

CLOSES FEBRUARY 9, 2023



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

• Recreational Land • Structures • Investment Property • Lakeshore

**FOR
SALE**

LAND SALE AUCTION ONLINE BIDDING

Starts Thursday, January 26, 2023
Closes Thursday, February 9, 2023
Ends at 11:00 a.m. CST
publicsurplus.com

County Financing Available

RESIDENTIAL

DULUTH



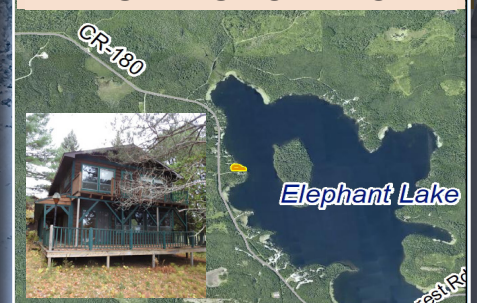
ACREAGE

BEATTY TWP - 40 ACRES



LAKESHORE

TOWN OF CAMP 5



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 land and structures shown in this catalog. Each of these properties represent opportunities for development, recreation and building new memories.

We offer these auctions of new properties three times a year, with the goal of encouraging economic development and expanding the county's property tax base. By purchasing any of these properties, you are helping us do that. Thank you! The processes we follow are set by state statute and county board resolutions.

Proceeds from these sales support the operations of the Land and Minerals Department. (See the next page for a full description of how proceeds are used.) We receive no tax levy support for our work.

Please review this catalog closely to ensure you understand the process and the various 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!

-Julie Marinucci, Land Commissioner

WE'RE HERE TO HELP!

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

- Tract information sheets
- General land sale questions
- Questions about a specific tract
- Online auction information
- Properties currently on the Available List



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

2023 AUCTION SCHEDULE: February 9, June 8, October 12



SIGN UP TO RECEIVE LAND SALE EMAIL UPDATES

Receive free email updates about the St. Louis County Tax-Forfeited Land Sales program. Learn when new properties are offered, and receive reminders when auctions begin or are coming to a close. You can unsubscribe at any time. Sign up online at stlouiscountymn.gov/landsales. Click on the Subscribe button.

PROHIBITED BUYERS OR BIDDERS (DELINQUENT TAXES)

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

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

OPPORTUNITY - Available Properties List

In addition to the properties shown in this booklet, St. Louis County also has properties that are available for sale right now, over the counter. These are properties previously offered for purchase to the highest bidder at an auction that have not yet been acquired. These properties are now on the Available List and can be purchased on a first come, first served basis for the total price listed on each tract. Offers to purchase for less than what is listed cannot be accepted pursuant to state statute.

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

REVENUE GENERATED

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

The Land and Minerals Department receives no money from the county's general fund.

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

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

Remaining balance:

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








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



SALES AND PAYMENTS

Land and Minerals Department St. Louis County, Minnesota

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

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

*for purchases in 2022, taxes will be payable in 2023.

PAYMENT IN FULL OR CONTRACT FOR DEED:

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

OPTION #1: PAY IN FULL

OPTION #2: CONTRACT FOR DEED

- 10% DOWN PAYMENT:** Ten percent (10%) of the total sale value or \$500, whichever is greater, PLUS the full value of timber and/or certified assessments, if applicable.
- LENGTH OF CONTRACT:** A 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 the contract.



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

- PAYMENT REQUIREMENTS:** Payment must be made by personal check, cashier's check, certified check or money order made payable to the "St. Louis County Auditor".
- PAYMENT SCHEDULE:** One (1) annual payment per year.
- INTEREST:** The interest rate is ten percent (10%), as determined by state statute.

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

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

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

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



SALES AND PAYMENTS

Land and Minerals Department St. Louis County, Minnesota

EXAMPLE

FROM THE SALE ADVERTISEMENT:

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

The Total Sale Value is the price of land, timber, structures and assessments.

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

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

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

	Minimum Bid	Bid Up
	\$10,000.00	\$15,000.00
Down Payment	\$1,050.00	\$1,550.00
State Assurance Fee	\$300.00	\$450.00
Assessments	\$500.00	\$500.00
Timber Value	\$1,000.00	\$1,500.00
Recording Fee	\$46.00	\$46.00
Deed Fee	\$25.00	\$25.00
Deed Tax	\$34.16	\$51.23
Buyer Premium	\$350.00	\$525.00
Total Pay in Full	\$11,255.16	\$16,597.23
Down On Contract	\$3,246.00	\$4,571.00

QUESTIONS

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

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

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

There is no redemption period once a property is acquired.

3 WHAT TYPE OF DOCUMENT IS ISSUED UPON SALE?

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

4 WHAT IF A BID FALLS THROUGH?

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

5 DO PRICES EVER CHANGE?

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

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 as well as provides for a variety of options for submitting your property tax payments. Contact 218-726-2383 for property tax questions or for an estimate.



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. Because each property is unique, 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. (It includes sales tax. St. Louis County does not charge sales tax on tax-forfeited land sales.) We (St. Louis County Land and Minerals) will provide the correct amount due when we calculate your **FIGURES** (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 ten (10) business days of the closing of the auction.
- Upon registration, we will generate your **PAPERWORK** and calculate your **FIGURES** (the total amount of the sale, including all fees), and your payment options. Please see the **SALES AND PAYMENTS** page for details. Once you receive the paperwork and figures, you must sign the paperwork and return it to us with payment within ten (10) business days.
- If you choose the **CONTRACT FOR DEED** option, the down payment will be ten percent (10%) of the basic sale price or \$500, whichever is greater, PLUS the full value of timber and/or certified assessments and recording fee. Payments are annual, plus interest. The interest rate is ten percent (10%), as determined by state statute. The contract can be paid off at any time without penalty.
- Once the **CONTRACT IS SATISFIED** or if you choose to **PAY IN FULL**, the state deed will be requested from the Minnesota Department of Revenue. It takes approximately 6 to 8 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.
 - **PROPERTY INSURANCE** on insurable structures.
 - all **MAINTENANCE** of structure(s) and grounds.
 - locating or determining **PROPERTY BOUNDARIES**.
 - determining **PERMITTED USES** and following **ZONING ORDINANCES**.
 - obtaining proper **PERMITS** for constructing, moving or altering structures or for any change in land use.
 - locating or obtaining **ACCESS** and obtaining the proper approvals to develop the access.
 - any **TITLE** work.
 - complying with all federal, state and local **LAWS AND REGULATIONS**.
- Buyer understands that all sales are **SUBJECT TO** existing liens, leases, easements, deed restrictions, dedications and rights-of-way.



PHONE LIST

Land and Minerals Department St. Louis County, Minnesota

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

ST. LOUIS COUNTY	
Area Code	(218)
Assessors	726-2304
Auditor	726-2380
Environmental Services	749-9703
Land and Minerals	726-2606
Planning & Comm. Development (Zoning) - North	749-7103
Planning & Comm. Development (Zoning) - South	725-5000
Recorder's Office	726-2680
CITIES	
Aurora	229-2614
Babbitt	827-3647
Biwabik	865-4183
Brookston	507-202-8708
Buhl	258-3226
Chisholm	254-7902
Cook	666-2200
Duluth	
Planning and Development	730-5580
Fire Dept: Life Safety	730-4380
Finance	730-5350
Ely	226-5449
Eveleth	744-7444
Floodwood	476-2751
Gilbert	748-2232
Hermantown	729-3600
Hibbing	262-3486
Hoyt Lakes	225-2344
Iron Junction	744-1412
Kinney	929-2321
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	721-5001
Tower	753-4070
Virginia	748-7500
Winton	365-5941

TOWNS	
Alango	780-1182
Alborn	345-8091
Alden	595-0550
Angora	750-7415
Arrowhead	260-5452
Ault	612-201-5943
Balkan	254-3967
Bassett	612-735-2772
Beatty	750-3364
Biwabik (Town)	865-4238
Breitung	559-433-7754
Brevator	879-6110
Camp 5	757-3564
Canosia	260-5600
Cedar Valley	320-237-2234
Cherry	966-6145
Clinton	780-3678
Colvin	501-322-9307
Cotton	482-3216
Crane Lake	993-1303
Culver	349-3882
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	729-9185
Elmer	610-730-8923
Embarrass	984-2084
Fairbanks	848-2465
Fayal	744-2878
Field	780-7012
Fine Lakes	390-9249
Floodwood	485-1508
Fredenberg	409-1999
French	969-7936
Gnesen	340-3263
Grand Lake	729-8978
Great Scott	969-2121
Greenwood	753-2231
Halden	590-6529
Industrial	729-8334
Kabetogama	240-9325
Kelsey	427-2323
Kugler	750-0337

Lakewood	525-4991
Lavell	290-1266
Leiding	757-3205
Linden Grove	909-800-0520
McDavitt	750-4788
Meadowlands (Town)	427-2657
Midway	628-1323
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	428-5860
Normanna	409-1999
North Star	260-0543
Northland	345-8225
Owens	666-2417
Pequaywan	348-8704
Pike	749-3613
Portage	993-2475
Prairie Lake	393-4132
Sandy	741-1474
Solway	729-0503
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	427-2188
Van Buren	391-0017
Vermilion Lake	749-2902
Waasa	984-3305
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
STATE	
DNR Waters (Shoreland Permits)	834-1441
MN Department of Health	1-800-383-9808
MN Pollution Control Agency	1-800-657-3864
OTHER	
Pike Lake Area Wastewater Collection System (PLAWCS)	729-9007
Duluth North Shore Sanitary District (DNSSD)	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

PUBLIC SURPLUS AUCTIONS

[publicsurplus.com](https://www.publicsurplus.com)

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

How do I bid on auctions?

Are you registered with Public Surplus? If not, go to: <https://www.publicsurplus.com/sms/register/user> to register.

For assistance or if you have questions regarding how to make an account, please contact Public Surplus via the chat function in the upper left side of their webpage, or email at support@publicsurplus.com.

