



St. Louis County, Minnesota

CLOSES MAY 13, 2026

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Structures
- Recreational Land
- Investment Property

**FOR
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LAND SALE AUCTION

ONLINE BIDDING

Starts Wednesday, April 29, 2026

Closes Wednesday, May 13, 2026 at
11:00 a.m. CDT

View and bid at: publicsurplus.com



Tax-Forfeited New Forfeiture Sales

This sale is governed by Minnesota Statute 282.005.

All sales must be paid in full.

stlouiscountymn.gov/landsales

218-726-2606



WELCOME

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

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

Greetings from St. Louis County Land and Minerals,

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

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

The processes we follow are set by state statute and county board resolutions. Please review this catalog closely to ensure you understand the process and the potential fees involved in purchasing any of these properties. We want this to be a positive experience for you. If you have any questions, feel free to call or email us. Our contact information is listed at the bottom of this page.

Good luck with your bidding!

SIGN UP TO RECEIVE LAND SALE EMAIL UPDATES



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

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

WE'RE HERE TO HELP!

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

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



DULUTH OFFICE

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

VIRGINIA OFFICE

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

PIKE LAKE OFFICE

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



LAND SALE INFORMATION

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

NEW FORFEITURE SALES

Minnesota statute 282.005 requires that all new forfeitures be offered at public auction unless they are repurchased or withheld by the Department of Natural Resources (DNR).

Properties are first offered at the initial price, which is the estimated market value (EMV). Properties that are not sold at auction will be available over the counter, first come, first served, for the initial price for 30 days. Properties must not be sold for less than the initial price during this period.

If no buyer is willing to pay the initial price, the price for the property will be reduced to the minimum bid and reoffered at auction. This minimum bid auction will be on publicsurplus.com. It will open on June 12 and close on June 26 at 11:00 a.m. CDT.

PROHIBITED BUYERS OR BIDDERS (DELINQUENT TAXES)

Anyone with delinquent real or personal property taxes in St. Louis County is prohibited from purchasing state tax-forfeited land. If you are interested in purchasing tax-forfeited property, you must pay all your delinquent taxes prior to purchasing or bidding.

AVAILABLE PROPERTIES LISTS

Properties that do not sell at auction may be available over the counter on a first come, first served basis for the price listed on each tract. Offers to purchase for less than what is listed cannot be accepted pursuant to state statute. Financing may be available. Some properties must be paid in full at the time of sale (settlement sales and new forfeiture sales).

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

REAL ESTATE TAXES AND VALUATION

TAX-FORFEITED PROPERTY IS TAX EXEMPT UNTIL SOLD

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

ASSESSOR'S OFFICE

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

AUDITOR'S OFFICE

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

SALES AND PAYMENTS

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

AMOUNT DUE UPON SALE

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

	State Assurance Fee	3% of total sale value. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the state has to defend its right to forfeit land.
	Recording Fee	\$46.00 or as set by the County Recorder.
	Well Fee	If there is a well on the property, it is an additional \$54.00 for well disclosure.
	Deed Fee	\$25.00
	Deed Tax	\$1.65 for sales up to \$3,000, or .0033 times the Total Sale Value plus buyer premium for sales over \$3,000.
	Buyer Premium	For online auctions, there is a buyer premium of 3.5% of the total sale price (final bid).

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

MUST BE PAID IN FULL

PAYMENT REQUIREMENTS: Payment must be paid in full and made by personal check, cashier's check, certified check, or money order. Checks should be made payable to the "St. Louis County Auditor".

EXAMPLE

	Sale Price	Bid Up
Sale Price	\$10,000.00	\$15,000.00
Buyer Premium	\$350.00	\$525.00
State Assurance Fee	\$300.00	\$450.00
Recording Fee	\$46.00	\$46.00
Deed Fee	\$25.00	\$25.00
Deed Tax	\$34.16	\$51.23
Total Pay in Full	\$10,755.16	\$16,097.23

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

ADDITIONAL REQUIREMENTS

PREVIOUS DEFAULT: Payment must be made by certified funds if buyer has ever made payment that has been returned non-sufficient funds (NSF).

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

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

QUESTIONS

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

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

2 WHAT IF A BID FALLS THROUGH?

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

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. Once your check has been received, the property is yours.

4 WHAT TYPE OF DOCUMENT IS ISSUED UPON SALE?

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

5 WHAT ABOUT ASSESSMENTS?

Assessments may be reinstated upon sale. Check with the applicable City, Township, and/or St. Louis County for any certified, pending, or future assessments that may be reinstated.



WINNING BIDDER INFORMATION

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

CONGRATULATIONS ON YOUR WINNING BID!

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

PUBLIC SURPLUS

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

ST. LOUIS COUNTY

- If not already completed, you will receive an email from the Land and Minerals Department asking you to complete a **REGISTRATION FORM**. This can be done online at stlouiscountymn.gov/landsales, or on the pdf attached to the email. Registration must be received within 10 calendar days of the closing of the auction.
- Upon registration, we will generate your paperwork and calculate your total amount due for the sale, including all fees. Please see the **SALES AND PAYMENTS** page for details. Once you receive the paperwork and figures, paperwork must be signed and returned to us with payment in full within 10 calendar days.
- Once you pay in full and complete the paperwork, the property is considered purchased and the state deed will be requested from the Minnesota Department of Revenue. It takes approximately 9 weeks to receive the deed from the state, record it, and send it to the buyer.

BUYER'S RESPONSIBILITIES

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

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

PUBLIC SURPLUS AUCTIONS

publicsurplus.com

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

How do I bid on auctions?

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

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

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



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

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

How do I make a bid?



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

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

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

FAQ'S

How do I know if I am outbid?

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

How do I know if I have won?

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

How does proxy bidding work?

