

<b>Tract 1</b>	City Of Duluth	See Comments	<b>\$72,675.00</b>	± 4.22 acres	C22160055
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**Location:** West of the dead end of Devonshire Street, Duluth

**Legal:** LOTS 1 AND 2, BLOCK 1, BRYANT ADDITION TO DULUTH THIRD DIV and S1/2 OF SW1/4 OF NE1/4 OF NW1/4 EX ELY 25 FT OF SLY 141 FT & EX PART N OF & ADJACENT TO LOT 6 BLK 1 BRYANT ADDN 3RD DIV LYING BETWEEN THE EXTENDED E & W LOT LINES OF LOT 6 AND WITHIN 80 FT OF THE N LINE OF LOT 6 AND EX PART N OF & ADJACENT TO LOT 7 BLK 1 BRYANT ADDN 3RD DIV LYING BETWEEN THE EXTENDED E & W LOT LINES OF LOT 7 & WITHIN 80 FT OF THE N LINE OF LOT 7 & EX PART N OF & ADJACENT TO LOT 8 BLK 1 BRYANT ADDN 3RD DIV LYING BETWEEN THE EXTENDED E & W LINES OF LOT 8 & WITHIN 80 FT OF THE N LINE OF LOT 8 & EX PART N OF AND ADJACENT TO LOT 9 BLK 1 BRYANT ADDN 3RD DIV LYING BETWEEN THE EXTENDED E & W LINES OF LOT 9 & WITHIN 80 FT OF THE N LINE OF LOT 9 & EX THAT PART OF S1/2 OF SW1/4 OF NE1/4 OF NW1/4 BEG AT NW COR OF S1/2 OF SW1/4 OF NE1/4 OF NW1/4 THENCE N89DEG06'03"E ALONG THE N LINE OF SAID S1/2 OF SW1/4 OF NE1/4 OF NW1/4 A DISTANCE OF 63.67 FT THENCE S39DEG01'38"W A DISTANCE OF 99.5 FT TO A PT ON W LINE OF SAID S1/2 OF SW1/4 OF NE1/4 OF NW1/4 THENCE N0DEG45'17"W ALONG SAID W LINE 76.31 FT TO PT OF BEG, Sec 5 Twp 49N Rge 14W, CITY OF DULUTH

Land	\$72,675.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$72,675.00
Certified Assessments	\$0.00



Irregularly shaped parcel, approximately 4.22 acres of rolling terrain, located near the Western Middle School in the Lincoln Park neighborhood of Duluth. A public sidewalk easement passes through the northeast corner of the property, and provides a paved entry to the school and surrounding neighborhoods. This vacant parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$92.00 (Abstract and T#323843). PIDs: 010-0350-00010, 010-2700-00050

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

<b>Tract 2</b>	City Of Duluth	010-0880-02230	<b>\$7,329.20</b>	± 0.10 acres	C22160237
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**Location:** East of address 224 W Palm Street, Duluth

**Legal:** LOTS 10 THRU 16, BLOCK 8, DULUTH HEIGHTS 5TH DIVISION

Land	\$5,459.21
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$5,459.21
Certified Assessments	\$1,869.99



Vacant, wooded lot on the south side of W Palm St. in the Duluth Heights neighborhood of Duluth. This +/- 175' x 100' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for information regarding a certified assessment of \$1,869.99 that must be paid at the time of sale, a street improvement assessment of \$3,905.64 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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<b>Tract 3</b>	City Of Duluth	010-1140-03360	<b>\$2,625.00</b>	± 0.08 acres	C22200053
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**Location:** Between 2820 and 2826 W 2nd Street, Duluth

**Legal:** E 1/2 of Lot 460, Block 81, DULUTH PROPER SECOND DIVISION

Land	\$2,625.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$2,625.00
Certified Assessments	\$0.00



Vacant land on W 2nd St. in the Lincoln Park neighborhood of Duluth. This +/- 25' x 140' parcel is zoned R- 2 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for details regarding a future assessment in the amount of \$13,915.37 that may be reinstated, 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. Recording fee \$46.00 (Abstract).

