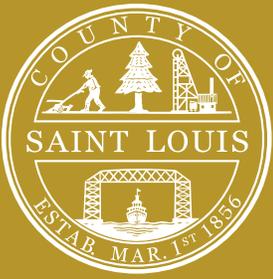


CLOSES JUNE 11, 2020



St. Louis County, Minnesota

# ONLINE TAX FORFEITED PROPERTY AUCTION

Land and Minerals Department

**DUE TO COVID-19 PUBLIC GATHERING PROTOCOLS,  
THIS AUCTION WILL BE PRESENTED ONLINE ONLY**

- Recreational Land
- Structures
- Investment Property
- Lakeshore

**LAND SALE AUCTION  
ONLINE BIDDING**

Starts Thursday, May 28, 2020  
Closes Thursday, June 11, 2020  
Ends at 2:00 p.m. CST  
[www.publicsurplus.com](http://www.publicsurplus.com)

**FOR  
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## County Financing Available

**RESIDENTIAL**

**SOUDAN**



**ACREAGE**

**ALANGO TOWNSHIP**



**SHORELAND**

**WHITEFACE RIVER**



[stlouiscountymn.gov](http://stlouiscountymn.gov)

218-726-2606



# STATE TAX FORFEITED LAND SALE INFORMATION

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

## COPIES AND INFORMATION

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

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



## EMAIL NEWS - SIGN UP!

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

[www.stlouiscountymn.gov/landsales](http://www.stlouiscountymn.gov/landsales)

Click on the Subscribe button.

## QUESTIONS and PURCHASE

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

### DULUTH OFFICE

Government Services Center  
320 West 2nd Street, Suite 302  
Duluth, MN 55802  
218-726-2606  
[landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

### VIRGINIA OFFICE

7820 Highway 135  
Virginia, MN 55792  
218-742-9898  
[landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

### PIKE LAKE OFFICE

5713 Old Miller Trunk Highway  
Duluth, MN 55811  
218-625-3700  
[landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

## PROHIBITED BUYER OR BIDDERS (DELINQUENT TAXES)

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

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

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

## OPPORTUNITY - Available Properties List

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



# DISCLAIMERS & TERMS

Land and Minerals Department St. Louis County, Minnesota

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

## 2. BIDDING AND SALES:

**A. PROCESS:** All properties will be sold to the highest responsible bidder at auction. Bidding will begin at the minimum bid specified on the list. If a property is not sold at auction, it 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. FEES:** The County Auditor shall charge and collect in full at the time of sale for the State of Minnesota an assurance fee of 3% of the total sale price of the land, timber, and structures. Additional fees such as recording fees, deed fees, and deed taxes will be due and explained at the time of closing.

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

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

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

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

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

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



# DISCLAIMERS & TERMS

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

## 7. PROPERTY CONDITION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# SALES AND PAYMENTS

Land and Minerals Department St. Louis County, Minnesota

## SALES

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

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

### AMOUNT DUE UPON SALE

	<b>Down Payment</b>	10% of the total sale value or \$500, whichever is greater.
	<b>State Assurance Fee</b>	3% of total sale price of land, timber and structures. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the state has to defend its right to forfeit land.
	<b>Assessments</b>	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.
	<b>Timber Value</b>	Paid in full at the time of sale. Please note: The timber value increases the same percentage as the sale bid up.
	<b>Recording Fee</b>	\$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.
	<b>Deed Fee</b>	\$25.00
	<b>Deed Tax</b>	.0033 times the purchase price.
	<b>Buyers Premium</b>	For online auctions, there is a buyers premium of 5% of the total sale price of land, timber and structures.

## PAYMENT OPTIONS

### OPTION #1: PAY IN FULL

### OPTION #2: CONTRACT FOR DEED

- **10% DOWNPAYMENT:** Ten percent (10%) or \$500, whichever is greater.
- **INTEREST:** The interest rate is ten percent (10%), as determined by state statute.
- **LENGTH OF CONTRACT:** A ten (10) year term for financing is available if sale value is over \$4,000. Based on the property value, the following chart indicates the length of contract.



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

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

\***DOWNPAYMENT** and completed **PAPERWORK** must be received within 10 business days of the closing of the online auction.

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

## QUESTIONS

### 1 WHAT HAPPENS TO A TAX SALE PROPERTY THAT 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 ten (10) business days may result in the sale going to the next highest bidder.



# Q & A

Land and Minerals Department St. Louis County, Minnesota

## 2020 Auction Schedule

February 13

Hermantown

June 11

ONLINE

October 8

Pending

### QUESTIONS

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

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

#### 2. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

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

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

You can register early by completing and mailing or faxing the registration form enclosed in the Land Sale booklet or by filling out the registration online form found on our website at: [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov). For online auctions, bidders must also register with Public Surplus at: [www.publicsurplus.com](http://www.publicsurplus.com).

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

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

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

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

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

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

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

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

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

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

#### 8. DO PRICES EVER CHANGE?

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



# PHONE LIST

Land and Minerals Department St. Louis County, Minnesota

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

CITIES	
Area Code	(218)
Aurora	229-2614
Babbitt	827-3647
Biwabik	865-4183
Brookston	507-202-8708
Buhl	258-3226
Chisholm	254-7902
Cook	666-2200
Duluth	
Community Planning	730-5580
Construction Services	730-5240
Life Safety	730-4380
Treasurer	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	258-3360
Leonidas	410-4055
MnKinley	749-5313
Meadowlands	427-2565
Mt. Iron	748-7570
Orr	757-3288
Proctor	624-3641
Rice Lake	721-3778
Tower	753-4070
Virginia	748-7500
Winton	365-5941
TOWNS	
Alango	666-2352
Alborn	345-8091
Alden	595-0550
Angora	780-1663
Arrowhead	879-6423
Ault	612-201-5943
Balkan	254-3967
Bassett	565-0313
Beatty	666-2932