A credit card may be needed to set up an account through Public Surplus 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 – Land Sales.

Click on View All Auctions for St. Louis County - Land Sales. 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 – Land Sales 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 also send you an email asking for a completed Registration Form in order to prepare your sale paperwork correctly and calculate the correct amount owed. It is your responsibility to promptly respond in order to complete the transaction in a timely manner.

How does proxy bidding work?

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

Keep in mind:

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

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

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

Tract 1

CITY OF DULUTH

010-0070-00210

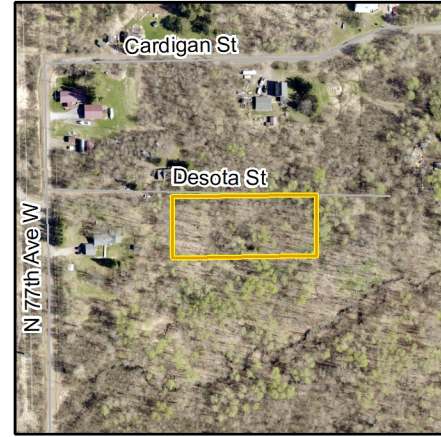
\$10,200.00

± 1.26 acres

C22220662

**Location:** Behind 3230 and 3232 N 77th Avenue W, Duluth**Legal:** LOTS 321 & 322, AUDITORS PLAT BAY VIEW HEIGHTS PARK TRACT

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



This vacant, wooded property is approximately 1.26 acres located in the Bayview Heights neighborhood of Duluth adjacent to an undeveloped portion of Desota St. Zoning is RR-1 (Rural Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 2

CITY OF DULUTH

010-0070-00300

\$5,000.00

± 0.54 acres

C22220663

**Location:** North of 3311 N 73rd Avenue W, Duluth**Legal:** LOT 330 EX ELY 33 FT, AUDITORS PLAT BAY VIEW HEIGHTS PARK TRACT

Land	\$5,000.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$5,000.00
Certified Assessments	\$0.00



This vacant, wooded property is approximately 0.54 of an acre located in the Bayview Heights neighborhood of Duluth. Zoning is RR-1 (Rural Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 3

CITY OF DULUTH

010-0070-00380

\$15,300.00

± 1.83 acres

C22220664

**Location:** East of 7508 Cardigan Street, Duluth**Legal:** OUTLOT C EX N 160.6 FT OF W 1/2, AUDITORS PLAT BAY VIEW HEIGHTS PARK TRACT

Land	\$15,300.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$15,300.00
Certified Assessments	\$0.00



This vacant, wooded property is approximately 1.83 acres located in the Bayview Heights neighborhood of Duluth. Zoning is RR-1 (Rural Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 4	CITY OF DULUTH	010-0070-00390	\$17,850.00	± 2.14 acres	C22220665
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Location: Across from 7425 Cardigan Street, Duluth

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

Land	\$17,850.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$17,850.00
Certified Assessments	\$0.00



This vacant, wooded property is approximately 2.14 acres on Cardigan St. in the Bayview Heights neighborhood of Duluth. Zoning is RR-1 (Rural Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 5	CITY OF DULUTH	010-0230-04330, 04410, 04420	\$2,900.00	± 0.78 acres	C22220666
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Location: South of 7720 Ash Street, Duluth

Legal: LOTS 8 THRU 15, BLOCK 62, BAY VIEW ADDITION TO DULUTH NO 2
 LOT 16, BLOCK 62, BAY VIEW ADDITION TO DULUTH NO 2
 LOTS 17 AND 18, BLOCK 62, BAY VIEW ADDITION TO DULUTH NO 2

Land	\$2,900.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$2,900.00
Certified Assessments	\$0.00



This vacant, partially wooded property is approximately 0.78 of an acre in the Bayview Heights neighborhood of Duluth. Parcels are located on undeveloped, platted roads. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 6	CITY OF DULUTH	010-0230-05080, 05150	\$3,550.00	± 0.95 acres	C22220667
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Location: Southeast of 7720 Ash Street, Duluth

Legal: LOTS 1 THRU 7, BLOCK 67, BAY VIEW ADDITION TO DULUTH NO 2
 LOTS 1 THRU 8, BLOCK 68, BAY VIEW ADDITION TO DULUTH NO 2

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



This vacant, partially wooded property is approximately 0.95 of an acre located in the Bayview Heights neighborhood of Duluth. These parcels are located on and divided by undeveloped, platted roads. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 7

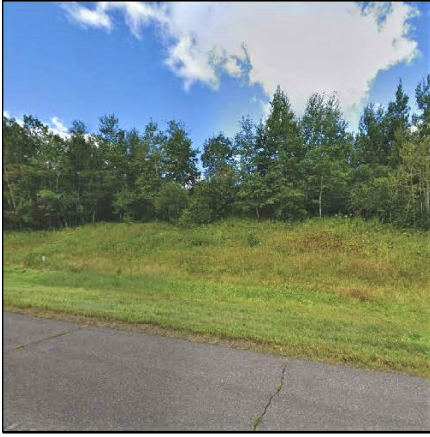
CITY OF DULUTH

010-0290-01100, 01110, 01190, 01200

\$15,700.00

± 0.97 acres

C22220668

**Location:** No access from Highway 61, walk in from Eastridge Boulevard, Duluth

Legal: LOT 9, BLOCK 6 EX HWY RT OF WAY, BRIGHTON GARDENS 2ND DIVISION
 NLY 60 FT OF LOT 10, BLOCK 6, BRIGHTON GARDENS 2ND DIVISION
 LOT 18, BLOCK 6, BRIGHTON GARDENS 2ND DIVISION
 LOT 19, BLOCK 6, BRIGHTON GARDENS 2ND DIVISION

Land	\$15,700.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$15,700.00
Certified Assessments	\$0.00



This vacant, wooded property is approximately 0.97 of an acre in the North Shore neighborhood of Duluth located on undeveloped, platted roads. There is no city sewer to the site. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. There can be no access directly from Highway 61 - contact MN DOT for access control information. Check with City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. There is a medical lien held against this property, consult a real estate attorney for details. Recording fee \$106.00 (T#126211, 63853, 37802, 260919). There is adjoining property being offered at this sale.

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

Tract 8

CITY OF DULUTH

010-0290-01120, 01130, 01140, 01150, 01180

\$17,965.00

± 1.11 acres

C22220669

**Location:** East of the intersection of Eastridge Boulevard and Highway 61, Duluth

Legal: LOT 11, BLK 6 EX HWY RT OF WAY, BRIGHTON GARDENS 2ND DIVISION
 LOT 12, BLK 6 EX HWY RT OF WAY, BRIGHTON GARDENS 2ND DIVISION
 LOT 13, BLK 6 EX HWY RT OF WAY, BRIGHTON GARDENS 2ND DIVISION
 LOT 14, BLK 6 EX HWY RT OF WAY, BRIGHTON GARDENS 2ND DIVISION
 LOT 17, BLK 6, BRIGHTON GARDENS 2ND DIVISION

Land	\$17,965.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$17,965.00
Certified Assessments	\$0.00



This vacant, wooded property is approximately 1.11 acres in the North Shore neighborhood of Duluth located on an undeveloped, platted road. There is no city sewer to the site. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. There can be no access directly from Highway 61 - contact MN DOT for access control information. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$126.00 (T#63854, 38367, 59741, 39752, 57259). There is adjoining property being offered at this sale.

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

Tract 9

CITY OF DULUTH

010-0530-01310

\$43,875.00

± 0.50 acres

C22220670

**Location:** North of 1221 Foster Avenue, Duluth**Legal:** Lot 3, Block 7, CITY HOME ACRES

Land	\$43,875.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$43,875.00
Certified Assessments	\$0.00



Vacant, partially wooded parcel in the Duluth Heights neighborhood. This +/- 70' x 300' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#110344). There is adjoining property being offered at this sale.

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

Tract 10

CITY OF DULUTH

010-0530-01325

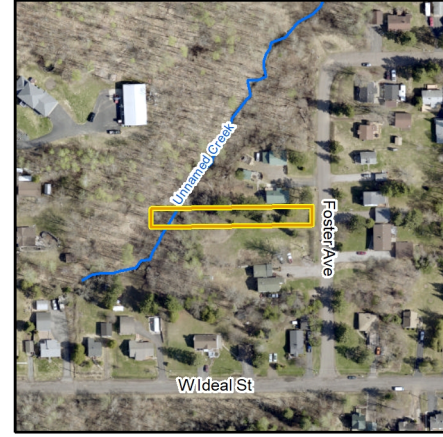
\$29,250.00

± 0.20 acres

C22220671

**Location:** South of 1313 Foster Avenue, Duluth**Legal:** Southerly 1/2 of Lot 4, Block 7, CITY HOME ACRES

Land	\$29,250.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$29,250.00
Certified Assessments	\$0.00



Vacant, partially wooded property located in the Duluth Heights neighborhood. This +/- 35' x 300' parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#110344). There is adjoining property being offered at this sale.