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**Tract 4**

City Of Duluth

010-4540-01060

**\$3,675.00**

± 0.07 acres

C22200007

**Location:** Between 25 and 31 N 62nd Avenue W, Duluth**Legal:** Lot 14, Block 6, WEST END ADDITION TO DULUTH

Land	\$3,675.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$3,675.00
Certified Assessments	\$0.00



Vacant lot on N 62nd Ave. W in the Fairmont neighborhood of Duluth. Previously 27 N 62nd Ave. W, the structures were removed in 2019. This +/- 25' x 125' lot is zoned R-1 (Residential) and is partially located in Duluth's Water Ordinance district. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessments. Recording fee 46.00 (Abstract).

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**Tract 5**

City Of Biwabik

015-0062-00080

**\$12,825.00**

± 1.47 acres

C22190137

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

Land	\$12,825.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$12,825.00
Certified Assessments	\$0.00



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

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**Tract 6**

City Of Chisholm

020-0090-00030,00040,00050,00060,00070

**\$9,979.20**

± 7.83 acres

C22190044

**Location:** South side of Cemetery Road between 8th Avenue NW and MN TH 73, Chisholm**Legal:** LOT 3 and LOT 4 and LOT 5 and LOT 6 and LOTS 7 THRU 10 EX HWY R/ W ON LOTS 9, AND 10, GARDEN LANDS CHISHOLM

Land	\$9,979.20
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$9,979.20
Certified Assessments	\$0.00



This irregularly shaped property is +/- 363' x 975' and is zoned R-2 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. This property 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). There is adjoining property available for immediate purchase over-the-counter on the Available List.

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**Tract 7**

City Of Aurora

100-0080-00476

**\$11,234.70**

± 11.54 acres

C22190038

**Location:** North of Highway 110, Aurora**Legal:** THAT PART OF NW 1/4 OF SW 1/4 LYING S OF RY R/W, Sec 9 Twp 58N Rge 15W, CITY OF AURORA

Land	\$9,814.70
Timber	\$1,420.00
Improvements	\$0.00
Initial Price	\$11,234.70
Certified Assessments	\$0.00



This irregularly shaped parcel is +/- 112' x 1,383' and adjoins an active railroad grade to the north. Parcel has no known legal access. Zoning is LR (Low Density Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view the parcel. There is adjoining property available for immediate purchase over-the-counter on the Available List.

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**Tract 8**

City Of Babbitt

105-0020-00020

**\$8,750.00**

± 0.22 acres

C22200051

**Location:** 56 Fir Circle, Babbitt**Legal:** Lot 2, Block 8, BABBITT 2ND DIVISION CITY OF BABBITT

Land	\$4,900.00
Timber	\$0.00
Improvements	\$382.71
Initial Price	\$5,282.71
Certified Assessments	\$3,467.29



This +/- 70' x 140' parcel has a garage. The house structure that previously occupied this site was removed pre-forfeiture in 2019. Zoning is R-2 (Single Family Residential). Contact the City of Babbitt for uses and zoning questions. Check with the City of Babbitt for information regarding certified assessments in the amount of \$3,467.29 that must be paid at the time of sale, a pending demolition assessment, 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).

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**Tract 9**

City Of Hibbing

140-0035-00220

**\$13,442.76**

± 0.94 acres

C22170327

**Location:** Between 721 and 739 38th Street E, Hibbing**Legal:** LOT 22, AUDITORS PLAT NO 15 HIBBING

Land	\$13,442.76
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$13,442.76
Certified Assessments	\$0.00



This +/- 150' x 275' parcel is zoned R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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**Tract 10**

City Of Hibbing

140-0105-01360

**\$4,500.00**

± 0.11 acres

C22190220

**Location:** Southeast corner of 5th Avenue W and 26th Street, Hibbing**Legal:** Lot 1 and N1/2 of Lot 2, Block 5, HIBBING HEIGHTS

Land	\$4,500.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$4,500.00
Certified Assessments	\$0.00



This +/- 37' x 125' parcel is non-conforming. Previously 2606 4th Ave. W, the structure was removed in 2013. Zoning is 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 details regarding a pending assessment of \$578.06 that may be reinstated and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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**Tract 11**