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

Keep in mind:

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

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

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

Tract #1	B22260002	010-0790-02400	City of Duluth
Legal Description	Lots 240 AND 241, Block 22, CROSLEY PARK ADDITION TO DULUTH		
Initial Price	\$69,400.00	<i>Minimum Bid</i>	\$19,239.85
Tract #2	B22260004	010-1120-04330	City of Duluth
Legal Description	Northerly 35 feet of Southerly 70 feet of Lots 398 and 400, Block 49, DULUTH PROPER SECOND DIVISION		
Initial Price	\$157,700.00	<i>Minimum Bid</i>	\$28,725.00
Tract #3	B22260005	010-1160-00435	City of Duluth
Legal Description	Lot 187, Block 98, DULUTH PROPER SECOND DIVISION		
Initial Price	\$28,400.00	<i>Minimum Bid</i>	\$23,874.24
Tract #4	B22260006	010-1160-00440	City of Duluth
Legal Description	Lot 189, Block 98, DULUTH PROPER SECOND DIVISION		
Initial Price	\$11,300.00	<i>Minimum Bid</i>	\$868.54
Tract #5	B22260008	010-1350-11060	City of Duluth
Legal Description	Lot 146 AND Lot 148 both in Block 140, DULUTH PROPER THIRD DIVISION		
Initial Price	\$57,800.00	<i>Minimum Bid</i>	\$5,216.12
Tract #6	B22260009	010-1350-11080	City of Duluth
Legal Description	Lot 150 AND Lot 152 both in Block 140, DULUTH PROPER THIRD DIVISION		
Initial Price	\$27,000.00	<i>Minimum Bid</i>	\$3,315.01
Tract #7	B22260010	010-1560-01260	City of Duluth
Legal Description	Lot 29, Block 5, FARRELL & CULVERS ADDITION TO KENWOOD		
Initial Price	\$1,700.00	<i>Minimum Bid</i>	\$316.52
Tract #8	B22260012	010-2190-00360	City of Duluth
Legal Description	Lots 4 AND 5, Block 6, HIGHLAND GARDENS 2ND DIVISION DULUTH		
Initial Price	\$197,900.00	<i>Minimum Bid</i>	\$30,502.89
Tract #9	B22260014	010-2550-01040	City of Duluth
Legal Description	Lot 15, Block 4 ** including vacated alley adjacent **, IRONTON 4TH DIVISION		
Initial Price	\$10,200.00	<i>Minimum Bid</i>	\$1,302.49
Tract #10	B22260015	010-2550-01760	City of Duluth
Legal Description	Lot 41 AND 42, Block 7, IRONTON 4TH DIVISION		
Initial Price	\$16,700.00	<i>Minimum Bid</i>	\$6,000.65
Tract #11	B22260018	010-3270-02111	City of Duluth
Legal Description	That part of Lot 7, Block 23 taken for highway, MINNIE WAKAN ADDITION TO DULUTH		
Initial Price	\$125.34	<i>Minimum Bid</i>	\$125.34
Tract #12	B22260019	010-3510-06711	City of Duluth
Legal Description	Southerly 10 feet of Lot 8, Block 26, NORTONS FAIRMOUNT PARK DIV OF DULUTH		
Initial Price	\$125.34	<i>Minimum Bid</i>	\$125.34

Tract #13	B22260020	010-3510-09330	City of Duluth
Legal Description	E1/2 of Lot 10 AND Lot 11 AND Lot 12 all in Block 40 EXCEPT Northerly 10 feet for Highway 23, NORTONS FAIRMOUNT PARK DIV OF DULUTH		
Initial Price	\$17,500.00	<i>Minimum Bid</i>	<i>\$8,881.35</i>
Tract #14	B22260021	010-3510-09360	City of Duluth
Legal Description	Lot 13 AND Lot 14 both in Block 40 EXCEPT Northerly 10 feet for Highway 23, NORTONS FAIRMOUNT PARK DIV OF DULUTH		
Initial Price	\$5,800.00	<i>Minimum Bid</i>	<i>\$655.06</i>
Tract #15	B22260022	010-3510-09380	City of Duluth
Legal Description	Lots 15 AND 16, Block 40, EXCEPT Northerly 10 feet for Highway #23, NORTONS FAIRMOUNT PARK DIV OF DULUTH		
Initial Price	\$5,800.00	<i>Minimum Bid</i>	<i>\$655.06</i>
Tract #16	B22260023	010-3520-00020	City of Duluth
Legal Description	Lot 9, Block 1, NORTONS GARDEN TRACTS DULUTH		
Initial Price	\$34,100.00	<i>Minimum Bid</i>	<i>\$3,684.64</i>
Tract #17	B22260024	010-3830-19850	City of Duluth
Legal Description	Block 118, PORTLAND DIVISION OF DULUTH		
Initial Price	\$400.00	<i>Minimum Bid</i>	<i>\$233.31</i>
Tract #18	B22260025	010-3850-00910	City of Duluth
Legal Description	All that part of Lots 2, 3 AND 4, Block 126, PORTLAND DIVISION OF DULUTH AND that part of E1/2 of E1/2 of E1/2 of NW1/4 of SE1/4, Section 22, Township 50, Range 14, described as follows: Commencing at a point on the easterly line of Seventh Avenue East in the City of Duluth, 35 feet Northerly of the northerly line of the alley between Fifth and Sixth Streets; running thence Easterly parallel with the northerly line of said alley 100 feet to the easterly line of said Lot 4; running thence Northerly at right angles to said last mentioned line 35 feet; running thence Westerly at right angles to last mentioned line 100 feet to the easterly line of Seventh Avenue East; running thence Southerly along said easterly line of Seventh Avenue East, 35 feet to the Place of Beginning. PORTLAND DIVISION OF TOWN OF DULUTH		
Initial Price	\$72,900.00	<i>Minimum Bid</i>	<i>\$15,824.74</i>
Tract #19	B22260026	010-4060-00870	City of Duluth
Legal Description	Lot 1, Block 7, SPIRIT LAKE ADDITION TO DULUTH		
Initial Price	\$10,400.00	<i>Minimum Bid</i>	<i>\$1,329.18</i>