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

Tract 11

CITY OF DULUTH

010-1180-00175

\$9,600.00

± 0.06 acres

C22220672

**Location:** Northeast corner of the intersection of N 20th Avenue W and W 3rd Street, Duluth**Legal:** Southerly 48 feet of Lot 319, Block 108, DULUTH PROPER SECOND DIVISION

Land	\$9,600.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$9,600.00
Certified Assessments	\$0.00



This +/- 48' x 50' vacant, grassy parcel is located in the Lincoln Park neighborhood of Duluth. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 12

CITY OF DULUTH

010-1180-00860

\$10,500.00

± 0.08 acres

C22220673

**Location:** Between 310 and 322 N 22nd Avenue W, Duluth**Legal:** S 1/2 LOT 352, BLOCK 110, DULUTH PROPER SECOND DIVISION

Land	\$10,500.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$10,500.00
Certified Assessments	\$0.00



This +/- 70' x 50' vacant, grassy parcel is located in the Lincoln Park neighborhood of Duluth. Zoning is R-2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 13

CITY OF DULUTH

010-1270-00960

\$129,350.00

± 0.20 acres

C22220674

**Location:** 5 Mesaba Place, Duluth**Legal:** Lot 88, Block 33 EXCEPT Southern 15 feet for alley, DULUTH PROPER THIRD DIVISION

Land	\$47,300.00
Timber	\$0.00
Improvements	\$82,050.00
Minimum Bid	\$129,350.00
Certified Assessments	\$0.00



Vacant 2-story brick apartment building converted into a single-family home in the Central Hillside neighborhood of Duluth. First floor contains a living room, kitchen, dining room, common room, and a full bathroom. The second story features 3 bedrooms and a full bathroom. Basement houses a sauna area. There is a 3-stall detached garage. Condition of utilities is unknown. This structure resides on a +/- 50' x 135' lot zoned R-2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details. Any abandoned 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 14

CITY OF DULUTH

010-1350-10560

\$16,700.00

± 0.34 acres

C22220675

**Location:** Northeast of 619 W 9th Street, Duluth**Legal:** LOTS 97 AND 99, BLOCK 137, DULUTH PROPER THIRD DIVISION

Land	\$16,700.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$16,700.00
Certified Assessments	\$0.00



Vacant, wooded tract in the Duluth Heights neighborhood of Duluth. There are no city utilities to the site. This +/- 100' x 150' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#157864).

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

Tract 15

CITY OF DULUTH

010-1460-05040

\$4,575.00

± 0.03 acres

C22220676

**Location:** Between 109 and 217 S 19th Avenue E, Duluth**Legal:** Southerly 25 feet of Lot 7, Block 45, ENDION DIVISION OF DULUTH

Land	\$4,575.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$4,575.00
Certified Assessments	\$0.00



This irregularly shaped parcel located in the Endion neighborhood of Duluth is a lot of record. Zoning is R-2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#241160).

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

Tract 16

CITY OF DULUTH

010-2010-00810

\$22,950.00

± 1.40 acres

C22220677

**Location:** Between 3614 and 3622 Martin Road, Duluth**Legal:** LOT 24, BLOCK 3, GREYSOLON FARMS 1ST DIVISION OF DULUTH

Land	\$22,950.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$22,950.00
Certified Assessments	\$0.00



This vacant, wooded lot is approximately 1.4 acres with about 100 feet of frontage on Martin Rd. in the City of Duluth. Parcel is located within 0.25 mile of the Superior Hiking Trail and the North Shore State (snowmobile) Trail. There is an overhead powerline through the south corner of the parcel. The only city utility is gas adjacent Martin Rd. This area is zoned R-1 (Residential). Contact the City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#38669).

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

Tract 17

CITY OF DULUTH

010-2660-06970

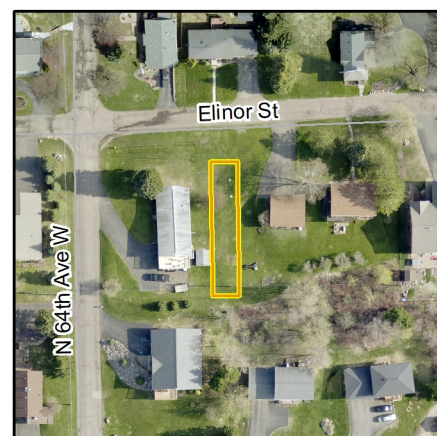
\$10,425.00

± 0.07 acres

C22220678

**Location:** East of 620 N 64th Avenue W, Duluth**Legal:** LOT 4, BLOCK 54, KIMBERLEY AND STRYKERS ADDN TO DULUTH

Land	\$10,425.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$10,425.00
Certified Assessments	\$0.00



This vacant +/- 25' x 125' parcel is located in the Cody neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#197233). There is adjoining property being offered at this sale.

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

Tract 18

CITY OF DULUTH

010-2660-06980

\$10,425.00

± 0.07 acres

C22220679

**Location:** West of 6310 Elinor Street, Duluth**Legal:** LOT 5, BLOCK 54, KIMBERLEY AND STRYKERS ADDN TO DULUTH

Land	\$10,425.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$10,425.00
Certified Assessments	\$0.00



This +/- 25' x 125' parcel is located in the Cody neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#197233). There is adjoining property being offered at this sale.

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

Tract 19

CITY OF DULUTH

010-2720-00150

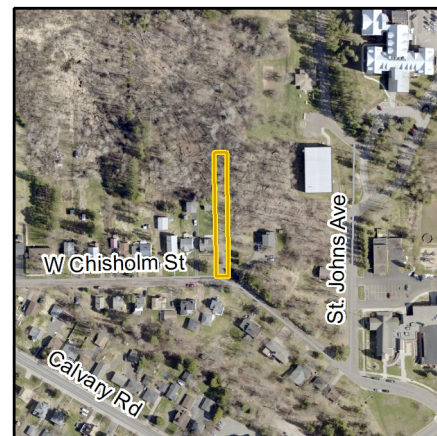
\$13,875.00

± 0.25 acres

C22220680

**Location:** East of 41 W Chisholm Street, Duluth**Legal:** E 33 FT OF S1/2 OF NW1/4 OF SE1/4 OF SW1/4, Sec 35 Twp 51N Rge 14W

Land	\$13,875.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$13,875.00
Certified Assessments	\$0.00



This +/- 33' x 330' parcel is located in the Woodland neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 20

CITY OF DULUTH

010-3510-06720, 06730

\$5,400.00

± 0.41 acres

C22220681

**Location:** Behind 8105 Grand Avenue, Duluth**Legal:** LOT 9, BLOCK 26, NORTONS FAIRMOUNT PARK DIV OF DULUTH
LOTS 10 THRU 14, BLOCK 26, NORTONS FAIRMOUNT PARK DIV OF DULUTH

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



Vacant, wooded property located on undeveloped, platted roads in the Norton Park neighborhood of Duluth. This +/- 100' x 150' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Utilities in the undeveloped roads may hinder access and/or development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of sale. Recording fee \$66.00 (T#299188, 339432).

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 CHISHOLM

020-0085-00720, 00740

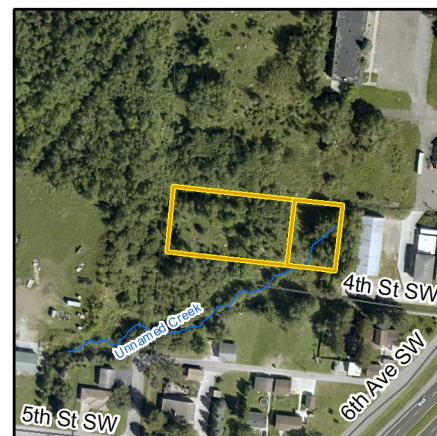
\$4,725.00

± 0.88 acres

C22220682

**Location:** West of the end of 4th Street SW on the north side of the undeveloped street, Chisholm**Legal:** LOT 18 EX E 20 FT & ALL OF LOT 19, BLOCK 4, CLARK ADDITION TO CHISHOLM
LOTS 20 THRU 23, BLOCK 4, CLARK ADDITION TO CHISHOLM

Land	\$4,725.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$4,725.00
Certified Assessments	\$0.00



This tract is approximately 0.88 of an acre located on undeveloped, platted roads. There is an unnamed creek crossing through the southeasterly portion of the property. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. 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 ELY

030-0122-00120

\$5,400.00

± 0.20 acres

C22220683

**Location:** West of MN Highway 1 on south side of alley, Ely**Legal:** LOT 13, BLOCK 5 INC PART OF VAC PATTISON ST ADJ, KAPSCH GARDEN TRACT 1ST REARR ELY

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



This +/- 54.4' x 166.5' parcel is zoned R-1 (Residential 1). Contact the City of Ely for permitted uses and zoning questions. Parcel is predominately wetlands and may not be suitable for development. Check with the City of Ely 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 23

CITY OF GILBERT

060-0010-00860

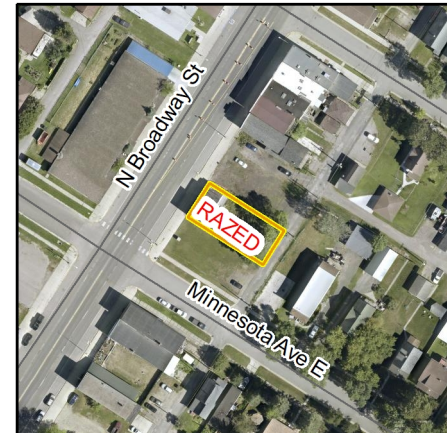
\$3,900.00

± 0.13 acres

C22220684

**Location:** South of 207 Broadway Street N, Gilbert**Legal:** Lots 3 and 4, Block 5, GILBERT

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



This +/- 50' x 110' parcel has a temporary highway easement along Broadway St. (doc. 1386048). Previously 205 Broadway St. N, the structures were removed in 2022. Zoning is C (Commercial District). Contact the City of Gilbert for permitted uses and zoning questions. Check with the City of Gilbert for any certified, pending or future assessments that may be reinstated. 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 GILBERT

060-0040-00172

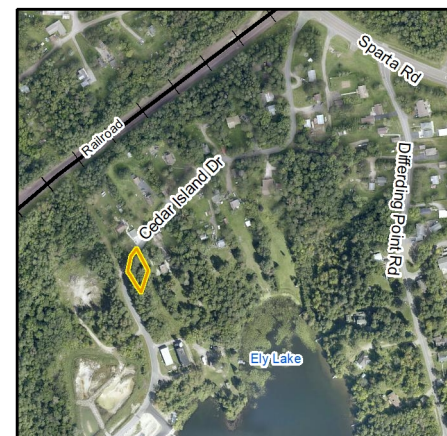
\$525.00

± 0.18 acres

C22220685

**Location:** West of 4776 Cedar Island Drive, Eveleth**Legal:** Northerly 100 feet of that part of Lot 13, lying Southwesterly of a line described as follows: Beginning at a point on the Northerly line 100.83 feet from the Northwest corner; thence Southeasterly at an angle of 115DEG9' 272.53 feet to a point; thence Easterly at an angle of 134DEG25' 276.55 feet, more or less, to the shore of Ely Lake, PETERSONS BEACH GILBERT

Land	\$525.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$525.00
Certified Assessments	\$0.00



This non-conforming parcel is approximately 0.18 of an acre. Zoning is R-1 (Low Density Residence District). Contact the City of Gilbert for permitted uses and zoning questions. Check with the City of Gilbert for any certified, pending or future assessments that may be reinstated. 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 VIRGINIA

090-0110-01110

\$2,925.00

± 0.09 acres

C22220686

**Location:** Between 719 and 723 11th Street N, Virginia**Legal:** LOT 27 AND E 6 FT 3 IN LOT 28, BLOCK 5, NORTH SIDE ADDITION TO VIRGINIA

Land	\$2,925.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$2,925.00
Certified Assessments	\$0.00



This non-conforming, +/- 31.25' x 120' parcel was previously 721 11th St. N, the structures were removed in 2020. Zoning is R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. The City of Virginia has waived or does not intend to reinstate the previously listed utility assessments. Recording fee \$46.00 (Abstract).

