregularly shaped parcel was previously 12 2nd Ave., the structures were removed in 2019. Zoning is RES-12 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Breitung 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 50

Canosia Township

280-0105-00020

\$14,700.00

± 0.90 acres

C22190274

**Location:** East side of Midway Road, Town of Canosia**Legal:** Lot 2, Block 1, SATHERS RANGEWAY

Land	\$14,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$14,700.00



Vacant, wooded parcel located in the Pike Lake area of Canosia Township, northwest of Duluth. This +/- 94' x 421' lot is zoned COM-11 (Commercial). Contact the St. Louis County Planning & Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Contact Canosia Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#283904).

ST. LOUIS COUNTY MAKES NO 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

Clinton Township

295-0017-01023

\$14,450.00

± 4.51 acres

C22190257

**Location:** Southwest corner of Santi Road and a private road, Clinton Township**Legal:** S1/2 of NE1/4 of NW1/4 LYING East of the West 990 FT EXCEPT that portion adjoining the East boundary for a Township Road Right of Way, Sec 30 Twp 57N Rge 18W

Land	\$13,961.11
Timber	\$200.00
Improvements	\$0.00
Certified Assessments	\$288.89
Total	\$14,450.00



This +/- 660' x 307' parcel is subject to a private road easement on the northerly 33 feet. Previously 3865 Santi Rd., the structures were removed in 2019. The septic has been abandoned. There is a well, condition unknown. Zoning 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 lot of record. Check with Clinton Township for details regarding a certified assessment in the amount of \$288.89 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). Well Disclosure Fee \$50.00.

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

Tract 52

Colvin Township

300-0010-00580

\$27,825.00

± 34.00 acres

C22190265

**Location:** Adjoining north of 3339 Vermilion Trail, Colvin Township**Legal:** NW1/4 of SW1/4 EXCEPT Northerly 200 feet, Sec 4 Twp 56N Rge 15W

Land	\$27,425.00
Timber	\$400.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$27,825.00



This +/- 1,144' x 1,318' parcel is crossed by Vermilion Trail/CSAH 4 on the eastern side. Previously 3355 Vermilion Trail, the structures were removed in 2019. The septic has been abandoned. There is a well, condition unknown. Zoning is MU-4 (Multiple Use). The parcel is predominately wetland and may not be suitable for development. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Colvin 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). Well Disclosure Fee \$50.00.

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

Tract 53

Cotton Township

305-0020-02158,02168

\$630.00

± 3.13 acres

C22190191

**Location:** Southwest of Whiteface River at County Rd 981 (Jenkins Road) bridge, Cotton**Legal:** Govt Lot 1 EXCEPT the S'y 1120 feet thereof and That part of the E'y 260 feet of Govt Lot 1 lying South of the Whiteface River, Sec 13 Twp 54N Rge 17W

Land	\$580.00
Timber	\$50.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$630.00



This irregularly shaped, non-conforming tract has about 470 feet of frontage on the Whiteface River in rural Cotton Township. There is an easement for highway purposes affecting the eastern 60 feet of the property. There is a 75 foot conservation easement lying south of the Whiteface River for the MN Department of Natural Resources to provide riparian protection and angler access. This property appears to be smaller than the deeded 3.13 acres. There may be an acreage discrepancy. Zoning is SMU-3a (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. The parcel contains areas that may be located within the floodplain management area and may impact development. Check with Cotton Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#233582).

ST. LOUIS COUNTY MAKES NO 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

Ellsburg Township

320-0130-00322

\$13,600.00

± 0.10 acres

C22190193

**Location:** Adjacent to 6186 Pinehurst Road, Ellsburg Township**Legal:** PART OF LOT 30 BEG AT NW CORNER SAID CORNER BEING ON LAKE SHORE THENCE SWLY 30 FT THENCE SELY AT RIGHT ANGLES 30 FT THENCE NELY TO LAKE SHORE THENCE NWLY ALONG LAKE SHORE TO POINT OF BEGINNING, PINEHURST PARK TOWN OF ELLSBURG

Land	\$13,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$13,600.00



This non-conforming, irregularly shaped parcel has about 115 feet of frontage on East Bass Lake. This +/- 30' x 115' parcel is zoned SMU-11 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Ellsburg 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 55

Elmer Township

325-0010-00190

\$17,175.00

± 40.00 acres

C22190289

**Location:** Southwest of 8297 Hwy 5, Town of Elmer**Legal:** NE1/4 OF SW1/4, Sec 6 Twp 53N Rge 19W

Land	\$11,675.00
Timber	\$5,500.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$17,175.00