City Of Iron Junction

145-0010-03650,03810,04250,04410,04890,05050

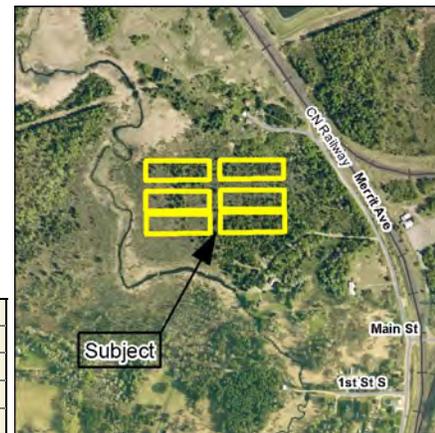
**\$9,097.92**

± 6.90 acres

C22180124

**Location:** South of 4159 Merritt Avenue, Iron Junction**Legal:** LOTS 1 THRU 16 INC, BLOCK 27 and LOTS 1 THRU 16 INC, BLOCK 28 and LOTS 1 THRU 16 INC, BLOCK 32 and LOTS 1 THRU 16 INC, BLOCK 33 and LOTS 1 THRU 16 INC, BLOCK 36 and LOTS 1 THRU 16 INC, BLOCK 37, IRON JUNCTION

Land	\$9,097.92
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$9,097.92
Certified Assessments	\$0.00



This parcel is 6 platted blocks of +/- 400' x 125' that are divided by undeveloped, platted roads and alleys. Contact the City of Iron Junction for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. The parcel contains areas that may be located within the floodplain management area that may impact development. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads to the site. Check with the City of Iron Junction for any certified, pending or future assessments that may be reinstated. Recording fee \$66.00 (T#214924, 214925).

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**Tract 12**

City Of Mt. Iron

175-0062-00040,00050

**\$9,799.56**

± 0.86 acres

C22180129

**Location:** Northwest corner of Centennial Drive and Highway 7, Mt. Iron**Legal:** LOT 4 and LOT 5, BLOCK 1, REARR OF PART OF STONY BROOK PARK

Land	\$6,370.86
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$6,370.86
Certified Assessments	\$3,428.70



This +/- 282' x 133' parcel is crossed by about 133 FF (front feet) of East Two River. This parcel is zoned UR/S (Urban Residential). Contact the City of Mt. Iron for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Mt. Iron for details regarding certified assessments in the amount of \$3,428.70 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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**Tract 13**

Angora Township

215-0020-00725

**\$9,652.50**

± 1.30 acres

C22190154

**Location:** Approximately 250 feet east of the rail road grade on Highway 1, Cook**Legal:** OUTLOT 2 EXCEPT THAT PART LYING S OF A LINE DRAWN PARALLEL WITH S LINE AND 75 FT NLY THEREFROM, LOT 2, NORDVILLE TOWN OF ANGORA

Land	\$9,652.50
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$9,652.50
Certified Assessments	\$0.00



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

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**Tract 14**

Beatty Township

250-0030-01720

**\$207,840.00**

± 22.22 acres

C22190079

**Location:** 4302 Elbow Lake Forest Road, Orr

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

Land	\$185,660.00
Timber	\$1,300.00
Improvements	\$20,880.00
Initial Price	\$207,840.00
Certified Assessments	\$0.00



This parcel has a 1 bedroom log cabin, a privy, 2 storage buildings, a gazebo, boat house and a sauna on Elbow Lake. There is a cistern water system, and propane furnace, lights and appliances. Condition of water and propane systems are unknown. Parcel has about 2,015 feet of frontage on Elbow Lake and is zoned RES-7 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Septic system must be inspected and authorized for use by St. Louis County prior to occupancy. Contact St. Louis County Environmental Services for septic questions. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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**Tract 15**

Canosia Township

280-0015-00100,00105

**\$21,975.00**

± 20.00 acres

C22200011

**Location:** Behind 5024 Lindahl Road, Canosia Township

**Legal:** W1/2 OF SE1/4 OF NW1/4 EX E 220 FEET and E 220 FEET OF W1/2 OF SE1/4 OF NW1/4, Sec 28 Twp 51N Rge 15W

Land	\$19,600.00
Timber	\$2,375.00
Improvements	\$0.00
Initial Price	\$21,975.00
Certified Assessments	\$0.00



Vacant, wooded tract located in rural Canosia Township, northwest of Duluth. There is no known legal access. This +/- 660' x 1,320' property is zoned MU-5 (Multiple Use). Contact the St. Louis County Planning & Community Development Department for permitted uses and zoning questions. Contact Canosia 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 these parcels.