Biwabik (Town)	865-4238
Breitung	753-6020
Brevator	879-6110
Camp 5	757-3564
Canosia	729-9833
Cedar Valley	476-2497
Cherry	966-6145
Clinton	780-3678
Colvin	780-7323
Cotton	482-3216
Crane Lake	993-1303
Culver	491-1458
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	780-5303
Elmer	231-1089
Embarrass	984-2084
Fairbanks	848-2465
Fayal	744-2878
Field	666-2487
Fine Lakes	476-2770
Floodwood	476-2598
Fredenberg	721-3991
French	254-5611
Gnesen	721-3158
Grand Lake	729-8978
Great Scott	258-3810
Greenwood	753-2231
Halden	476-2796
Industrial	729-8334
Kabetogama	875-2082
Kelsey	427-2323
Kugler	750-0337
Lakewood	409-1999
Lavell	263-9787
Leiding	757-3205
Linden Grove	909-800-5200
McDavitt	744-4213
Meadowlands (Town)	427-2657
Midway	624-7985
Morcom	969-5812
Morse	365-2613
Ness	343-0541

New Independence	428-5860
Normanna	409-1999
North Star	343-6594
Northland	345-8225
Owens	666-2417
Pequaywan	525-4068
Pike	749-3613
Portage	993-2475
Prairie Lake	393-4132
Sandy	749-5541
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	427-2188
Van Buren	476-2831
Vermilion Lake	749-2902
Waasa	984-3305
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
ST. LOUIS COUNTY	
Assessors	726-2304
Auditor	726-2380
Environmental Services	749-9703
Land and Minerals	726-2606
Planning & Comm. Development (Zoning) - North	749-7103
Planning & Comm. Development (Zoning) - South	725-5000
Recorder's Office	726-2680
STATE	
DNR Waters (Shoreland Permits)	834-1441
MN Pollution Control Agency	1-800-657-3864
MN Department of Health	1-800-383-9808
OTHER	
Pike Lake Area Wastewater Collection System (PLAWCS)	729-9007
North Shore Sanitary Sewer District	1-877-824-4871



# ZONING AND DEVELOPMENT

Land and Minerals Department St. Louis County, Minnesota

Land Use and Zoning Areas  
Administered by St. Louis County

## COUNTY ZONING AREAS

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

Duluth Office: **218-725-5000**

Virginia Office: **218-749-7103**

## DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

## REVIEW SERVICES

- Zoning
- Wetlands
- Parcel Review

## Local Zoning

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

## LOCAL ZONING AREAS

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

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

**Townships:** Duluth, Gnesen, Lakewood, Midway

# PUBLIC SURPLUS AUCTIONS

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

## HOW TO BID ON ST. LOUIS COUNTY – LAND SALES AND ST. LOUIS COUNTY – LAKESHORE LOT SALES

### How do I bid on auctions?

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



**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.

### **To view/bid on St. Louis County – Lakeshore Lot Sales:**

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 – Lakeshore Lot Sales.



### **Click on View All Auctions for St. Louis County – Lakeshore Lot 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.

* Your proxy bid:	\$ <input type="text"/>
Currency:	USD
Bid Deposit:	REQUIRED
	<input type="button" value="Submit"/>

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. Lakeshore Lot Sales have different requirements. **Please make sure you read them carefully.**

## 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 telling them they have won. It is your responsibility to contact the seller to complete the transaction.

### 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 make payment 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.

<b>Tract 1</b>	City Of Duluth	010-0500-03220	<b>\$7,900.00</b>	± 0.05 acres	C22200001
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**Location:** South of the intersection of N 14th Avenue E and the alley above 10th Street E, Duluth  
**Legal:** Northerly 35 feet of Lot 9 and the Northerly 35 feet of the Easterly 18 feet of Lot 10, Block 12, CHESTER PARK DIVISION OF DULUTH



Land	\$6,834.50
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$1,065.50
<b>Total</b>	<b>\$7,900.00</b>

Vacant parcel on N 14th Ave. E in the East Hillside neighborhood of Duluth. Previously 1015 N 14th Ave. E, the structure was removed in 2019. This +/- 35' x 68' property is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office regarding a certified assessment in the amount of \$1,065.50 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate a portion of the previously listed assessments. Recording fee \$46.00 (T#264263).

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

<b>Tract 2</b>	City Of Duluth	010-0850-03920	<b>\$5,925.00</b>	± 0.11 acres	C22200003
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**Location:** Between 6104 and 6110 Greene Street, Duluth  
**Legal:** Lot 3 AND East 1/2 of Lot 4, Block 32, DODGES ADDITION TO DULUTH



Land	\$5,925.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$5,925.00</b>

Vacant parcel on Greene St. in the Cody neighborhood in Duluth. Previously 6106 Greene St., the structures were removed in 2019. This +/- 37' x 125' property is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate the previously listed assessments. Recording fee \$46.00 (Abstract).

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

<b>Tract 3</b>	City Of Duluth	010-1140-03360	<b>\$2,625.00</b>	± 0.08 acres	C22200053
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**Location:** Between 2820 and 2826 W 2nd Street, Duluth  
**Legal:** E 1/2 of Lot 460, Block 81, DULUTH PROPER SECOND DIVISION



Land	\$2,625.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,625.00</b>

Vacant land on W 2nd St. in the Lincoln Park neighborhood of Duluth. This +/- 25' x 140' parcel is zoned R- 2 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for details regarding a future assessment in the amount of \$13,915.37 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. A medical lien is held against this property - consult a real estate attorney for details. Recording fee \$46.00 (Abstract).