This wooded property is approximately 40 acres of mostly lowland timber with no legal access. Zoning is FAM-1 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Elmer 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 56

Great Scott Township

385-0010-04210

\$9,750.00

± 18.48 acres

C22190281

**Location:** Between 9746 and 9790 Hayes Road, Great Scott Township**Legal:** E1/2 OF SW1/4 OF SE1/4 EX RY R OF WAY 1 52/100 AC, Sec 35 Twp 58N Rge 19W

Land	\$9,480.58
Timber	\$269.42
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$9,750.00



This +/- 610' x 1,325' parcel is divided by a 100 foot wide, privately owned railroad grade. It has about 595 feet of frontage on an unnamed lake and about 1,460 feet of frontage on an unnamed stream. 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 is predominately wetland and may not be suitable for development. Check with Great Scott Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 57

City of Hermantown

395-0086-00070

\$26,325.00

± 0.80 acres

C22190285

**Location:** North of 4925 Wild Rose Trail, Hermantown**Legal:** LOT 7, BLOCK 1, FOREST RIDGE ESTATES OF HERMANTOWN

Land	\$26,325.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$26,325.00



Vacant, wooded lot in the Forest Ridge Estates plat west of Stebner Rd. in Hermantown. This approximately 0.8 of an acre parcel is zoned R-3 (Residential). Contact the City of Hermantown Community Development Department for permitted uses and zoning questions. The City of Hermantown has identified wetlands on this parcel that may impact development plans. Check with the Hermantown Utility Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 58

City of Hermantown

395-0124-00090

\$25,350.00

± 2.50 acres

C22190253

**Location:** West of 5868 Rose Road, Hermantown**Legal:** Lot 4, Block 2, ROSEWOOD ACRES CITY OF HERMANTOWN

Land	\$25,250.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$25,350.00



Vacant +/- 200' x 545' lot on Rose Rd. in Hermantown. There is a 100 foot wide utility easement located on the east side of this parcel. Zoning is R-1 (Residential). Contact the City of Hermantown Community Development Department for permitted uses and zoning questions. Check with the Hermantown Utility Department for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of 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

Mcdavitt Township

435-0010-05892,05900

\$2,250.00

± 2.79 acres

C22190282

**Location:** Approximately 0.5 of a mile south of CSAH 27 (Zim Road) on the east side of Admiral Road S, McDavid Township

Legal: 1 AC IN THE NW COR OF THE FOLLOWING DESCRIPTION NW1/4 OF NE1/4 E OF R.R. R.O.W. AND ABANDONED RY RT OF W 200 FT WIDE IN NW 1/4 OF NE 1/4 EX PART TAKEN FOR COUNTY ROAD EX THE WLY 150 FT, Sec 33 Twp 56N Rge 18W

Land	\$2,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,250.00



This irregularly shaped +/- 208' x 208' property has about 1,270 feet of frontage on and is divided by Admiral Rd. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The property is predominately wetland and may not be suitable for development. Check with McDavid Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 60

Mcdavitt Township

435-0010-05930,05940

\$8,475.00

± 9.05 acres

C22190283

**Location:** South of 2473 Admiral Road S, McDavid Township

Legal: ABANDONED RY RT OF W 100 FT WIDE IN SW 1/4 OF NE 1/4 EX PART TAKEN FOR COUNTY ROAD AND SW1/4 OF NE1/4 W OF RY R/W, Sec 33 Twp 56N Rge 18W

Land	\$8,475.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,475.00



This +/- 1,270' x 335' property is divided by Admiral Rd. and is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The property is predominately wetland and may not be suitable for development. Check with McDavid Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 61	City of Rice Lake	520-0140-01280	\$15,300.00	± 0.95 acres	C22190261
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Location: Between 4172 and 4182 Calvary Road W, City of Rice Lake

Legal: Lot 6, Block 4, INGLESIDE PARK

Land	\$15,300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$15,300.00



Vacant, wooded lot on W Calvary Rd. in the city of Rice Lake, north of Duluth. This +/- 100' x 416' parcel is zoned RR-2 (Rural Residential). Contact City of Rice Lake Zoning Administrator for permitted uses and zoning questions. City sewer and water are available. Check with the City of Rice Lake for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#78087)

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

Tract 62	White Township	570-0012-00840	\$34,875.00	± 40.00 acres	C22190267
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Location: South of 4261 Lane 48, White Township

Legal: SE1/4 of NW1/4, Sec 13 Twp 57N Rge 15W

Land	\$34,875.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$34,875.00



This +/- 1,365' x 1,320' parcel was previously 4217 Lane 48, the structures were removed in 2019. The septic has been abandoned. There is a well, condition unknown. 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 White 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). Well Disclosure Fee \$50.00.