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**Tract 16**

Canosia Township

280-0030-00610

**\$22,650.00**

± 5.00 acres

C22200012

**Location:** North of 4765 Vaux Road, Duluth**Legal:** N 1/2 OF N 1/2 OF S1/2 OF NE1/4 OF SW1/4, Sec 32 Twp 51N Rge 15W

Land	\$22,550.00
Timber	\$100.00
Improvements	\$0.00
Initial Price	\$22,650.00
Certified Assessments	\$0.00



Vacant, wooded parcel located in rural Canosia Township, northwest of Duluth. This +/- 165' x 1,320' lot is zoned MU-5 (Multiple Use). Contact the St. Louis County Planning & Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Contact Canosia Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#319085).

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**Tract 17**

Fairbanks Township

335-0010-05553

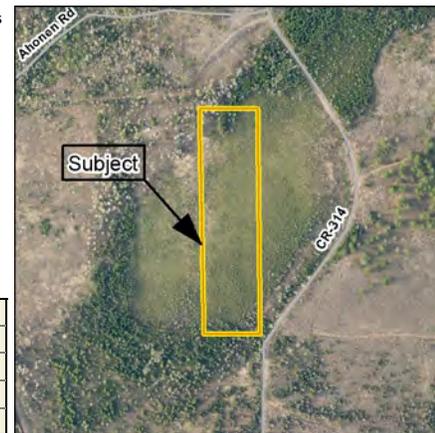
**\$6,450.00**

± 10.00 acres

C22200085

**Location:** West side of County Road 314 north of 1749 Brimson Road, Town of Fairbanks**Legal:** NE1/4 OF SW1/4 EX WLY 990 FT, Sec 33 Twp 56N Rge 12W

Land	\$6,450.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$6,450.00
Certified Assessments	\$0.00



This +/- 344' x 1,345' parcel is zoned MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Fairbanks Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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**Tract 18**

Fayal Township

340-0010-05940

**\$16,949.25**

± 10.00 acres

C22160044

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

Land	\$15,867.25
Timber	\$1,082.00
Improvements	\$0.00
Initial Price	\$16,949.25
Certified Assessments	\$0.00



This parcel is approximately 10 acres with about 665 feet of frontage on Moon Lake, a natural environment lake requiring a 150 foot setback. Parcel slopes down to the shoreline. The parcel is timbered with aspen and fir in the west, followed by an area of lowland alder brush, then black spruce and tamarack in the east. There is no known legal access. This +/- 653' x 405' parcel is zoned RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with Fayal Township for any pending or future assessments that may be reinstated. Please respect private property and seek permission to view this parcel. Recording fee \$46.00 (Abstract).

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**Tract 19**

City of Hermantown

395-0092-00010

**\$97,239.15**

± 3.08 acres

C22180081

**Location:** North of 4907 Lightning Drive, Hermantown**Legal:** LOT 1 EX SLY 350 FT, BLOCK 1, MAPLE GROVE IND CENTER HERMANTOWN

Land	\$97,239.15
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$97,239.15
Certified Assessments	\$0.00



Vacant, level lot with about 400 feet of frontage on Stebner Rd. in the city of Hermantown. It is subject to a power line easement. This approximately 3.1 acre site is zoned M-1 (Light Industrial). Contact the City of Hermantown for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with the City of Hermantown for information on the water availability and hook-up fees, and any other certified, pending or future assessments that may be reinstated. There is a restrictive covenant (doc#412618) and an unsatisfied mortgage held against this property - consult a real estate attorney for details. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#261601).

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**Tract 20**

Unorganized Township

676-0010-01440

**\$15,150.00**

± 20.00 acres

C22200065

**Location:** 3194 Wilderness Drive, Unorganized Township 5616**Legal:** SW1/4 OF NE1/4 EX W1/2, Sec 9 Twp 56N Rge 16W

Land	\$13,650.00
Timber	\$1,500.00
Improvements	\$0.00
Initial Price	\$15,150.00
Certified Assessments	\$0.00



This parcel is +/- 1,320' x 660' and is zoned MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. 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). There is adjoining property in the area being offered at this sale.

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