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



**Location:** Between 426 N 22nd Avenue W and the alley, Duluth  
**Legal:** Southerly 35 feet of Lots 350 and 352, Block 124, DULUTH PROPER SECOND DIVISION



Land	\$3,356.97
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$1,343.03
<b>Total</b>	<b>\$4,700.00</b>

Vacant parcel on N 22nd Ave. W in the Lincoln Park neighborhood of Duluth. Previously 420 N 22nd Ave. W, the structure was removed in 2019. This +/- 35' x 99' property is zoned R-2 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for details regarding a certified assessment in the amount of \$1,343.03 that must be paid at time of sale, a future assessment of \$2,098.00 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate a portion of the previously listed 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.



**Location:** Southwest of 621 W 4th Street, Duluth  
**Legal:** Lot 107, Block 46, DULUTH PROPER THIRD DIVISION



Land	\$9,283.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$217.00
<b>Total</b>	<b>\$9,500.00</b>

Vacant, wooded lot on W 4th St. in the Central Hillside neighborhood of Duluth. This +/- 50' x 150' parcel is zoned R-2 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for information regarding a certified street improvement assessment in the amount of \$217.00 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#208538).

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



**Location:** Between 1023 and 1027 E 3rd Street, Duluth  
**Legal:** Lot 13, Block 77, PORTLAND DIV OF DULUTH



Land	\$7,533.52
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$1,966.48
<b>Total</b>	<b>\$9,500.00</b>

Vacant, sloping parcel on E 3rd St. in the East Hillside neighborhood of Duluth. Previously 1025 E 3rd St., the structures were removed in 2019. This +/- 25' x 140' lot is zoned R-2 (Urban Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office regarding a certified assessment in the amount of \$1,966.48 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate a portion of the previously listed 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.

<b>Tract 7</b>	City Of Duluth	010-4480-01940,01950	<b>\$8,400.00</b>	± 0.14 acres	C22200008
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**Location:** Between 303 and 313 S 58th Avenue W, Duluth  
**Legal:** Lot 4 AND Lot 5, Block 73, WEST DULUTH 2ND DIVISION

Land	\$8,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$8,400.00</b>



Vacant, wooded parcel on S 58th Ave. W in the Irving neighborhood of Duluth. This +/- 50' x 125' tract is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

<b>Tract 8</b>	City Of Duluth	010-4520-06850	<b>\$53,400.00</b>	± 0.20 acres	C22200056
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**Location:** 6004 Olney Street, Duluth  
**Legal:** ELY 20 FT OF LOT 4 AND ALL OF LOTS 5 AND 6, BLOCK 50, WEST DULUTH 6TH DIVISION

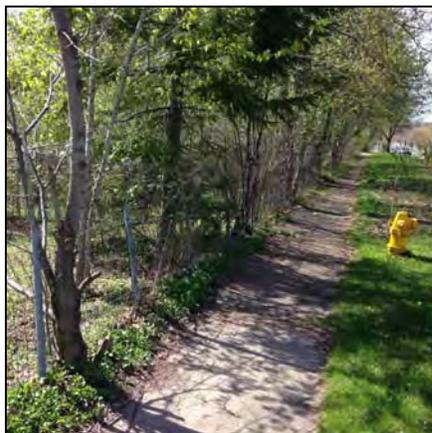
Land	\$23,100.00
Timber	\$0.00
Improvements	\$29,224.16
Certified Assessments	\$1,075.84
<b>Total</b>	<b>\$53,400.00</b>



A 1 story single family home with a +/- 8' x 12' storage building in the Cody neighborhood of Duluth. This house features a kitchen, living and dining rooms, one bedroom, a full bathroom and a basement. Condition of utilities is unknown. These structures reside on a +/- 70' x 125' parcel zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office regarding a certified assessment in the amount of \$1,075.84 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. The City of Duluth has waived or does not intend to reinstate a portion of the previously listed assessments. Proof of insurance for this structure is required within 30 days if purchased under contract. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

<b>Tract 9</b>	City Of Duluth	010-4520-10740	<b>\$8,100.00</b>	± 0.13 acres	C22200009
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**Location:** East of the intersection of 8th Street W and N 58th Avenue W, Duluth  
**Legal:** Lots 14 and 15, Block 78, WEST DULUTH 6TH DIVISION

Land	\$8,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$8,100.00</b>



Vacant, partially wooded parcel in the Cody neighborhood of Duluth. This irregularly shaped, approximately 5,711 sq. ft. tract is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

<b>Tract 10</b>	City Of Duluth	010-4520-17830	<b>\$2,325.00</b>	± 0.08 acres	C22200006
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**Location:** Between 4526 and 4532 W 8th Street, Duluth  
**Legal:** Lot 15, Block 123, WEST DULUTH 6TH DIVISION



Land	\$2,325.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,325.00</b>

Vacant, grassy lot on W 8th St. in the Denfeld neighborhood of Duluth. This +/- 25' x 132' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#341759).