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

Tract 63	White Township	570-0012-00985	\$15,000.00	± 10.00 acres	C22190268
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Location: North of 4253 Lane 50, White Township

Legal: N1/2 of S1/2 of NE1/4 of NW1/4, Sec 14 Twp 57N Rge 15W

Land	\$14,489.15
Timber	\$200.00
Improvements	\$0.00
Certified Assessments	\$310.85
Total	\$15,000.00



This +/- 330' x 1,320' parcel was previously 4269 Lane 50, the structures were removed in 2019. The septic has been abandoned. There is a well, condition unknown. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with White Township for details regarding a certified assessment in the amount of \$310.85 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). Well Disclosure Fee \$50.00.

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

Tract 64

Unorganized Township

690-0010-00471

\$3,975.00

± 5.00 acres

C22190284

**Location:** West of 7609 Wilson Road on a private easement, Eveleth**Legal:** W1/2 of NW1/4 of SE1/4 of SW1/4, Sec 3 Twp 56N Rge 17W

Land	\$3,625.00
Timber	\$350.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,975.00



This +/- 330' x 640' parcel has access via a private road easement off of Wilson Rd. 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. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 65

Unorganized Township

734-0010-00025

\$24,300.00

± 4.49 acres

C22190295

**Location:** 10778 Goodell Road, Angora**Legal:** W1/2 OF NE1/4 OF LOT 2, Sec 1 Twp 60N Rge 20W

Land	\$20,800.00
Timber	\$0.00
Improvements	\$3,361.12
Certified Assessments	\$138.88
Total	\$24,300.00



This +/- 320' x 600' parcel has a single wide trailer and a storage shed. Condition of utilities is unknown. Parcel is zoned FAM-2 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Parcel is a Lot of Record. The parcel contains wetlands that may impact development and/or access plans. Check with St. Louis County Auditor's Office for details regarding a certified assessment in the amount of \$138.88 that must be paid at the time of sale, and for any other any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). Well Disclosure Fee \$50.00.

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



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

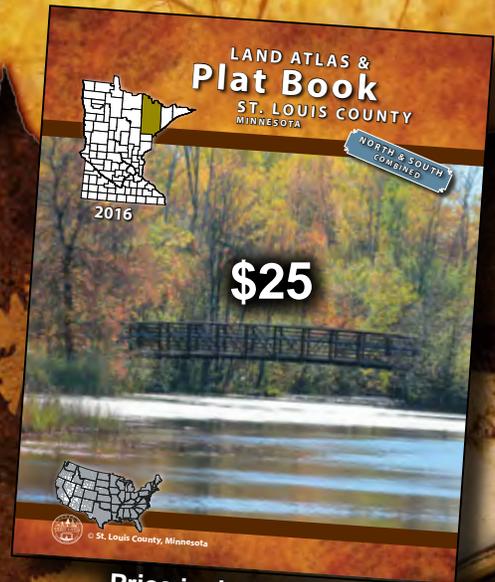
- You **CANNOT** dispose of garbage, refuse or electronics on MN State Tax Forfeited land.
- You **CANNOT** build a structure or fixture (this includes but is not limited to sheds, lean to, garage, fencing, barricades, gates) on MN State Tax Forfeited land.
- You **CANNOT** park your vehicle frequently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





LAND ATLAS AND PLATBOOKS

Land and Minerals Department St. Louis County, Minnesota



Price includes tax.

About

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

Purchasing Locations and Times

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

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



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

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

Purchasing by Mail and Bulk Orders

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

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

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

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

All of St. Louis County in a single atlas!