Tract #20	B22260028	010-4520-04680	City of Duluth
Legal Description	All that part of Lot 3 lying South of Duluth, Missabe & Northern Railway Right of Way, Block 33 AND Lots 4 & 5, Block 33 EXCEPT Right of Way of Duluth Missabe & Northern Railway Company, WEST DULUTH 6TH DIVISION		
Initial Price	\$5,600.00	<i>Minimum Bid</i>	\$1,006.65
Tract #21	B22260029	010-4520-17110	City of Duluth
Legal Description	Lot 9, Block 119, WEST DULUTH 6TH DIVISION		
Initial Price	\$172,500.00	<i>Minimum Bid</i>	\$33,562.28
Tract #22	B22260031	020-0040-03325	City of Chisholm
Legal Description	E1/2 of Lot 8, BLOCK 14, CHISHOLM 2ND ADDITION		
Initial Price	\$1,700.00	<i>Minimum Bid</i>	\$404.51
Tract #23	B22260032	020-0200-05090	City of Chisholm
Legal Description	Lots 16 AND 17, Block 21, WESTERN ADDITION TO CHISHOLM		
Initial Price	\$83,100.00	<i>Minimum Bid</i>	\$8,014.32
Tract #24	B22260035	040-0100-00010	City of Eveleth
Legal Description	Westerly 4 feet 10 inches of Lot 11, Block 37, EVELETH CENTRAL DIVISION NO 2		
Initial Price	\$600.00	<i>Minimum Bid</i>	\$197.92
Tract #25	B22260036	040-0100-01490	City of Eveleth
Legal Description	Lot 8, Block 57, EVELETH CENTRAL DIVISION NO 2		
Initial Price	\$60,000.00	<i>Minimum Bid</i>	\$7,383.82
Tract #26	B22260037	060-0020-01300	City of Gilbert
Legal Description	Easterly 5 feet of W1/2 of Lot 15, Block 6, GILBERT 1ST ADD TO THE TOWNSITE		
Initial Price	\$700.00	<i>Minimum Bid</i>	\$205.89
Tract #27	B22260038	060-0030-05850	City of Gilbert
Legal Description	Lot 11 AND Lot 12 AND Lot 13, all in Block 59, GILBERT 2ND ADDITION		
Initial Price	\$47,500.00	<i>Minimum Bid</i>	\$4,269.70
Tract #28	B22260039	090-0010-00590	City of Virginia
Legal Description	Lot 16, Block 6, VIRGINIA		
Initial Price	\$46,700.00	<i>Minimum Bid</i>	\$7,114.66
Tract #29	B22260041	090-0010-06680	City of Virginia
Legal Description	Lot 19, Block 28, VIRGINIA		
Initial Price	\$20,700.00	<i>Minimum Bid</i>	\$3,345.01
Tract #30	B22260042	090-0050-00810	City of Virginia
Legal Description	Lot 12, Block 9, ANDERSONS 2ND ADDITION TO VIRGINIA		
Initial Price	\$84,200.00	<i>Minimum Bid</i>	\$7,334.88

Tract #31	B22260043	090-0050-01500	City of Virginia
Legal Description	Lot 7 EXCEPT the Southerly 60 feet lying Easterly of the Westerly 84 feet including the vacated alley AND EXCEPT the following: Commencing at the Southwest corner of Lot 7; thence North along the West line 40.28 feet to the Point of Beginning; thence North along the West line 98.5 feet to the intersection with the Southerly Right of Way of DM&IR Railroad; thence S40deg55'E along said Right of Way 130.36 feet to the intersection with a line running due East from the Point of Beginning; thence West 85.38 feet to the Point of Beginning, Block 12, ANDERSONS 2ND ADDITION TO VIRGINIA		
Initial Price	\$36,500.00	<i>Minimum Bid</i>	\$9,306.65
Tract #32	B22260044	090-0150-03440	City of Virginia
Legal Description	W1/2 of Lot 24 and Lot 25, Block 12, ROONEYS ADDITION TO VIRGINIA		
Initial Price	\$8,800.00	<i>Minimum Bid</i>	\$8,440.97
Tract #33	B22260047	139-0050-05165	City of Hibbing
Legal Description	That part of E1/2 of NE1/4 of SE1/4, described as follows: Beginning at a point 33 feet South AND 446 feet West of Northeast corner of NE1/4 of SE1/4; thence South parallel to east line of NE1/4 of SE1/4 208.70 feet to a point; thence West parallel to north line of NE1/4 of SE1/4 208.70 feet to a point; thence North parallel to east line of NE1/4 of SE1/4 208.70 feet to a point; thence East parallel to the north line of NE1/4 of SE1/4 208.70 feet to the point of beginning. Sec 26 Twp 57N Rge 21W		
Initial Price	\$15,800.00	<i>Minimum Bid</i>	\$1,619.03
Tract #34	B22260048	140-0040-01590	City of Hibbing
Legal Description	Outlot A, BOULEVARD GROVE ADDITION		
Initial Price	\$1,500.00	<i>Minimum Bid</i>	\$290.38
Tract #35	B22260049	140-0050-00450	City of Hibbing
Legal Description	Lot 6, Block 5, BROOKLYN		
Initial Price	\$38,900.00	<i>Minimum Bid</i>	\$3,921.33
Tract #36	B22260050	140-0050-01020	City of Hibbing
Legal Description	Lot 30, Block 8, BROOKLYN		
Initial Price	\$6,600.00	<i>Minimum Bid</i>	\$1,073.37
Tract #37	B22260051	140-0050-01040	City of Hibbing
Legal Description	Lot 32, Block 8, BROOKLYN		
Initial Price	\$6,800.00	<i>Minimum Bid</i>	\$1,166.28
Tract #38	B22260054	140-0140-01260	City of Hibbing
Legal Description	Lot 16, Block 4 AND the North 4 feet of Lot 17, Block 4. PARK ADDITION TO HIBBING		
Initial Price	\$23,700.00	<i>Minimum Bid</i>	\$1,280.15