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

<b>Tract 11</b>	City Of Duluth	010-4540-01060	<b>\$3,675.00</b>	± 0.07 acres	C22200007
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**Location:** Between 25 and 31 N 62nd Avenue W, Duluth  
**Legal:** Lot 14, Block 6, WEST END ADDITION TO DULUTH



Land	\$3,675.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,675.00</b>

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

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

<b>Tract 12</b>	City Of Duluth	010-4570-03560	<b>\$1,875.00</b>	± 0.06 acres	C22200045
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**Location:** Southwest corner of the Vernon Street and Grand Forks Avenue intersection, Duluth  
**Legal:** Lot 12, Block 33, WEST PARK DIVISION OF DULUTH



Land	\$1,875.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,875.00</b>

Vacant, grassy lot on Vernon St. and Grand Forks Ave. in the Lincoln Park neighborhood of Duluth. This +/- 25' x 100' lot is zoned R-2 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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



**Location:** 111 3rd Street SW, Chisholm  
**Legal:** Lots 6 and 7 EXCEPT westerly 12.5 feet of Lot 7, Block 27, CHISHOLM

Land	\$2,800.00
Timber	\$0.00
Improvements	\$2,800.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$5,600.00</b>



This +/- 37.5' x 125' non-conforming parcel has a garage and is zoned R-1 (Residence District). The house structure that previously occupied this parcel was removed in 2019. Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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



**Location:** Northwest corner of 3rd Avenue NW and 10th Street NW, Chisholm  
**Legal:** Lot 11 EXCEPT Westerly 25 feet, Block 4, CARLIN 1ST ADDITION

Land	\$100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$100.00</b>



This +/- 18' x 39' x 43' non-conforming parcel is zoned R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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



**Location:** East of 306 12th Street NW, Chisholm  
**Legal:** Lots 30 through 32, Block 3, CARLIN 3RD ADDITION

Land	\$750.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$750.00</b>



This non-conforming +/- 75' x 125' parcel is zoned R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 16**

City Of Ely

030-0404-00050

**\$38,750.00**

± 0.29 acres

C22200046

**Location:** 16 N 14th Avenue E, Ely**Legal:** Lots 1 through 4, Block 2, ZAVERLS 3RD ADDITION TO ELY

Land	\$13,900.00
Timber	\$0.00
Improvements	\$24,850.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$38,750.00</b>



This +/- 100' x 125' parcel has a split entry home with a kitchen, dining and living rooms, 2 bedrooms, a full bathroom and a basement. Parcel also has a detached garage. Condition of utilities is unknown. Zoning is R-1 (Residential District). Contact the City of Ely for permitted uses and zoning questions. Check with the City of Ely for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

**Tract 17**

City Of Eveleth

040-0130-00950

**\$12,600.00**

± 0.08 acres

C22200048

**Location:** 710 Clay Street, Eveleth**Legal:** Lot 18, Block 64, HIGHLAND ADDITION TO EVELETH

Land	\$3,100.00
Timber	\$0.00
Improvements	\$9,500.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$12,600.00</b>



This +/- 30' x 120' parcel has a 1+ story home with a kitchen, dining/living room combo, 2 bedrooms, 1.5 baths and an unfinished basement. Condition of utilities is unknown. Parcel is zoned R-1 (Residential 1 and 2 Family). Contact the City of Eveleth for uses and zoning questions. Check with the City of Eveleth for details regarding a pending assessment in the amount of \$274.13 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. A medical lien is held against this property – consult a real estate attorney for details. Any personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

**Tract 18**

City Of Gilbert

060-0010-01990

**\$25,400.00**

± 0.08 acres

C22200049

**Location:** 108 Iowa Avenue W, Gilbert**Legal:** Lot 24, Block 9, GILBERT

Land	\$3,100.00
Timber	\$0.00
Improvements	\$22,300.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$25,400.00</b>



This +/- 30' x 120' parcel has a 2 story house with a kitchen, 3 bedrooms and 1.5 baths. There is a detached garage. Condition of utilities is unknown. Zoning is R-1 (Residential). This parcel is grandfathered conforming. Contact the City of Gilbert for permitted uses and zoning questions. Check with the City of Gilbert for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

<b>Tract 19</b>	City Of Virginia	090-0010-00410	<b>\$8,318.56</b>	± 0.07 acres	C22190218
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**Location:** Between 201 and 209 3rd Street N, Virginia  
**Legal:** Lot 30, Block 5, VIRGINIA



Land	\$1,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$7,218.56
<b>Total</b>	<b>\$8,318.56</b>

This +/- 25' x 120' parcel is non-conforming. Previously 205 3rd St. N, the structures were removed pre-foreiture in 2013. Zoning is R-5 (Multi-Family (over 12 units) Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for information regarding certified utilities and blight assessments in the amount of \$7,218.56 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

<b>Tract 20</b>	City Of Virginia	090-0010-13550	<b>\$45,440.00</b>	± 0.26 acres	C22190249
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**Location:** 408 S 5th Avenue, Virginia  
**Legal:** Lots 18 through 21, Block 50, VIRGINIA



Land	\$6,240.00
Timber	\$0.00
Improvements	\$34,287.79
Certified Assessments	\$4,912.21
<b>Total</b>	<b>\$45,440.00</b>

This 2 story up/down duplex contains a kitchen, living room, dining room, full bathroom and 2 bedrooms on each floor. Condition of utilities is unknown. This +/- 103' x 109' parcel is zoned R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for information regarding certified assessments in the amount of \$4,912.21 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structure is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

<b>Tract 21</b>	City Of Aurora	100-0047-00030	<b>\$3,900.00</b>	± 0.47 acres	C22200069
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**Location:** Between W 3rd Avenue N and Industrial Drive west of Erie Street N, Aurora  
**Legal:** Lot 3, Block 4, KNUTI 2ND ADDITION TO AURORA



Land	\$3,900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$3,900.00</b>

This +/- 100' x 204' parcel is zoned LR (Low Density Residential). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 22**

City Of Aurora

100-0047-00040

**\$4,650.00**

± 0.45 acres

C22200070

**Location:** Between W 3rd Avenue N and Industrial Drive west of Erie Street N, Aurora**Legal:** Lot 4, Block 4, KNUTI 2ND ADDITION TO AURORA

Land	\$4,650.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$4,650.00</b>



This +/- 100' x 195' parcel is zoned LR (Low Density Residential). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the 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 23**