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

Tract 26

CITY OF AURORA

100-0047-00070

\$7,425.00

± 0.38 acres

C22220687

**Location:** West of Erie Street, Aurora**Legal:** Lot 7, Block 4, KNUTI 2ND ADDITION TO AURORA

Land	\$7,425.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$7,425.00
Certified Assessments	\$0.00



This non-conforming parcel is approximately 0.38 of an acre. Parcel is a lot of record. Zoning is LR (Low Density Residential). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 27

CITY OF AURORA

100-0080-01030

\$9,075.00

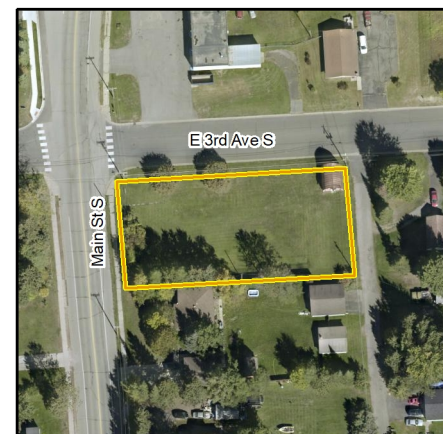
± 0.49 acres

C22220688

**Location:** Southeast corner of Highway 100 (Main Street) and E 3rd Avenue, 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	\$7,875.00
Timber	\$0.00
Improvements	\$1,200.00
Minimum Bid	\$9,075.00
Certified Assessments	\$0.00



This parcel is approximately 0.49 of an acre with a 2-story barn. Zoning is R-1 (One and Two Family 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).

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 COOK

120-0030-00240

\$1,350.00

± 0.13 acres

C22220572

**Location:** North of 220 2nd Street NW, Cook**Legal:** Lot 24, Block 1, BALLIETS ADDITION TO COOK

Land	\$1,350.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$1,350.00
Certified Assessments	\$0.00



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

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

Tract 29

CITY OF HIBBING

139-0080-00550, 01340

\$3,975.00

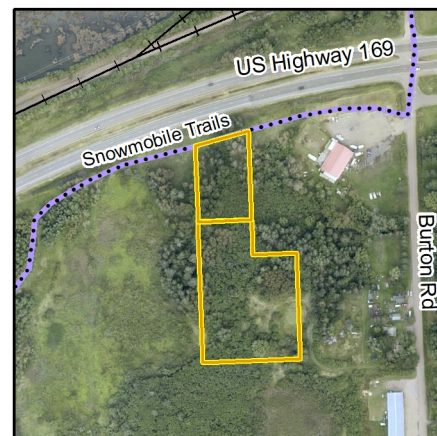
± 3.60 acres

C22220689

**Location:** West of Burton Road on the north side of the undeveloped, platted road, Hibbing

Legal: LOTS 5 AND 6 EX HWY R/W AND ALL OF LOTS 7 THRU 14 INC PT OF VAC AVE ALLEY & ST ADJ, BLOCK 3, BURTON
 Lots 1 through 29, Block 6, INCLUDING the E 1/2 of vacated 2nd Ave. adjacent; AND INCLUDING the S 1/2 of vacated B St. adjacent; AND INCLUDING that part of the vacated alley in Block 6 adjacent to Lots 1 through 6 and Lots 27 through 29, BURTON

Land	\$3,975.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$3,975.00
Certified Assessments	\$0.00



This parcel is approximately 4 acres located on undeveloped, platted roads. Zoning is C-3 (Highway Service Commercial District). Contact the City of Hibbing for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. According to the Minnesota Department of Transportation there can be no access directly from the freeway. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 30

CITY OF HIBBING

141-0050-06788

\$5,300.00

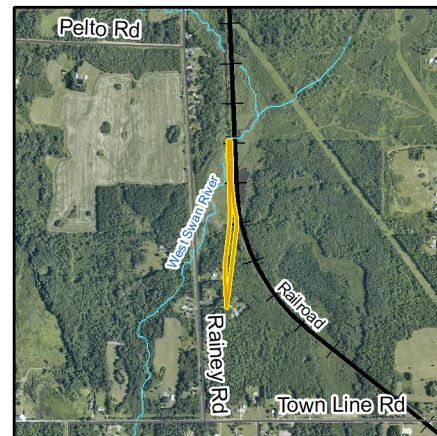
± 2.02 acres

C22220573

**Location:** East of Rainey Road, Hibbing

Legal: RY RT OF WAY EXTENDING FROM S LINE OF NW 1/4 OF SW 1/4 TO A LINE PARALLEL WITH AND DISTANT 85 FT SWLY FROM CENTER LINE OF MAIN TRACK AS NOW CONSTRUCTED THRU SW 1/4 OF NW 1/4 EX PART LYING WITHIN 400 FT OF WLY LINE OF NW 1/4 OF SW 1/4, Sec 34 Twp 57N Rge 21W

Land	\$3,800.00
Timber	\$1,500.00
Improvements	\$0.00
Minimum Bid	\$5,300.00
Certified Assessments	\$0.00



This non-conforming, irregularly shaped parcel is crossed by about 74 feet of the West Swan River. Parcel has no known legal access and adjoins an active railroad grade. Parcel is zoned R-R (Rural-Residential District). Contact the City of Hibbing for permitted uses and zoning questions. Parcel is subject to Public Waters – visit the MN DNR website for more information. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

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

Tract 31

CITY OF IRON JUNCTION

145-0010-01430, 01490

\$13,275.00

± 0.60 acres

C22220690

**Location:** North of Main Street on the west side of Merritt Avenue, Iron Junction

Legal: THAT PART OF LOTS 1 THRU 5 LYING NLY OF A LINE EXTENDING FROM A PT ON E LINE OF LOT 12 BLK 13 THAT IS 62.5 FT S OF NE COR THENCE S 89 DEG 47'6"E 308.93 FT TO E LINE OF BLK 11 INC PART OF VAC ALLEY ADJ AND INC PART OF VAC 1ST ST N ADJ, BLOCK 11, IRON JUNCTION

THAT PART OF LOTS 1 THRU 4 LYING NLY OF A LINE EXTENDING FROM A PT ON E LINE OF LOT 12 BLK 13 THAT IS 62.5 FT S OF NE COR THENCE S 89 DEG 47'6"E 308.93 FT TO E LINE OF BLK 11 INC PART OF VAC ALLEY ADJ AND INC PART OF VAC 1ST ST N ADJ AND INC PART OF VAC 1ST AVE ADJ, BLOCK 12, IRON JUNCTION

Land	\$13,275.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$13,275.00
Certified Assessments	\$0.00



This vacant, irregularly shaped parcel is approximately 0.6 of an acre located in the city of Iron Junction. Structures and underground fuel tanks were removed from this property in 2017. Please contact Lauralin Kania with the MPCA (218-302-6639) for site improvement requirements (reference file #LS0020383). Check with Iron Junction for any certified, pending, or future assessments that may be reinstated, and for permitted land use questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Recording fee \$46.00 (Abstract). There is adjoining property being offered at this sale.

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

Tract 32

CITY OF IRON JUNCTION

145-0010-02720, 02990

\$14,175.00

± 0.65 acres

C22220691

**Location:** East of Merritt Avenue on the south side of undeveloped, platted 2nd Street N, Iron Junction

Legal: LOTS 13 THRU 16 INC PART OF VAC 1ST ST N ADJ & INC PART OF VAC ALLEY ADJ, BLOCK 20, IRON JUNCTION

LOTS 13 AND 14 INC PART OF VAC ALLEYS ADJ, BLOCK 22, IRON JUNCTION

Land	\$14,175.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$14,175.00
Certified Assessments	\$0.00



This vacant, irregularly shaped parcel is approximately 0.65 of an acre and located in the city of Iron Junction. Structures and underground fuel tanks were removed from this property in 2017. Please contact Lauralin Kania with the MPCA (218-302-6639) for site improvement requirements (reference file #LS0020383). Check with Iron Junction for any certified, pending, or future assessments that may be reinstated, and for permitted land use questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 33

CITY OF IRON JUNCTION

145-0010-02760

\$18,900.00

± 0.97 acres

C22220692

**Location:** North of Main Street on the west side of Merritt Avenue, Iron Junction

Legal: LOTS 1-11 INC PART OF VAC ALLEY ADJ & INC PART OF VAC 1ST ST N ADJ, BLOCK 21, IRON JUNCTION

Land	\$18,900.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$18,900.00
Certified Assessments	\$0.00



This vacant and irregularly shaped parcel is approximately 0.97 of an acre and located in the city of Iron Junction. Please contact Lauralin Kania with the MPCA (218-302-6639) for site improvement requirements (reference file #LS0020383). Check with Iron Junction for any certified, pending, or future assessments that may be reinstated, and for permitted land use questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 34

CITY OF WINTON

190-0010-02510

\$250.00

± 0.08 acres

C22220596

**Location:** Northeast corner of Fall Lake Drive N and 2nd Avenue E, Winton**Legal:** Lot 13, Block 13, FALL LAKE

Land	\$250.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$250.00
Certified Assessments	\$0.00



This non-conforming +/- 30' x 119' parcel is located on undeveloped, platted roads. Zoning is R-1 (Residential District). Contact the City of Winton for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area, is predominately wetland and may not be suitable for development. Check with the City of Winton for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#331974).