Tract #39	B22260056	140-0270-00308	City of Hibbing
Legal Description	Southerly 50 feet of the NW1/4 of NE1/4 lying between the following two lines: 1)Northerly extension of the West line of Lot 6, Block 5 BROOKLYN; AND 2)Northerly extension of the East line of Lot 6, Block 5 BROOKLYN ***SURFACE ONLY***, Sec 7 Twp 57N Rge 20W		
Initial Price	\$2,200.00	<i>Minimum Bid</i>	<i>\$306.55</i>
Tract #40	B22260057	141-0010-06020	City of Hibbing
Legal Description	SE1/4 of NE1/4, Sec 35 Twp 56N Rge 20W		
Initial Price	\$45,100.00	<i>Minimum Bid</i>	<i>\$4,591.43</i>
Tract #41	B22260058	141-0020-04132	City of Hibbing
Legal Description	S1/4 of SE1/4 of SE1/4, Sec 29 Twp 57N Rge 20W		
Initial Price	\$162,000.00	<i>Minimum Bid</i>	<i>\$13,714.28</i>
Tract #42	B22260059	141-0050-02065	City of Hibbing
Legal Description	<p>Southerly 30 feet of NW1/4 of SW1/4, described as follows: Assuming the west line of said Government Subdivision to be North AND South; beginning at the Southwest corner of said Government Subdivision; thence North, along the west line, 120 feet; thence due East approximately 420 feet to the West shore of Snowshoe Lake; thence in a Southeasterly direction along the shore of the lake to the south line of said Government Subdivision; thence S88deg08'W, approximately 470 feet along the south line of said Government Subdivision to the point of beginning. AND That part of SW1/4 of SW1/4, described as follows: Beginning at a point in the north line of said SW1/4 of SW1/4 of Section 15, 122.13 feet Easterly from the Northwest corner thereof; thence Easterly along the north line of SW1/4 of SW1/4 of said Section 15, a distance of 492.2 feet to a point in the Westerly right of way line of the Great Northern Railway Company; thence Southwesterly along said right of way line making an angle of 73deg36' with the north line of said SW1/4 of SW1/4 of Section 15, a distance of 92.5 feet to a point; thence Westerly in a straight line, making a Northwesterly included angle of 101deg17' with the last described line, a distance of 468.3 feet to a point; thence Northerly along the arc of a curve having a radius of 272.23 feet; the tangent to said curve making an angle of 92deg50' with the last described line, a distance of 8.47 feet to a point; thence Northerly in a straight line tangent to the last described line, a distance of 39.13 feet to the point of beginning. Sec 15 Twp 57N Rge 21W</p>		
Initial Price	\$102,600.00	<i>Minimum Bid</i>	<i>\$8,849.18</i>
Tract #43	B22260063	142-0024-00690	City of Hoyt Lakes
Legal Description	Lot 31, Block 20, HOYT LAKES SUBDIVISION NO 4		
Initial Price	\$115,500.00	<i>Minimum Bid</i>	<i>\$4,490.39</i>

Tract #44	B22260064	142-0070-02534	City of Hoyt Lakes
Legal Description	That part of the NE1/4 of NW1/4 described as follows: Beginning at the NW corner of Lot 4 Block 9 HOYT LAKES SUBDIVISION NO 2; thence S70deg13'9"W a distance of 200 feet to the beginning of a non-tangential circular curve, concave to the West; thence Southerly along said curve, having a radius of 897 feet and chord bearing of S18deg10'45"E a distance of 50.15 feet; thence N73deg25'21"E a distance of 200 feet to the Southwest corner of said Lot 4 and to the beginning of a non-tangential circular curve, concave to the West; thence Northerly along said curve (also being the West line of said Lot 4) having a radius of 1097 feet and a chord bearing of N18deg10'45"W a distance of 61.33 feet to the Point of Beginning. Sec 17 Twp 58N Rge 14W		
Initial Price	\$5,500.00	<i>Minimum Bid</i>	<i>\$727.21</i>
Tract #45	B22260066	150-0030-00428	City of Kinney
Legal Description	Undivided 1/24 interest of NE1/4 of NW1/4 *McGrath Reserve*, Sec 15 Twp 58N Rge 19W		
Initial Price	\$2,000.00	<i>Minimum Bid</i>	<i>\$829.38</i>
Tract #46	B22260067	160-0010-02180	City of McKinley
Legal Description	Lots 6 and 7, Block 27, MCKINLEY		
Initial Price	\$27,200.00	<i>Minimum Bid</i>	<i>\$1,710.20</i>
Tract #47	B22260068	175-0065-00240	City of Mt Iron
Legal Description	Lots 22, 23 and 24, Block 1, WEST VIRGINIA MOUNTAIN IRON		
Initial Price	\$125.37	<i>Minimum Bid</i>	<i>\$125.37</i>
Tract #48	B22260069	235-0010-01270	Balkan Township
Legal Description	That part of SW1/4 of NE1/4, described as follows: Beginning at the iron pin at the center of the NE1/4 of the above described land running West about 440 feet to the intersection of County Highway No. 67; thence running South from the iron pin 650 feet; thence East 410 feet to the intersection of County Highway 24; thence North following the West boundary of County Highway No. 67 to point of beginning. EXCEPT part taken up by County Highway No. 24. Sec 8 Twp 58N Rge 20W		
Initial Price	\$6,900.00	<i>Minimum Bid</i>	<i>\$464.95</i>