City Of Aurora

100-0047-00050

**\$2,550.00**

± 0.40 acres

C22200071

**Location:** Between W 3rd Avenue N and Industrial Drive west of Erie Street N, Aurora**Legal:** Lot 5, Block 4, KNUTI 2ND ADDITION TO AURORA

Land	\$2,550.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$2,550.00</b>



This +/- 92' x 188' parcel is zoned LR (Low Density Residential). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the 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 24**

City Of Aurora

100-0047-00070

**\$6,450.00**

± 0.38 acres

C22200093

**Location:** North of W 3rd Avenue N between Peterka Farm Road and Erie Street N, Aurora**Legal:** Lot 7, Block 4, KNUTI 2ND ADDITION TO AURORA

Land	\$6,450.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,450.00</b>



This +/- 98' x 171' parcel is zoned LR (Low Density Residential). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the 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 25**

City Of Aurora

100-0047-00090

**\$5,850.00**

± 0.33 acres

C22200072

**Location:** North of W 3rd Avenue N between Peterka Farm Road and Erie Street N, Aurora**Legal:** Lot 9, Block 4, KNUTI 2ND ADDITION TO AURORA

Land	\$5,850.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$5,850.00</b>



This +/- 99' x 145' parcel is zoned LR (Low Density Residential). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the 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 26**

City Of Babbitt

105-0020-00020

**\$8,750.00**

± 0.22 acres

C22200051

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

Land	\$4,900.00
Timber	\$0.00
Improvements	\$382.71
Certified Assessments	\$3,467.29
<b>Total</b>	<b>\$8,750.00</b>



This +/- 70' x 140' parcel has a garage. The house structure that previously occupied this site was removed pre-forfeiture in 2019. Zoning is R-2 (Single Family Residential). Contact the City of Babbitt for uses and zoning questions. Check with the City of Babbitt for information regarding certified assessments in the amount of \$3,467.29 that must be paid at the time of sale, a pending demolition assessment, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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 Babbitt

105-0040-00630

**\$24,450.00**

± 0.27 acres

C22200043

**Location:** 14 Balsam Circle, Babbitt**Legal:** Lot 20, Block 2, BABBITT 4TH DIVISION CITY OF BABBITT

Land	\$5,400.00
Timber	\$0.00
Improvements	\$19,050.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$24,450.00</b>



This +/- 70' x 170' parcel has a single family home with kitchen, living and dining rooms, 1 bathroom, 3 bedrooms, and an unfinished basement. There is also a detached single stall garage. Condition of utilities is unknown. Parcel has a utilities easement along the western border. Zoning is R-2 (Single Family Residential). Contact the City of Babbitt for permitted uses and zoning questions. Check with the City of Babbitt for any certified, pending or future assessments that may be reinstated. A medical lien is held against this property – consult a real estate attorney for details. Any personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

**Tract 28**

City Of Hibbing

140-0030-01435

**\$18,650.00**

± 0.30 acres

C22200074

**Location:** 1820 27th Street E, Hibbing**Legal:** Lot 6, Block 6, AVIATORS FIELD ADDITION TO HIBBING

Land	\$15,700.00
Timber	\$0.00
Improvements	\$2,950.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$18,650.00</b>

This +/- 75' x 175' parcel has a single family home with a kitchen, living and dining rooms, 1 bathroom and 2 bedrooms. There is also a detached single stall garage. Condition of utilities is unknown. Zoning is R-1 (Single Family Residential). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. A medical lien is held against this property – consult a real estate attorney for details. Any personal property remaining is part of the sale. Proof of insurance for the 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 29**

City Of Hibbing

140-0050-00390

**\$19,650.00**

± 0.09 acres

C22200075

**Location:** 1320 11th Street E, Hibbing**Legal:** Lot 10, Block 4, BROOKLYN

Land	\$8,600.00
Timber	\$0.00
Improvements	\$11,050.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$19,650.00</b>

This +/- 33' x 125' parcel has a 2 story single family home with a kitchen, living and dining rooms, 2 bathrooms, 3 bedrooms and an unfinished basement. There is also a detached single stall garage and a shed. Condition of utilities is unknown. Zoning is R-3 (Multiple Family Residential). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details. Any personal property remaining is part of the sale. 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 30**

City Of Hibbing

140-0105-01360

**\$4,500.00**

± 0.11 acres

C22190220

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

Land	\$4,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$4,500.00</b>

This +/- 37' x 125' parcel is non-conforming. Previously 2606 4th Ave. W, the structure was removed in 2013. Zoning is R-2 (One to Four Family Residential). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for details regarding a pending assessment of \$578.06 that may be reinstated and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

**Tract 31**

City Of Hibbing

140-0130-03370

**\$16,256.00**

± 0.14 acres

C22190086

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

Land	\$5,324.80
Timber	\$0.00
Improvements	\$9,824.84
Certified Assessments	\$1,106.36
<b>Total</b>	<b>\$16,256.00</b>



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

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

**Tract 32**

City Of Hibbing

140-0250-01380

**\$450.00**

± 0.03 acres

C22190222

**Location:** Between 2919 and 2923 8th Avenue E, Hibbing**Legal:** Lot 13, Block 7, SHAPIROS ADDITION TO SUNNYSIDE

Land	\$450.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$450.00</b>



This non-conforming +/- 14' x 168' x 168' triangularly shaped parcel is zoned R-1 (Single Family Residential). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

**Tract 33**

City Of Hibbing

140-0250-02690

**\$12,800.00**

± 0.14 acres

C22190078

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

Land	\$5,580.80
Timber	\$0.00
Improvements	\$2,706.66
Certified Assessments	\$4,512.54
<b>Total</b>	<b>\$12,800.00</b>