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

TOWN OF ARROWHEAD

225-0010-00830

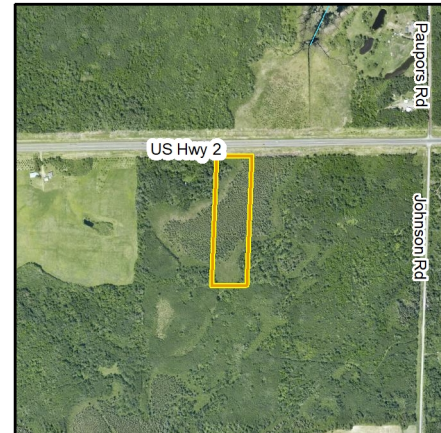
\$4,950.00

± 9.46 acres

C22220693

**Location:** West of Johnson Road on the south side of US Highway 2, Brookston**Legal:** LOT 2 EX HWY R/W AND EX ELY 1/4 AND EX W1/2, Sec 6 Twp 50N Rge 19W

Land	\$4,950.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$4,950.00
Certified Assessments	\$0.00



This parcel is approximately 9.46 acres. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel is predominately wetlands and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Arrowhead Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 36

TOWN OF ARROWHEAD

225-0010-00835

\$5,175.00

± 9.46 acres

C22220694

**Location:** West of Johnson Road on the south side of US Highway 2, Brookston**Legal:** E 1/4 OF LOT 2 EX HWY R/W, Sec 6 Twp 50N Rge 19W

Land	\$5,175.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$5,175.00
Certified Assessments	\$0.00



This parcel is approximately 9.46 acres. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel is predominately wetlands and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Arrowhead Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 37	TOWN OF AULT	230-0010-00678	\$1,800.00	± 2.00 acres	C22220695
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Location: West of 1826 Brimson Road, Brimson

Legal: PART OF NE 1/4 OF SW 1/4 BEGINNING 290 FT N AND 520 FT W OF SE CORNER THENCE S 290 FT THENCE W 280 FT THENCE N 323 FT THENCE SELY TO POINT OF BEGINNING, Sec 4 Twp 55N Rge 12W

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



This parcel is approximately 2 acres. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Parcel is predominately wetlands and may not be suitable for development. Check with Ault Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

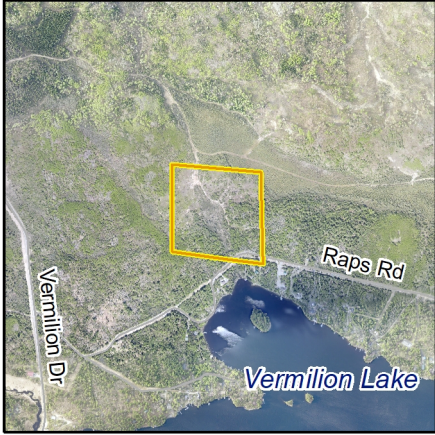
Tract 38	TOWN OF BEATTY	250-0020-01320	\$32,800.00	± 40.00 acres	C22220696
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Location: North of 9036 Raps Road, Cook

Legal: SW 1/4 OF NW 1/4, Sec 9 Twp 63N Rge 18W

Land	\$24,300.00
Timber	\$8,500.00
Improvements	\$0.00
Minimum Bid	\$32,800.00
Certified Assessments	\$0.00



This parcel is approximately 40 acres crossed by Raps Rd. and two private driveway easements in the southeast corner. Zoning is MU-5 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (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.

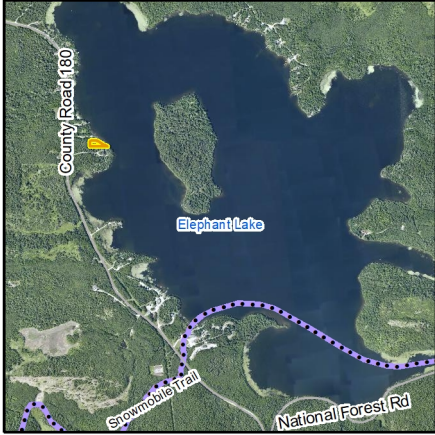
Tract 39	TOWN OF CAMP 5	278-0050-02007	\$179,900.00	± 0.76 acres	C22220697
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Location: 6504 County Road 180, Orr

Legal: N 100 FT OF S 325 FT OF LOT 6, Sec 14 Twp 66N Rge 19W

Land	\$89,100.00
Timber	\$0.00
Improvements	\$90,800.00
Minimum Bid	\$179,900.00
Certified Assessments	\$0.00



This non-conforming lot of record parcel is approximately 0.76 of an acre with about 120 feet of frontage on Elephant Lake. There is a 2-story structure that has 4 bedrooms, 1 1/2 baths, a kitchen, and a dining/living room. There is a ramblar set above a sealed garage that has 2 bedrooms, 1 bath, kitchen and a deck off of the living room. There is also a 1+ story barn shaped structure and a woodshed. Condition of utilities is unknown. Parcel is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The septic was constructed more than 10 years ago and needs to be inspected prior to new occupancy - contact St. Louis County Environmental Services for more information. There may be an acreage discrepancy and/or depiction of property lines and/or location may be inaccurate – potential buyers should consult a surveyor. Check with Camp 5 Township for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 40

TOWN OF CANOSIA

280-0014-00012

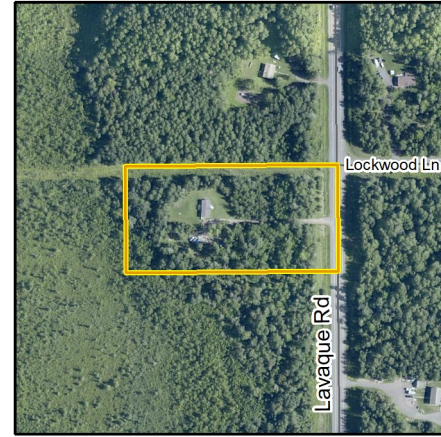
\$125,650.00

± 5.00 acres

C22220698

**Location:** 5293 LaVaque Road, Duluth**Legal:** N1/2 of NE1/4 of NE1/4 of NE1/4, Sec 22 Twp 51N Rge 15W

Land	\$84,600.00
Timber	\$0.00
Improvements	\$41,050.00
Minimum Bid	\$125,650.00
Certified Assessments	\$0.00



This nicely wooded parcel is approximately 5 acres in rural Canosia Township. There is a 1-story double wide mobile home featuring a living and dining room, kitchen, three bedrooms, and two full bathrooms. Condition of utilities unknown. This area is zoned MU-5 (Multiple Use). Contact the St. Louis County Planning and Development Department for permitted uses and zoning questions. The property contains wetlands. The western border of the parcel may be located within a floodplain management area that could impact development. Check with Canosia Township for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Proof of insurance for this structure is required within 30 days if purchased under contract. Recording fee \$46.00 (T#311287).

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

TOWN OF FAIRBANKS

335-0050-00530

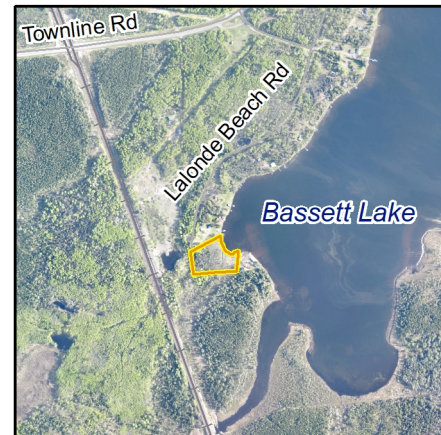
\$66,200.00

± 2.83 acres

C22220699

**Location:** Between 3350 and 3360 Lalonde Beach Road, Brimson**Legal:** LOTS 54 55 AND 56, LALONDE BEACH TOWN OF FAIRBANKS

Land	\$65,700.00
Timber	\$500.00
Improvements	\$0.00
Minimum Bid	\$66,200.00
Certified Assessments	\$0.00



This parcel is approximately 2.83 acres with about 320 feet of frontage on Bassett Lake. Zoning is SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Fairbanks 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 42

TOWN OF FRENCH

370-0010-03250

\$6,700.00

± 12.09 acres

C22210149

**Location:** Approximately 350 feet east of bridge (to Side Lake) on McCarthy Beach Road, Side Lake**Legal:** THAT PART OF SE 1/4 OF SE 1/4 LYING W OF STURGEON RIVER, EX PART LYING N OF COUNTY ROAD #915, Sec 20 Twp 60N Rge 21W

Land	\$6,700.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$6,700.00
Certified Assessments	\$0.00



This parcel is approximately 12.09 acres with about 2,100 feet of frontage on the Sturgeon River. Parcel has water access and is zoned SMU-11 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel is predominately wetland and is not suitable for development. There may be an acreage discrepancy and/or depiction of property lines and/or location may be inaccurate - potential buyers should consult a surveyor. Parcel is subject to Public Waters - visit the MN DNR website for more information. Check with French 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 43

TOWN OF FRENCH

370-0010-04470

\$24,600.00

± 20.00 acres

C22220700

**Location:** Southeast corner of Highway 5 and Jaranson Road, Side Lake**Legal:** N1/2 of NW1/4 of SW1/4, Sec 28 Twp 60N Rge 21W

Land	\$18,400.00
Timber	\$6,200.00
Improvements	\$0.00
Minimum Bid	\$24,600.00
Certified Assessments	\$0.00