Tract #49	B22260070	240-0050-04500	Bassett Township
Legal Description	Beginning at the intersection of the East side of the railway right of way and the North side of the NE1/4 of NW1/4 running East 871 feet; thence South 100 feet; thence West 871 feet; thence North 100 feet to the Place of Beginning; EXCEPT Beginning at the intersection of the Easterly boundary of the Duluth, Missabe & Iron Range Railway Company right of way and the North boundary line of NE1/4 of NW1/4; thence Easterly along said North boundary line to a point which is 200 feet Easterly of, measured at right angles, the said East right of way boundary line; thence in a Southeasterly direction parallel to and always 200 feet distant from said Easterly right of way boundary line to a point which is 100 feet Southerly of, as measured at right angles, the said North boundary line; thence in a Westerly direction parallel to and always 100 feet distant from the said North boundary line to the point of intersection with the said Easterly right of way boundary line; thence along said boundary line to the Point of Beginning; AND EXCEPT Beginning at the intersection of the East side of the railway right of way and the North side of the NE1/4 of NW1/4 running thence East 536 feet to Point of Beginning; thence East 335 feet, thence South 100 feet; thence West 335 feet; thence North 100 feet to Point of Beginning. Sec 28 Twp 58N Rge 13W		
Initial Price	\$1,500.00	<i>Minimum Bid</i>	<i>\$178.07</i>
Tract #50	B22260072	270-0110-01510	Breitung Township
Legal Description	Lot 12, Block 13, SOUDAN		
Initial Price	\$88,100.00	<i>Minimum Bid</i>	<i>\$3,675.94</i>
Tract #51	B22260073	290-0010-00870	Cherry Township
Legal Description	That part of NW1/4 of SE1/4 lying North of railroad. Sec 5 Twp 57N Rge 19W		
Initial Price	\$17,200.00	<i>Minimum Bid</i>	<i>\$899.52</i>
Tract #52	B22260074	295-0014-00030	Clinton Township
Legal Description	SW1/4 of NE1/4 EXCEPT 4.69 acres for Railway Right of Way AND EXCEPT that part lying West of said Railroad Right of Way, Sec 10 Twp 57N Rge 18W		
Initial Price	\$9,600.00	<i>Minimum Bid</i>	<i>\$562.91</i>

Tract #53	B22260075	295-0017-00532	Clinton Township
Legal Description	All that part of NW1/4 of SE1/4, lying within the following described lines: On the North by a line drawn from a point on the west boundary line of said NW1/4 of SE1/4, distant 766 feet South of the Northwest corner as measured along said west line, to a point on the north boundary line of said NW1/4 of SE1/4, distant 1300 feet East of said Northwest corner as measured along said north line; On the East by a line drawn 890.56 feet East of and parallel to the west boundary line of said NW1/4 of SE1/4; On the South by a line drawn in a circular curve, 150 feet Northerly of and parallel to the existing north leg of the wye track of the Duluth, Missabe and Iron Range Railway Company; On the West by the west boundary line of said NW1/4 of SE1/4. Sec 27 Twp 57N Rge 18W		
Initial Price	\$17,200.00	<i>Minimum Bid</i>	<i>\$1,533.52</i>
Tract #54	B22260077	305-0010-01170	Cotton Township
Legal Description	Govt Lot 8, Sec 7 Twp 54N Rge 16W		
Initial Price	\$65,700.00	<i>Minimum Bid</i>	<i>\$3,942.96</i>
Tract #55	B22260079	315-0010-02461	Duluth Township
Legal Description	The S1/2 of the Duluth and Iron Range Railway Company right of way located in the SW1/4 of NW1/4 as said right of way is hereafter described; AND The Duluth and Iron Range Railway Company right of way located in the SE1/4 of NW1/4 as said right of way is hereafter described. *SUBJECT TO easement for highway purposes*, Sec 19 Twp 51N Rge 12W		
Initial Price	\$125.37	<i>Minimum Bid</i>	<i>\$125.37</i>
Tract #56	B22260080	325-0020-01505	Elmer Township
Legal Description	West 210 feet of the South 525 feet of the NW1/4 of NE1/4, Sec 12 Twp 53N Rge 20W		
Initial Price	\$82,300.00	<i>Minimum Bid</i>	<i>\$3,145.36</i>
Tract #57	B22260081	325-0020-01515	Elmer Township
Legal Description	North 150 feet of West 210 feet of the SW1/4 of NE1/4, Sec 12 Twp 53N Rge 20W		
Initial Price	\$900.00	<i>Minimum Bid</i>	<i>\$140.29</i>
Tract #58	B22260084	380-0010-07460	Grand Lake Township
Legal Description	West 70 feet of East 420 feet of that part of Lot 1, lying North of new state highway, EXCEPT the North 717.05 feet. Sec 36 Twp 51N Rge 16W		
Initial Price	\$13,400.00	<i>Minimum Bid</i>	<i>\$931.20</i>
Tract #59	B22260085	385-0030-00106	Great Scott Township
Legal Description	E1/2 OF SW1/4 OF SW1/4 OF NW1/4, Sec 32 Twp 60N Rge 19W		
Initial Price	\$13,500.00	<i>Minimum Bid</i>	<i>\$726.96</i>

Tract #60	B22260086	410-0022-00130	Kugler Township
Legal Description	North 208 feet of the West 512 feet of the NE1/4 of SE1/4, Sec 25 Twp 61N Rge 15W		
Initial Price	\$4,700.00	<i>Minimum Bid</i>	\$331.28
Tract #61	B22260087	415-0070-00581	Lakewood Township
Legal Description	Undivided 1/4 interest of Lot 23, Block 2, EXETER FARMS 1ST DIVISION TOWN OF LAKEWOOD		
Initial Price	\$6,400.00	<i>Minimum Bid</i>	\$631.29
Tract #62	B22260088	420-0010-01600	Lavell Township
Legal Description	SW1/4 of SW1/4, Sec 10 Twp 55N Rge 19W		
Initial Price	\$72,800.00	<i>Minimum Bid</i>	\$2,459.92
Tract #63	B22260089	440-0010-02620	Meadowlands Township
Legal Description	NE1/4 OF SW1/4 AND NW1/4 OF SW1/4, Sec 21 Twp 53N Rge 19W		
Initial Price	\$159,100.00	<i>Minimum Bid</i>	\$5,253.48
Tract #64	B22260090	440-0020-00200	Meadowlands Township
Legal Description	<p>That parcel of land 200 feet in measurement, situated in the Southwest corner of Section 2, Township 53, Range 18, 33 feet distant North of and parallel to the south line of said Section and 141 feet distant East of and parallel to centerline of DM&IR Railway right of way, which parcel of land may otherwise be described as follows: That part of SW1/4 of SW1/4, described as follows: Beginning at the point formed by the intersection of the Easterly line of the Mesaba Trunk Highway and the Northerly line of the Lake Nichols Road; thence running 200 feet East along the said Northerly boundary line of said Lake Nichols Road to a point; thence North for a distance of 200 feet along a line parallel with and 200 feet East from the said Easterly boundary line of said Mesaba Trunk Highway; thence West for a distance of 200 feet along a line parallel with and 200 feet North from the said Northerly boundary line of said Lake Nichols Road; thence South, a distance of 200 feet along the said Easterly boundary line of said Mesaba Trunk Highway to the Point of Beginning; together with the abutting 1/2 of each of said highways adjacent to said described parcel of land. Sec 2 Twp 53N Rge 18W</p>		
Initial Price	\$35,800.00	<i>Minimum Bid</i>	\$2,417.67