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

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



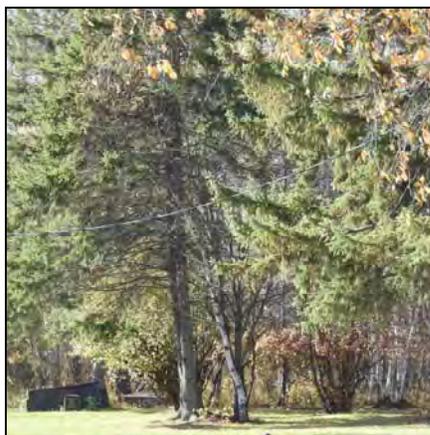
**Location:** Both sides of Haverkamp Road north of Town Line Road, Hibbing  
**Legal:** SW 1/4 OF NW 1/4 and NW 1/4 OF SW 1/4, Sec 34 Twp 57N Rge 20W

Land	<b>\$8,600.00</b>
Timber	<b>\$400.00</b>
Improvements	<b>\$0.00</b>
Certified Assessments	<b>\$0.00</b>
<b>Total</b>	<b>\$9,000.00</b>



This irregularly shaped, approximately 26.30 acre property is crossed by Haverkamp Rd. It has about 1,950 feet of frontage on Barber Creek. Zoning is A-R (Agricultural-Rural Residential). The property contains wetlands and areas that may be located within the floodplain management area that may impact development and/or access plans. Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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



**Location:** West of 3753 Elynwood Road, Hibbing  
**Legal:** Northerly 100 feet of that part of the NW1/4 of SW1/4 beginning at the Southwest corner; thence N 283.80 feet; thence East 312.14 feet; thence South 282 feet; thence 308.74 feet to the Point of Beginning, Sec 28 Twp 57N Rge 21W

Land	<b>\$8,050.00</b>
Timber	<b>\$0.00</b>
Improvements	<b>\$0.00</b>
Certified Assessments	<b>\$0.00</b>
<b>Total</b>	<b>\$8,050.00</b>



This non-conforming +/- 100' x 310' parcel has no known legal access. Zoning is R-R (Rural Residential). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#333280). 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.



**Location:** South of 418 Rainey Road, Hibbing  
**Legal:** Lot 9 EXCEPT that part described as follows to-wit: starting at the Southeast corner of said Lot 9, thence running in a general Westerly direction along the Southerly line of said Lot 9 for a distance of 30 feet, thence at right angles from the South line of Lot 9 in a general Northerly direction to the intersection with the North line of Lot 9 thence in a general Easterly direction along the North line to the Northeast corner of said Lot 9, thence in a Southerly direction along the East line of said Lot 9 to the Point of Beginning, HAGADORN PLAT OF

Land	<b>\$4,425.00</b>
Timber	<b>\$0.00</b>
Improvements	<b>\$0.00</b>
Certified Assessments	<b>\$0.00</b>
<b>Total</b>	<b>\$4,425.00</b>



This irregularly shaped parcel is approximately 0.21 of an acre and adjoins the Burlington Northern Santa Fe Railway. Zoning is R-1 (Single Family Residential). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#220032).

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

**Tract 37**

City Of Hoyt Lakes

142-0020-01190

**\$18,720.00**

± 0.19 acres

C22190153

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

Land	\$3,200.00
Timber	\$0.00
Improvements	\$14,428.00
Certified Assessments	\$1,092.00
<b>Total</b>	<b>\$18,720.00</b>

This 1+ story structure has a kitchen, living/dining room combo, bathroom and 2 bedrooms. The unfinished basement contains open laundry and storage areas. There is also a detached 2 stall garage. Condition of utilities is unknown. This +/- 71' x 113' parcel is zoned R-3 (Single Family Residential). Contact the City of Hoyt Lakes for permitted uses and zoning questions. Check with the City of Hoyt Lakes for details regarding a certified assessment in the amount of \$1,092.00 that must be paid at the time of sale, a pending utilities assessment in the amount of \$718.38 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Recorded liens are held against the property - consult a real estate attorney for details. Any personal property remaining is part of the sale. Proof of insurance for the structure is required within 30 days if purchased under contract. Recording fee \$46.00 (T#332558).

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

**Tract 38**

City Of Proctor

185-0050-00180

**\$38,300.00**

± 0.13 acres

C22200057

**Location:** 103 5th Street, Proctor**Legal:** Lot 14, Block 1, SECOND ADDITION TO PROCTORKNOTT

Land	\$8,300.00
Timber	\$0.00
Improvements	\$30,000.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$38,300.00</b>

A 2 story single family home with a detached 2 stall garage in Proctor. The first floor features a kitchen, a living room, dining room and a half bath. The second story contains 3 bedrooms and a full bathroom. There is a basement. Condition of utilities is unknown. The structures reside on a +/- 45' x 125' corner lot. Zoning is R-2 (Residential). Contact the City of Proctor for any permitted uses, zoning or utility questions. Check with the City of Proctor for details regarding a future assessment of \$950.96 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the 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 39**

City Of Proctor

185-0060-00430

**\$26,700.00**

± 0.20 acres

C22200058

**Location:** Southwest corner of the 3rd Avenue N and 7th Street intersection, Proctor**Legal:** North 1/2 of Lot 8 AND all of Lots 9 and 10, Block 2, PROCTORKNOTT THIRD DIVISION OF

Land	\$8,585.65
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$18,114.35
<b>Total</b>	<b>\$26,700.00</b>

Vacant, grassy, corner lot in Proctor. Previously 621 N 3rd Ave., the structures were removed in 2019. This +/- 125' x 70' parcel is zoned R-2 (Residential). Contact City of Proctor for permitted uses and zoning questions. Check with the City of Proctor for information regarding a certified assessment in the amount of \$18,114.35 that must be paid at the time of sale, a future assessment in the amount of \$159.50 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