This parcel is approximately 20 acres crossed by about 700 feet of frontage of an unnamed stream off of the Sturgeon River. Zoning is MU-3 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Parcel is subject to Public Waters – visit the MN DNR website for more information. Check with French Township for any certified, pending or future assessments that may be reinstated. Any abandoned personal property is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 44

TOWN OF FRENCH

370-0030-00190

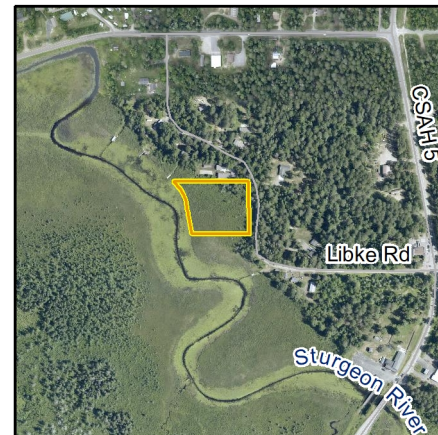
\$5,600.00

± 2.41 acres

C22220701

**Location:** South of 7565 Libke Road, Side Lake**Legal:** Lots 13, 14 AND 15, CLEMENT

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



This parcel is approximately 2.41 acres with about 315 feet of frontage on the Sturgeon River. Zoning SMU-11 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area, is predominately wetland and may not be suitable for development. Parcel is subject to Public Waters – visit the MN DNR website for more information. Depiction of property lines and/or location may not be accurate - potential buyers should consult a surveyor. Check with French 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 45

TOWN OF GREAT SCOTT

385-0010-04020

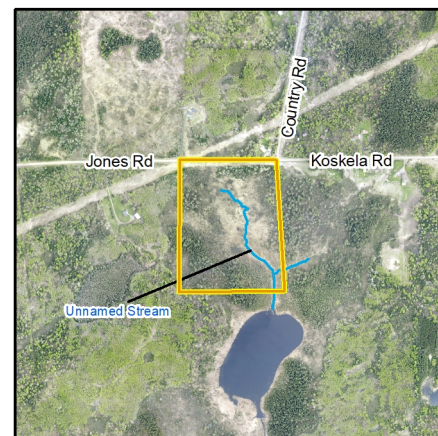
\$21,100.00

± 40.00 acres

C22220702

**Location:** Southwest corner of Jones, Koskela and Country Roads, Mt. Iron**Legal:** NE 1/4 OF NE 1/4, Sec 35 Twp 58N Rge 19W

Land	\$20,600.00
Timber	\$500.00
Improvements	\$0.00
Minimum Bid	\$21,100.00
Certified Assessments	\$0.00



This parcel is crossed by about 1,638 feet of frontage of an unnamed stream and by an overhead powerline in the northwest corner. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel is predominately wetlands and may not be suitable for development. Parcel is subject to Public Waters – visit the MN DNR website for more information. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Great Scott Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 46

TOWN OF GREENWOOD

387-0430-00240

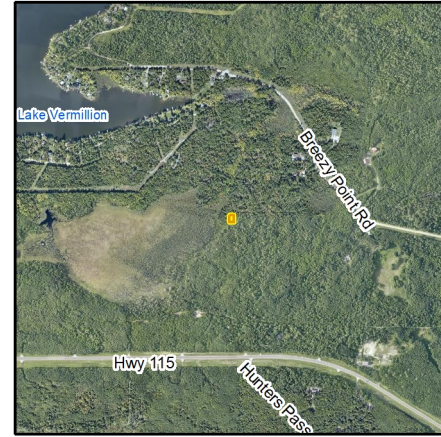
\$225.00

± 0.11 acres

C22220704

**Location:** Northwest of Highway 115 and Hunters Pass, Tower**Legal:** Lots 24 and 25, Block 1, VERMILLION GROVE

Land	\$225.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$225.00
Certified Assessments	\$0.00



This non-conforming parcel is approximately 0.11 of an acre located on undeveloped, platted roads. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with Greenwood 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

TOWN OF KUGLER

410-0010-01270

\$8,800.00

± 21.20 acres

C22220705

**Location:** North of Wiseman Road on State Highway 135 on the north side of West Two River, Tower**Legal:** THAT PART OF NE 1/4 OF SW 1/4 LYING N OF WEST TWO RIVERS EX 1 20/100 ACRES FOR HWY, Sec 8 Twp 61N Rge15W

Land	\$8,600.00
Timber	\$200.00
Improvements	\$0.00
Minimum Bid	\$8,800.00
Certified Assessments	\$0.00



This parcel is approximately 21.2 acres with about 2,087 feet of frontage on the West Two River, which has a conservation easement (doc. 155617) for public access and improvement of trout habitat. The Mesabi Trail will be constructed in the future, along the west side of Hwy. 135 in the highway right of way. Zoning is RES-4 (Residential) in the southwest and MU-4 (Multiple Use) in the northeast. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel is predominately wetland and is not suitable for development. Check with Kugler 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 48

TOWN OF LAKEWOOD

415-0010-02610

\$15,375.00

± 5.00 acres

C22220706

**Location:** Northeast corner of Tischer Road N and Lavis Road, Duluth**Legal:** W1/2 of W1/2 of S1/2 of NW1/4 of SW1/4, Sec 9 Twp 51N Rge 13W

Land	\$15,025.00
Timber	\$350.00
Improvements	\$0.00
Minimum Bid	\$15,375.00
Certified Assessments	\$0.00



This parcel is approximately 5 acres. Zoning is MUNS-4 (Multiple Use). Contact Lakewood Township for permitted uses and zoning questions. Parcel contains wetlands which may impact development and/or access plans. Check with Lakewood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#247442).

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

TOWN OF MORSE

465-0290-00810

\$28,350.00

± 0.10 acres

C22220707

**Location:** Northwest corner at end of developed N 20th Avenue E, Ely**Legal:** ALL FRACTIONAL, BLOCK 29, TOWN OF SPALDING

Land	\$28,350.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$28,350.00
Certified Assessments	\$0.00



This non-conforming parcel is approximately 0.1 of an acre with about 360 feet of frontage on Shagawa Lake. Parcel is located on undeveloped, platted roads. Zoning is SMU-11 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel is predominately wetland and is not suitable for development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Parcel is subject to Public Waters – visit the MN DNR website for more information. Depiction of property lines and/or location may be inaccurate - potential buyers should consult a surveyor. Check with Morse Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 50

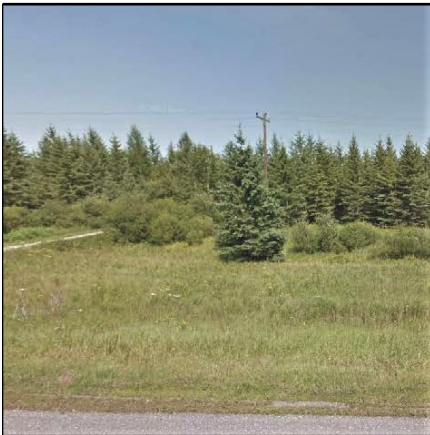
TOWN OF OWENS

495-0010-04434

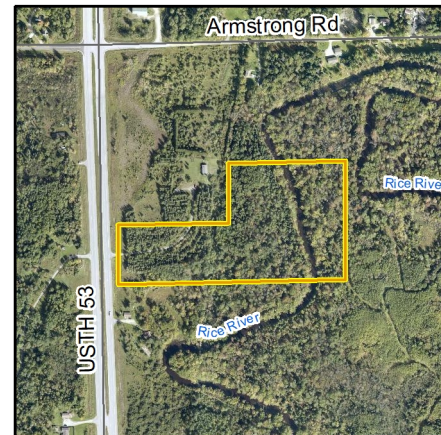
\$36,400.00

± 14.75 acres

C22220708

**Location:** South of Armstrong Road on the east side of US Highway 53, Cook**Legal:** S1/2 OF NW1/4 OF NW1/4 EX N1/2 OF SW1/4 & EX THAT PART SHOWN AS PARCEL 96 ON MN DOT R/W PLAT #69-125, Sec 32 Twp 62N Rge 18W

Land	\$33,400.00
Timber	\$3,000.00
Improvements	\$0.00
Minimum Bid	\$36,400.00
Certified Assessments	\$0.00



This parcel is approximately 14.75 acres crossed by about 700 feet of frontage of the Rice River. There is a conservation easement on Rice River (doc. 01138749). Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Development Department for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and contains wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Owens Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 51

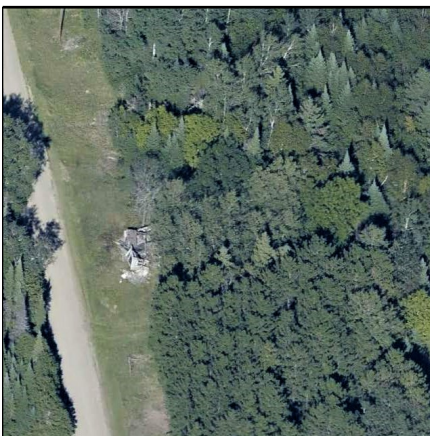
TOWN OF TOIVOLA

550-0010-02896

\$525.00

± 0.38 acres

C22220709

**Location:** South of Highway 5 on the east side of Dry Road, Toivola**Legal:** SOUTH 136 FT OF WEST 120 FT OF LOT 3, Sec 18 Twp 54N Rge 19W

Land	\$525.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$525.00
Certified Assessments	\$0.00



This non-conforming parcel is approximately 0.38 of an acre. There is a dilapidated structure on the site. 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 Toivola 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 52