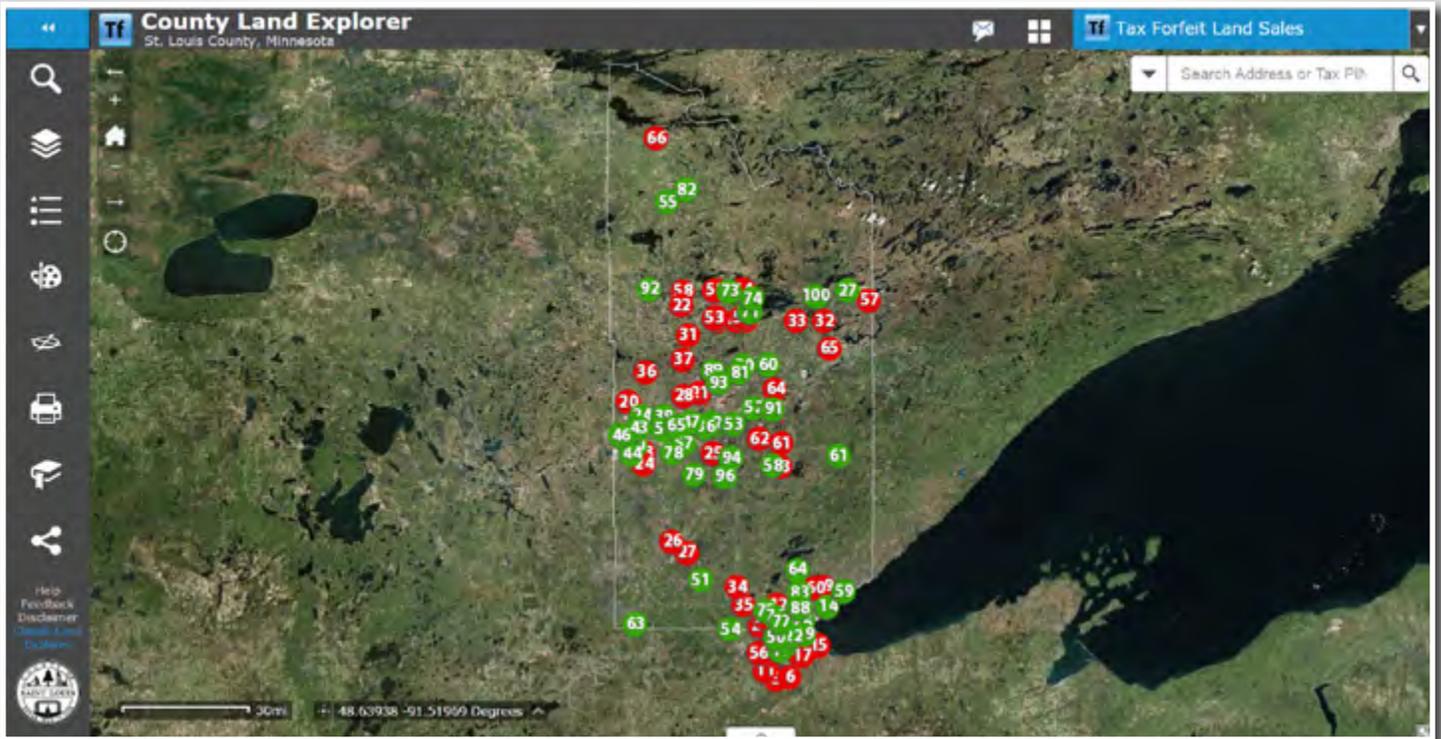


MAPPING- AUCTION AND AVAILABLE LIST

Land and Minerals Department St. Louis County, Minnesota

County Land Explorer

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



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

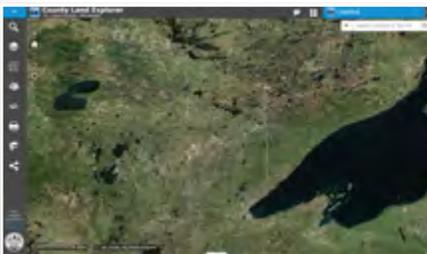
Web Link: <http://www.stlouiscountymn.gov/explorer>

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

To View

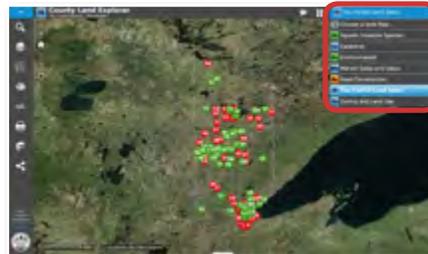
Step 1:

Open County Land Explorer



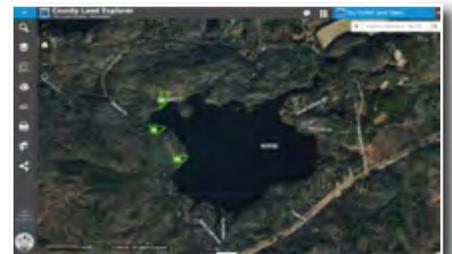
Step 2:

Select "Tax Forfeit Land Sales"



Step 3:

Zoom to area of interest



FEBRUARY 13, 2020



St. Louis County, Minnesota

TAX FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Recreational Land
- Homes
- Investment Property
- Lakeshore



**FOR
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LAND SALE AUCTION

Thursday, February 13, 2020

10:00 a.m.

AAD Shriners Center

5152 Miller Trunk Highway

Hermantown, MN 55811



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

Notice: Tracts shown in this booklet will be auctioned at the full total price that is listed on each tract. 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