<b>Tract 40</b>	City Of Proctor	185-0220-01850	<b>\$14,475.00</b>	± 0.64 acres	C22200059
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**Location:** Between N 2nd and 3rd Avenues on the south side of undeveloped 10th Street, Proctor  
**Legal:** LOTS 11 THRU 19, BLOCK 7, QUINNS ADDITION TO PROCTOR



Land	\$14,475.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$14,475.00</b>

Vacant, wooded parcel in Proctor. This +/- 225' x 125' tract is zoned R-2 (Residential). Contact the City of Proctor for permitted uses and zoning questions. Check with the City of Proctor for any certified, pending or future assessments that may be reinstated. Recording fee \$66.00 (T#298561, T#299105).

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

<b>Tract 41</b>	Alango Township	200-0010-04660	<b>\$1,050.00</b>	± 1.00 acres	C22200060
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**Location:** Southwest corner of the Heino Road and Highway 25 intersection, Angora  
**Legal:** ONE ACRE OUT OF NE1/4 OF NW1/4 BEGINNING AT A POINT 28 FT SLY OF NE CORNER RUNNING W 208 FT THENCE S 208 FT THENCE E 208 FT THENCE N 280 FT TO POINT OF BEG, Sec 29 Twp 61N Rge 19W



Land	\$1,050.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,050.00</b>

This approximately 1 acre parcel is zoned FAM-3 (Forest Agricultural Management). Parcel is a lot of record. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Alango 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.

<b>Tract 42</b>	Alango Township	200-0010-05120	<b>\$9,750.00</b>	± 40.00 acres	C22200078
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**Location:** 8674 Highway 25, Angora  
**Legal:** NW 1/4 OF NE 1/4, Sec 32 Twp 61N Rge 19W



Land	\$7,450.00
Timber	\$2,300.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$9,750.00</b>

This approximately 40 acre parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Alango Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the area being offered at this sale.

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

<b>Tract 43</b>	Alango Township	200-0010-05140	<b>\$16,725.00</b>	± 40.00 acres	C22200079
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**Location:** North of Fall Road across from 10370 Fall Road, Angora  
**Legal:** SE 1/4 OF NE 1/4, Sec 32 Twp 61N Rge 19W



Land	\$11,925.00
Timber	\$4,800.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$16,725.00</b>

This approximately 40 acre parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Alango Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the area being offered at this sale.

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

<b>Tract 44</b>	Ault Township	230-0060-00110	<b>\$25,800.00</b>	± 1.12 acres	C22200080
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**Location:** Between 1587 and 1597 Little Stone Lake Road S, Brimson  
**Legal:** LOT 11, BLOCK 1, STUMP LAKE SOUTH



Land	\$25,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$25,800.00</b>

Vacant, wooded lot with water frontage on Little Stone Lake in Brimson. This approximately 1.12 acre tract is zoned SMU-7 (Shoreland 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 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.

<b>Tract 45</b>	Breitung Township	270-0110-00915	<b>\$300.00</b>	± 0.04 acres	C22190227
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**Location:** Between 70 and 72 Main Street, Soudan  
**Legal:** Easterly 10 feet of Lot 15, Block 9, SOUDAN



Land	\$300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$300.00</b>

This non-conforming +/- 10' x 158' parcel is zoned RES-12 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Breitung Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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



**Location:** 16 5th Avenue, Soudan  
**Legal:** Lot 2 and Lot 3, Block 27, SOUDAN

Land	<b>\$10,800.00</b>
Timber	<b>\$0.00</b>
Improvements	<b>\$23,337.33</b>
Certified Assessments	<b>\$3,062.67</b>
<b>Total</b>	<b>\$37,200.00</b>



This irregularly shaped, approximately 0.5 of an acre property is divided by an alley. There is a 1 ½ story structure with a kitchen, living room, 1 bathroom, 3 bedrooms, an unfinished basement and detached garage. Condition of utilities is unknown. Zoning is R-12 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Breitung Township for information regarding certified assessments in the amount of \$3,062.67 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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



**Location:** Behind 5024 Lindahl Road, Canosia Township  
**Legal:** W1/2 OF SE1/4 OF NW1/4 EX E 220 FEET and E 220 FEET OF W1/2 OF SE1/4 OF NW1/4, Sec 28 Twp 51N Rge 15W

Land	<b>\$19,600.00</b>
Timber	<b>\$2,375.00</b>
Improvements	<b>\$0.00</b>
Certified Assessments	<b>\$0.00</b>
<b>Total</b>	<b>\$21,975.00</b>



Vacant, wooded tract located in rural Canosia Township, northwest of Duluth. There is no known legal access. This +/- 660' x 1,320' property is zoned MU-5 (Multiple Use). Contact the St. Louis County Planning & Community Development Department for permitted uses and zoning questions. Contact Canosia Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view these parcels.

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



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

Land	<b>\$22,550.00</b>
Timber	<b>\$100.00</b>
Improvements	<b>\$0.00</b>
Certified Assessments	<b>\$0.00</b>
<b>Total</b>	<b>\$22,650.00</b>



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

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



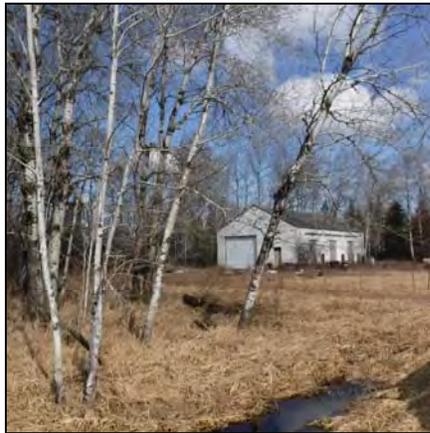
**Location:** NW corner of White Road and State Highway 37, Cherry Township  
**Legal:** SE1/4 OF SW1/4 EX 2.42 AC FOR RD & EX N 195 FT, Sec 21 Twp 57N Rge 19W

Land	\$11,550.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$11,550.00</b>



This irregularly shaped, approximately 31.66 acre parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Cherry 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.