TOWN OF WAASA

565-0010-01120

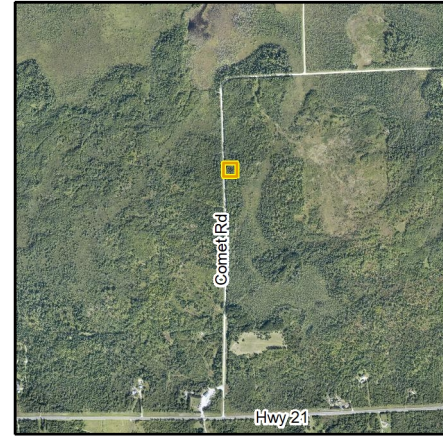
\$1,425.00

± 1.00 acres

C22220710

**Location:** North of Highway 21 on the east side of Comet Road, Embarrass**Legal:** BEGINNING AT A POINT 1 ROD E OF THE NW CORNER OF SW 1/4 OF NW 1/4 RUNNING THENCE 208 7/10 FT E THENCE 208 7/10 FT S THENCE 208 7/10 FT W THENCE 208 7/10 FT N TO POINT OF BEGINNING, Sec 8 Twp 60N Rge 14W

Land	\$1,125.00
Timber	\$300.00
Improvements	\$0.00
Minimum Bid	\$1,425.00
Certified Assessments	\$0.00



This non-conforming parcel is approximately 1 acre. Parcel is a lot of record. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Waasa 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 53

TOWN OF WHITE

570-0010-00072

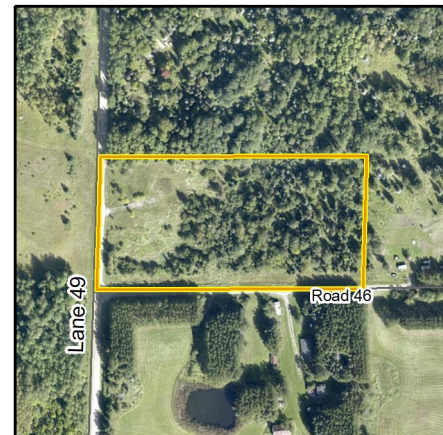
\$8,550.00

± 5.00 acres

C22220711

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

Land	\$7,600.00
Timber	\$950.00
Improvements	\$0.00
Minimum Bid	\$8,550.00
Certified Assessments	\$0.00



This non-conforming parcel is approximately 5 acres. Previously 4656 Lane 49, the structures were removed in 2018. 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. Recording fee \$46.00 (Abstract).

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

Tract 54

UNORGANIZED 56 17

690-0010-04010

\$55,600.00

± 14.55 acres

C22210166

**Location:** Directly across from boat access on west side of Elliot Lake, Eveleth**Legal:** LOT 3, Sec 24 Twp 56N Rge 17W

Land	\$54,200.00
Timber	\$1,400.00
Improvements	\$0.00
Minimum Bid	\$55,600.00
Certified Assessments	\$0.00



This parcel has about 1,320 feet of frontage on Elliot Lake. Parcel has water access and is zoned SMU-7 (Shoreland Mixed 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. Parcel is subject to Public Waters - visit the MN DNR website for more information. Depiction of property lines and/or location may be inaccurate - potential buyers should consult a surveyor. 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 55	UNORGANIZED 56 17	690-0010-04503	\$100.00	± 0.12 acres	C22220601
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Location: East of US Highway 53 and Murphy Lake Road, Eveleth

Legal: That part of NE1/4 of SE1/4 commencing at a point on Easterly right of way line of HWY #53, 33 feet South of North line of forty; thence East 175 feet; thence South 20 feet to the Point of Beginning; thence South 125 feet; thence East 40 feet; thence North 125 feet; thence West 40 feet to the Point of Beginning, Sec 27 Twp 56N Rge 17W

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



This non-conforming, +/- 125' x 40' parcel has no known legal access. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with the St. Louis County Auditor's Office 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	UNORGANIZED 59 21	755-0010-03140, 04760	\$42,400.00	± 39.95 acres	C22220712
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Location: East of Powers Road and divided by Conners Road, Hibbing

Legal: LOT 3, Sec 20 Twp 59N Rge 21W
LOT 4, Sec 29 Twp 59N Rge 21W

Land	\$38,700.00
Timber	\$3,700.00
Improvements	\$0.00
Minimum Bid	\$42,400.00
Certified Assessments	\$0.00



This parcel is approximately 39.95 acres with about 1,015 feet of frontage on Gansey Lake and is divided by Conners Road. Zoning is RES-5 (Residential) north of the road and FAM-3 (Forest Agricultural Management) south of the road. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with 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.

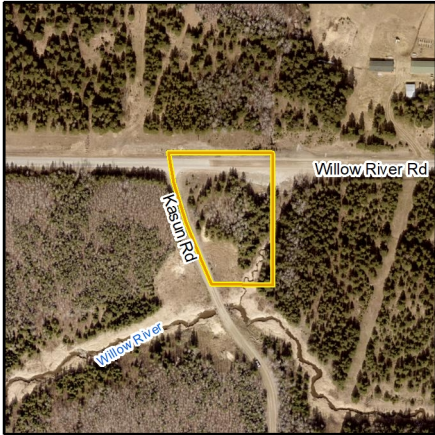
Tract 57	UNORGANIZED 63 21	758-0010-00530	\$1,500.00	± 2.00 acres	C22220713
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Location: Southeast corner of Willow River Road and Kasun Road, Orr

Legal: Northeasterly 2 acres, triangular in shape, of Govt Lot 1, Sec 5 Twp 63N Rge 21W

Land	\$1,300.00
Timber	\$200.00
Improvements	\$0.00
Minimum Bid	\$1,500.00
Certified Assessments	\$0.00



This parcel is approximately 2 acres with about 220 feet of frontage on a branch of the Willow River. There is a dilapidated structure foundation on site. Parcel is a non-conforming lot of record. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

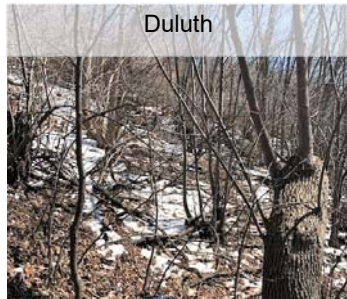


TAX-FORFEITED LAND SALES

Available Properties *St. Louis County, Minnesota*

Opportunity to Purchase Over the Counter

Available list properties are those that have been previously offered for sale at auction to the highest bidder but were not acquired. They are now available for immediate purchase, first come, first served, for the total price listed on each tract.



Duluth



Beatty Township



Cook



Morse Township



Breitung Township



Hibbing



Duluth



Winton



Hibbing



Ellsburg Township



Ely



Beatty Township

Many more properties available!

stlouiscountymn.gov/landsale

218-726-2606

Online Available List

Available Land Sales

City: Acres: Price:

of 2 330 Items 100 / Page

Detail	Property Report	Map	Tract Number	Contract Number	City/Township	Remarks	Acres	Price
			1	C2200119	City Of Duluth	Vacant lot on Vinland St. in the Bayview Heights neighborhood of Duluth. This +/- 40' x 125' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$45.00 (Abstract).	0.11	\$6,990.00
			2	C22190079	City Of Duluth	Vacant, partially wooded property north of Superior St. in the Bayview Heights neighborhood of Duluth. This +/- 250' x 150' parcel is zoned R-1 (Residential). Any potential buyer must obtain appropriate approvals, if improvements are planned to the site. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$45.00 (Abstract).	0.71	\$6,890.00
			3	C22190167	City Of Duluth	Vacant lot east of the end of Oak St. in the Bayview Heights neighborhood of Duluth. This +/- 28' x 125' parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$45.00 (Abstract).	0.07	\$2,970.00
			4	C22200267	City Of Duluth	Vacant, wooded parcels on N 72nd Ave. E and E Superior St. in the North Shore neighborhood of Duluth. This +/- 1.5 acre parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$45.00 (Abstract).	1.65	\$31,825.00

Browse the list to find properties that could fit your needs. Find the property report, remarks, and information about price and acreage.

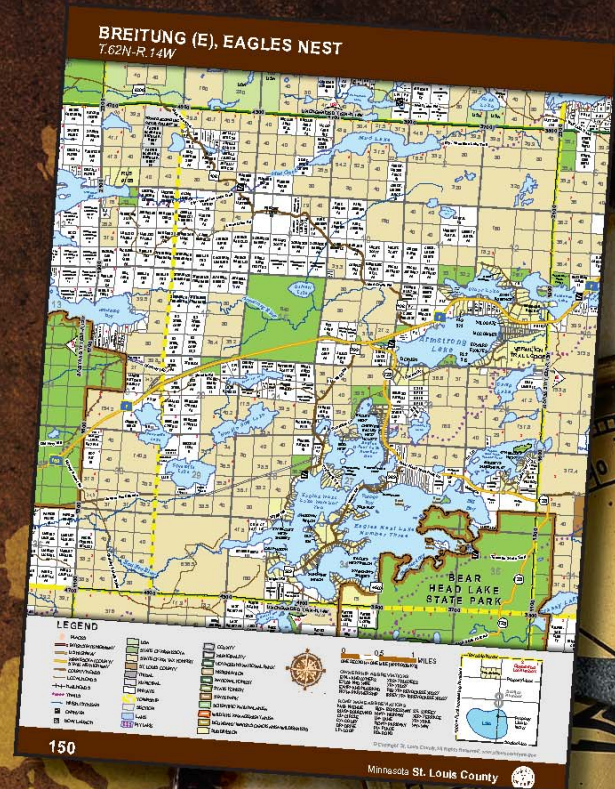
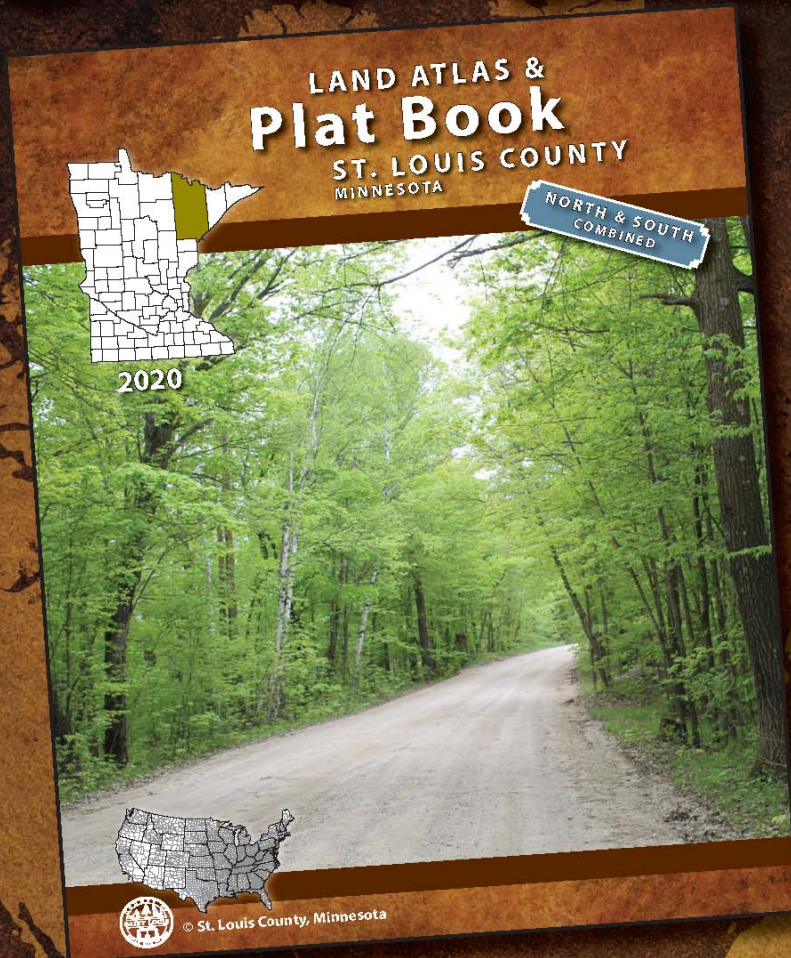
The available list is posted on the county's website.