Tract #65	B22260091	485-0010-05172	Normanna Township
Legal Description	S 165 FT OF W 528 FT OF SW 1/4 OF NW 1/4, Sec 31 Twp 52N Rge 13W		
Initial Price	\$5,800.00	<i>Minimum Bid</i>	<i>\$501.36</i>
Tract #66	B22260092	505-0015-02706	Pike Township
Legal Description	THAT PART OF NE1/4 OF SW1/4 COMM AT SW COR OF SAID NE1/4 OF SW1/4 THENCE E ALONG S BOUNDARY LINE OF SAID NE1/4 OF SW1/4 624 FT TO PT OF BEG THENCE N ON A LINE PARALLEL WITH W BOUNDARY LINE OF SAID NE1/4 OF SW1/4 388 FT THENCE E ON A LINE PARALLEL WITH N BOUNDARY LINE OF SAID NE1/4 OF SW1/4 TO E BOUNDARY LINE OF SAID NE1/4 OF SW1/4 APPROXIMATELY 526 FT THENCE S ALONG SAID E BOUNDARY LINE TO SE COR OF SAID NE1/4 OF SW1/4 APPROXIAMTELY 388 FT THENCE W ALONG S BOUNDARY LINE OF SAID NE1/4 OF SW1/4 TO PT OF BEG, Sec 19 Twp 60N Rge 16W		
Initial Price	\$11,700.00	<i>Minimum Bid</i>	<i>\$717.24</i>
Tract #67	B22260094	520-0015-00250	Rice Lake Township
Legal Description	W1/2 OF SE1/4 OF SW1/4, Sec 20 Twp 51N Rge 14W		
Initial Price	\$258,200.00	<i>Minimum Bid</i>	<i>\$17,756.87</i>
Tract #68	B22260095	520-0020-00040	Rice Lake Township
Legal Description	Northerly 20 feet of the Westerly 210 feet of Lot 151. AUDITORS PLAT OF BIRCHWOOD TRACT		
Initial Price	\$1,400.00	<i>Minimum Bid</i>	<i>\$211.19</i>
Tract #69	B22260098	750-0010-00040	Unorganized 52 21
Legal Description	SE1/4 of NE1/4, Sec 1 Twp 52N Rge 21W		
Initial Price	\$27,900.00	<i>Minimum Bid</i>	<i>\$1,176.13</i>



PHONE LIST

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

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

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

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

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

Kugler	969-4630
Lakewood	343-9368
Lavell	263-9787
Leiding	355-0163
Linden Grove	909-800-0520
McDavitt	750-4788
Meadowlands (Town)	427-2657
Midway	628-7135
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	380-0832
Normanna	409-1999
North Star	525-1004
Northland	345-8225
Owens	966-1135
Pequaywan	349-0177
Pike	248-0336
Portage	993-2475
Prairie Lake	393-4132
Sandy	750-4487
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	215-285-8222
Van Buren	391-0017
Vermilion Lake	651-755-5946
Waasa	290-9290
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
STATE	
DNR Waters (Shoreland Permits)	651-259-5725
MN Department of Health	1-888-345-0823
MN Pollution Control Agency	1-800-657-3864
MPCA Hazardous Waste Compliance	316-3898
OTHER	
Duluth North Shore Sanitary District (DNSSD)	1-888-269-5714
Pike Lake Area Wastewater Collection System (PLAWCS)	451-3310



DISCLAIMERS & TERMS

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

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

2. BIDDING AND SALES:

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

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

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

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

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

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

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

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

3. ASSESSMENTS: Properties offered for sale may be subject to unpaid assessments. Before purchasing, prospective buyers should consult the Finance Department for properties in the City of Duluth, or the City or Township Clerk for all other locations, and/or St. Louis County in respect to any certified, pending or future assessments that may exist. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a property in an amount equal to the remaining unpaid original assessment at the time of forfeiture (Minnesota Statutes §§ 429.071, Subd. 4 and 435.23).

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

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

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

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

8. 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.

9. 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.

10. MINERAL RIGHTS: Minerals in tax-forfeited land and tax-forfeited stockpiled metallic minerals or materials are subject to mining (mineral rights). Mineral rights are retained by the State of Minnesota.



DISCLAIMERS & TERMS

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

11. 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. 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.

C. 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.

D. 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.

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.

12. 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.

13. 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.

14. 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.