Available List and Booklet located:

www.stlouiscountymn.gov/landsales

Disclaimer: Prices and availability subject to change.

2020 LAND ATLAS & PLAT BOOK ST. LOUIS COUNTY



Mobile
App for
Plat Book



New for 2020! The St. Louis County Land Atlas & Plat Book will be available from a mobile app (in addition to limited print copies). No cellular connection needed! GPS-enabled plat book content for iOS and Android devices (phone / tablet) for quick access to land information in the field. Use your device to locate your position on the map, draw & measure, record GPS tracks, and more. Purchase maps for the entire county, by region, or by individual page. Maps for the app will be updated annually between print editions at no additional cost.



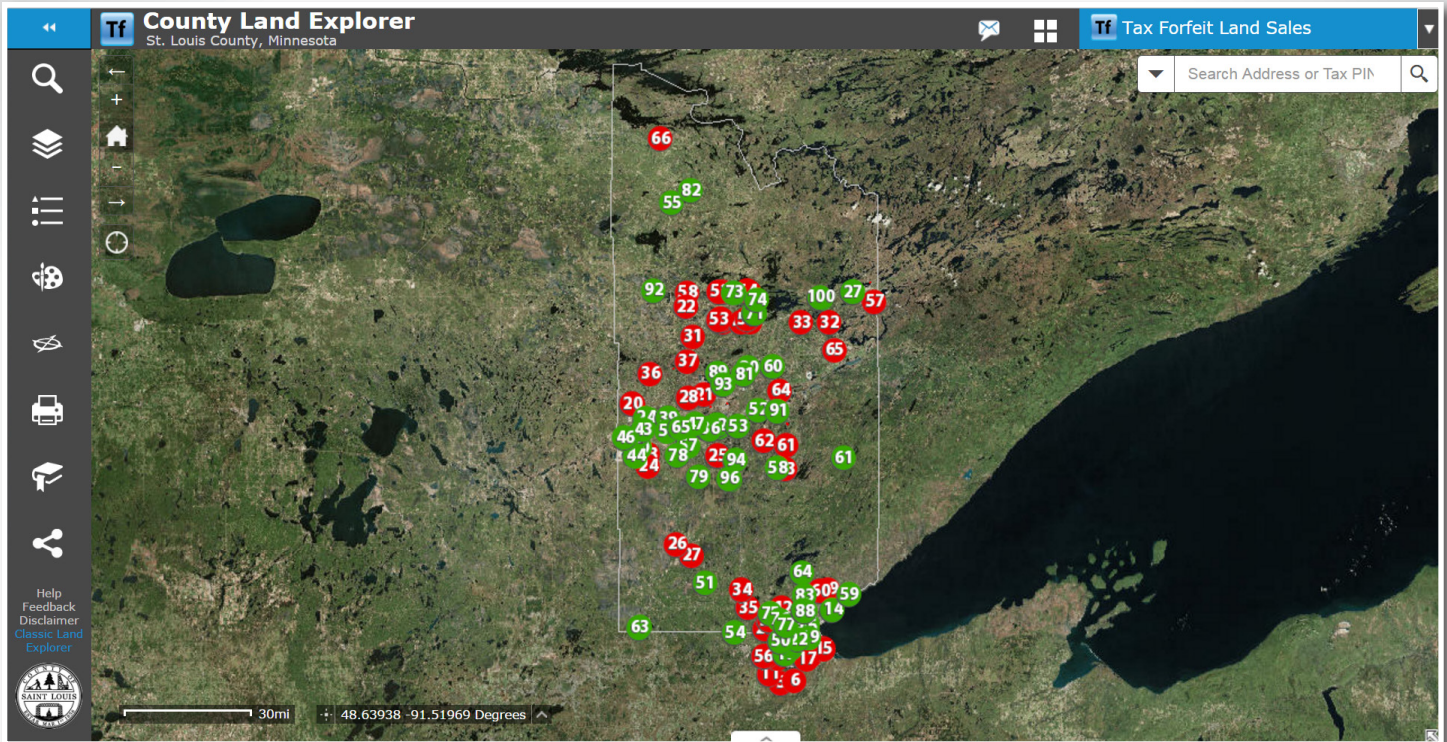


MAPPING- AUCTION AND AVAILABLE LIST

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.

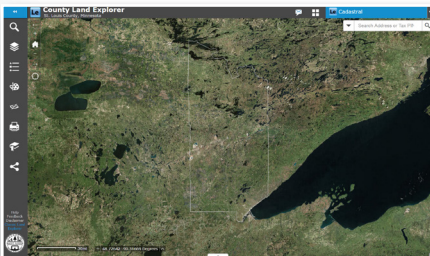
Web Link: <http://www.stlouiscountymn.gov/explorer>

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

To View

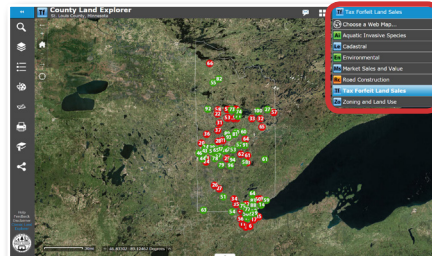
Step 1:

Open County Land Explorer



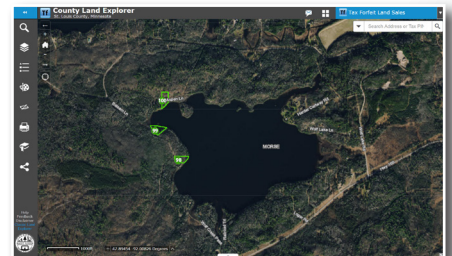
Step 2:

Select "Tax-Forfeited Land Sales"



Step 3:

Zoom to area of interest





DOs 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.

DOs 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.





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 of the land, timber, and structures. Additional fees such as recording fees, deed fees, and deed taxes will be due and explained at the time of closing.

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

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

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

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



DISCLAIMERS & TERMS

Land and Minerals Department St. Louis County, Minnesota

8. PROPERTY CONDITION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



LAND SALE INFORMATION

Land and Minerals Department St. Louis County, Minnesota

Q & A

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

We have three (3) state tax-forfeited land sales per year, one each in February, June and October. All are offered online. Dates are posted by January each year at: stlouiscountymn.gov/landsales. Listings are available approximately one month before the online sale begins.

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

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

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

3. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

The land sales are advertised in the official newspaper of the county (currently the Duluth News Tribune duluthnews.com) and on our website: stlouiscountymn.gov/landsales. 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.

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

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

ADDITIONAL INFORMATION

- The land and structures being offered for sale were once privately owned, but forfeited to the state due to failure to pay real estate taxes. It is the county's responsibility to manage tax-forfeited properties.
- 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 nonconservation, it can be sold for private ownership via auction.
- Properties identified for auction (and approved as being able to sell) are sold to the highest bidder; however, not for less than the value that is set by the county board.
- When a parcel is classified as conservation, it is retained for natural resource management, such as timber production.
- Land containing standing timber may not be sold until the timber value and the sale of the land have been approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources).
- Minerals in tax-forfeited land and tax-forfeited stockpiled metallic minerals or materials are subject to mining (mineral rights). Mineral rights are retained by the State of Minnesota.

CLOSES FEBRUARY 9, 2023

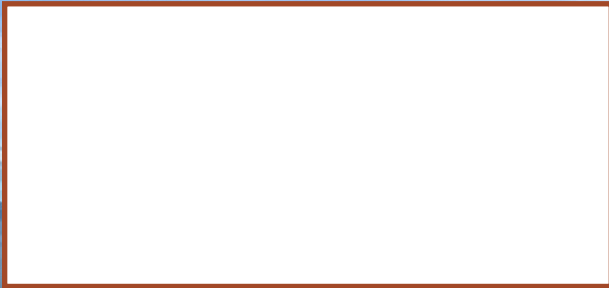


St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

• Recreational Land • Structures • Investment Property • Lakeshore



**FOR
S
A
L
E**

LAND SALE AUCTION ONLINE BIDDING

Starts Thursday, January 26, 2023

Closes Thursday, February 9, 2023

Ends at 11:00 a.m. CST

publicsurplus.com

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

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

stlouiscountymn.gov

218-726-2606