BEST PRACTICES

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

BEST PRACTICES OF MN STATE TAX-FORFEITED LANDS USE

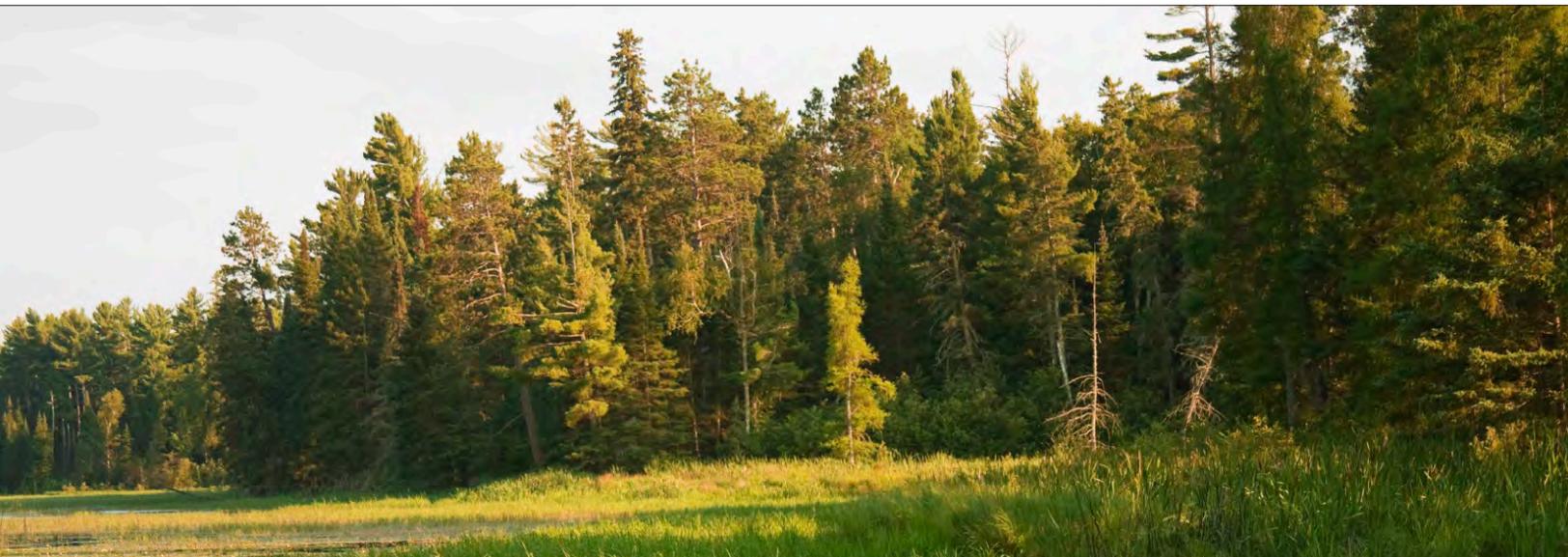
An overview of activities you can and cannot partake in on State of Minnesota Tax-Forfeited lands managed by the St. Louis County Land and Minerals Department.

YOU CAN:

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

YOU CANNOT:

- Dispose of garbage, refuse, or electronics on MN State Tax-Forfeited land.
- Build a structure or fixture (this includes but is not limited to a shed, lean-to, garage, fence, barricade, or gate) on MN State Tax-Forfeited land.
- Park your vehicle frequently on MN State Tax-Forfeited land (for example, if you have a tax-forfeited lot near your house or work, you are not allowed to park without a permit or lease).
- Construct permanent deer stands on MN State Tax-Forfeited land.
- Cut trees or any other vegetation without a permit or lease on MN State Tax-Forfeited land. This includes harvesting of dead and down trees.
- Access MN State Tax-Forfeited land through private property without permission.
- Place fill on MN State Tax-Forfeited land without a permit.
- Place any type of sign, including "No Trespassing" or "Private Property," on MN State Tax-Forfeited land.
- Construct or create parking areas or access routes of any material including sand, gravel, asphalt, or concrete on MN State Tax-Forfeited land.
- 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.

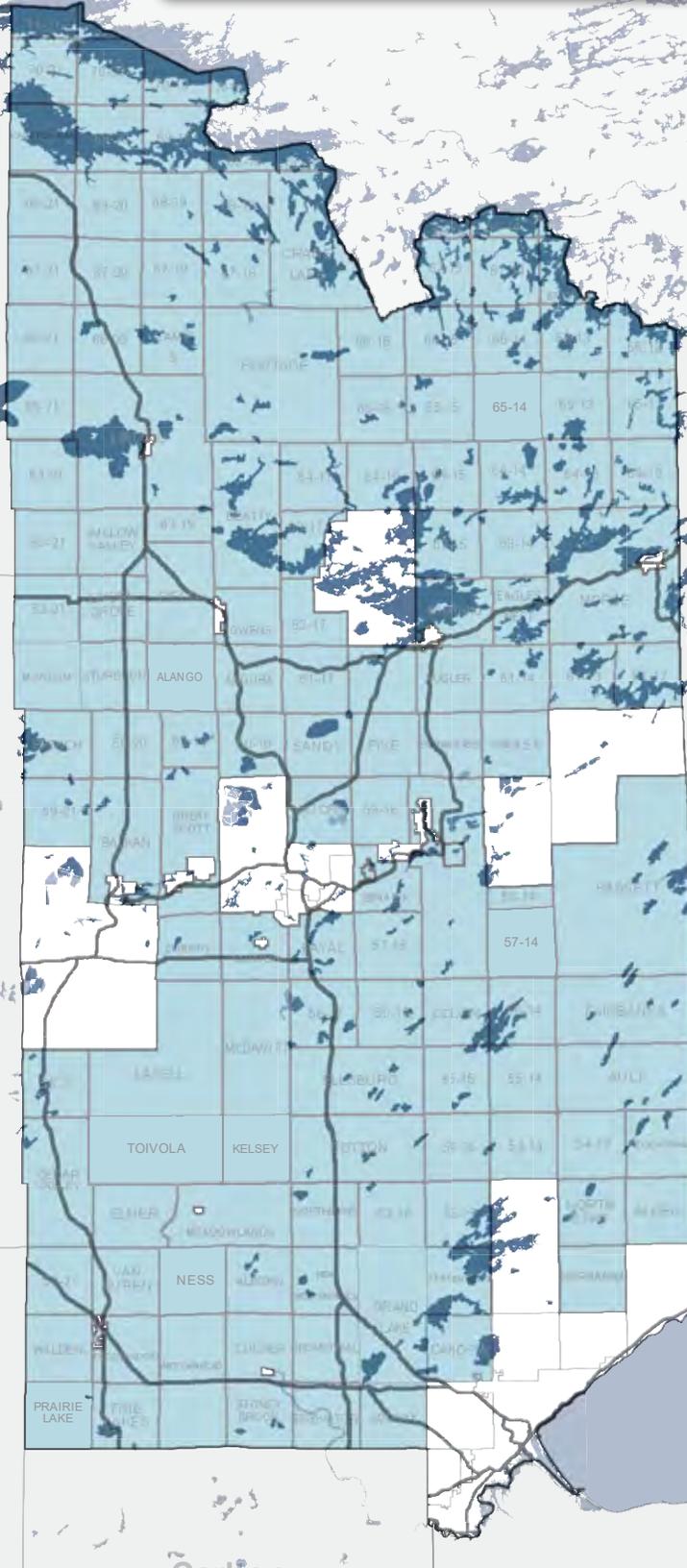




ZONING AND DEVELOPMENT

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

Land Use and Zoning Areas Administered by St. Louis County



COUNTY ZONING AREAS

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

Duluth and Virginia Offices:
218-471-7103

DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

REVIEW SERVICES

- Zoning
- Wetlands
- Parcel

Local Zoning

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

LOCAL ZONING AREAS

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



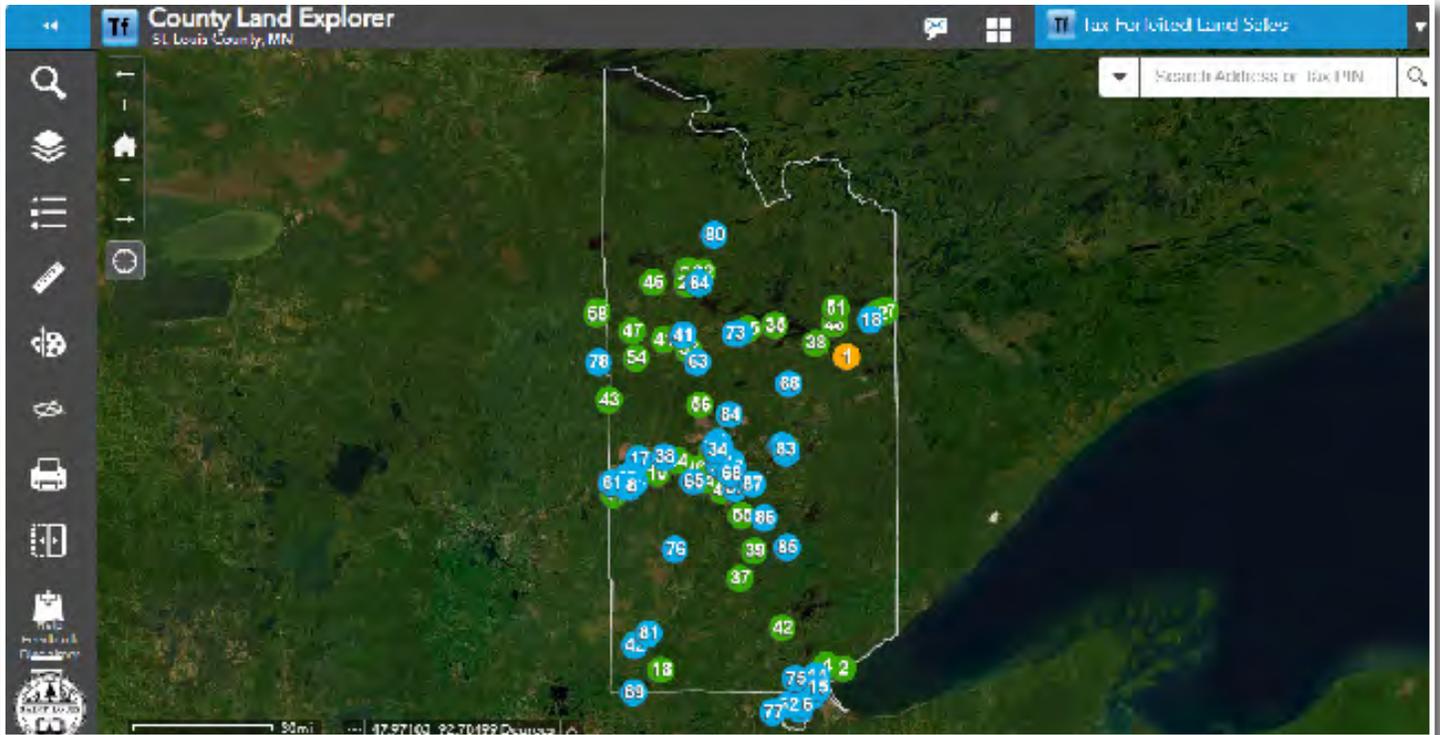
MAPPING- AUCTION AND AVAILABLE LIST

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

County Land Explorer

Mapping of St. Louis County Tax-Forfeited Land Sales

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



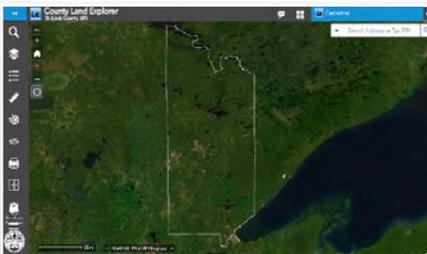
Web Link: <http://www.stlouiscountymn.gov/explorer>

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

To View

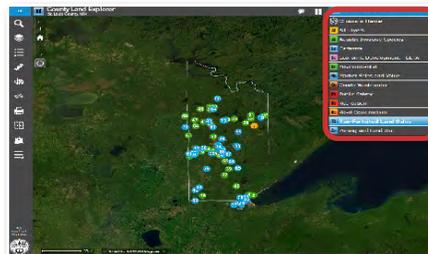
Step 1:

Open County Land Explorer



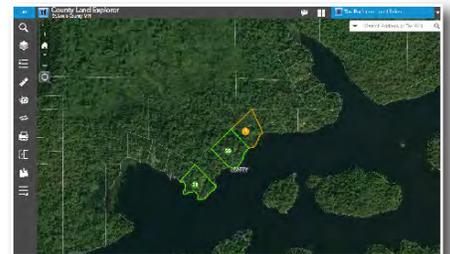
Step 2:

Select "Tax-Forfeited Land Sales"



Step 3:

Search by address or parcel number





St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

CLOSES MAY 13, 2026

- Structures
- Recreational Land
- Investment Property

**FOR
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LAND SALE AUCTION

ONLINE BIDDING

Starts Wednesday, April 29, 2026

Closes Wednesday, May 13, 2026

at 11:00 a.m. CDT

View and bid at: publicsurplus.com



This sale is governed by Minnesota Statute 282.005. All sales must be paid in full.

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

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

stlouiscountymn.gov

218-726-2606