**Location:** 3989 Gerzin Road, Cherry Township  
**Legal:** Beginning at the center 1/4 corner of Section 22; thence Westerly along the East and West 1/4 line a distance of 33 feet to the West Right of Way of County Highway 449 (Gerzin Road) known as the Point of Beginning; thence Westerly along said East and West 1/4 line 209 feet; thence 94DEG09' to the left 418 feet; thence 85DEG51' to the left 209 feet to the West Right of Way line of County Highway 449; thence 94DEG09' to the left 418 feet along said west Right of Way line to the Point of Beginning lying wholly within the NE1/4 of SW1/4, Sec 22 Twp 57N Rge 19W

Land	\$5,500.00
Timber	\$0.00
Improvements	\$12,650.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$18,150.00</b>



This +/- 209' x 418' parcel has a garage with a large vehicle access door and is zoned MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Cherry Township for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Proof of insurance for the structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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



**Location:** South of 5618 Williams Road, Colvin Township  
**Legal:** SE1/4 OF NW1/4 EX W1/2, Sec 17 Twp 56N Rge 15W

Land	\$8,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$8,800.00</b>



This +/- 661' x 1,301' parcel is crossed by about 1,355 feet of frontage on Water Hen Creek and has no known legal access. This parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. The parcel also contains areas that may be located within the floodplain management area that may impact development. Check with Colvin Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

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

<b>Tract 52</b>	Cotton Township	305-0020-01490	<b>\$20,700.00</b>	± 37.25 acres	C22200061
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**Location:** South of 7734 Randall Road, Unorganized Township 5417  
**Legal:** LOT 4, Sec 9 Twp 54N Rge 17W



Land	\$18,450.00
Timber	\$2,250.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$20,700.00</b>

This mixed species wooded, approximately 30 acre parcel has about 2,925 feet of frontage on the Whiteface River in rural south central St. Louis County. There may be an acreage discrepancy. About half of the frontage is lowland and subject to flooding. This irregularly shaped tract of land is zoned SMU-3a (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. The parcel also contains areas that may be located within the floodplain management area and may impact development. Check with the Town of Cotton 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.

<b>Tract 53</b>	Fairbanks Township	335-0010-05553	<b>\$6,450.00</b>	± 10.00 acres	C22200085
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**Location:** West side of County Road 314 north of 1749 Brimson Road, Town of Fairbanks  
**Legal:** NE1/4 OF SW1/4 EX WLY 990 FT, Sec 33 Twp 56N Rge 12W



Land	\$6,450.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,450.00</b>

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

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

<b>Tract 54</b>	Fairbanks Township	335-0030-00010,00020,00030	<b>\$150.00</b>	± 0.48 acres	C22190229
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**Location:** Located between 2358 and 2364 Town Line Road, Town of Fairbanks  
**Legal:** Lot 1 and Lot 2 and Lot 3, Block 1, FAIRBANKS FIRST DIVISION



Land	\$150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$150.00</b>

This non-conforming +/- 150' x 140' lot is zoned MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with the Town of Fairbanks for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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



**Location:** West side of Retreat Lodge Road, across from 2474 Retreat Lodge Road, Greenwood Township

**Legal:** N 460 FT OF N1/2 OF NE1/4 OF NE1/4 EX N 260 FT AND EX THAT PART OF S 200 FT OF N 460 FT LYING BOTH ELY OF RETREAT RD AND NLY OF EXISTING RD RUNNING ELY FROM RETREAT ROAD & EX BEG AT SE COR OF N1/2 OF NE1/4 OF NE1/4 THENCE S89DEG56'01"W ALONG S LINE 294.16 FT TO CENTERLINE OF RETREAT LODGE RD THENCE N08DEG47'32"E ALONG CENTERLINE 86.93 FT THENCE N03DEG29'09"E ALONG CENTERLINE 161.33 FT TO INTERSECTION OF RETREAT LODGE RD & AN EXISTING GRAVEL DRIVE THENCE N81DEG42'29"E ALONG CENTERLINE OF GRAVEL DRIVE 23.14 FT TO A TANGENTIAL CURVE CONCAVE TO THE NW THENCE ALONG SAID CENTERLINE & SAID CURVE HAVING A CENTRAL ANGLE OF 53DEG21'08" & A RADIUS OF 70 FT A DISTANCE OF 65.18 FT TO A TANGENTIAL CURVE CONCAVE TO THE SE THENCE ALONG SAID CENTERLINE & SAID CURVE HAVING A CENTRAL ANGLE OF 64DEG42'13" & A RADIUS OF 110 FT A DISTANCE OF 124.22 FT THENCE S86DEG51'45"E ALONG SAID CENTERLINE 87.96 FT TO E LINE OF N1/2 OF NE1/4 OF NE1/4 THENCE S01DEG01'15"E ALONG E LINE 338.59 FT TO PT OF BEG, Sec 34 Twp 63N Rge 17W

<b>Land</b>	<b>\$3,000.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$3,000.00</b>



This rectangularly shaped parcel is +/- 195' x 1,095' and is zoned MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the area being offered at this sale.

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



**Location:** 2473 Retreat Lodge Road, Greenwood Township

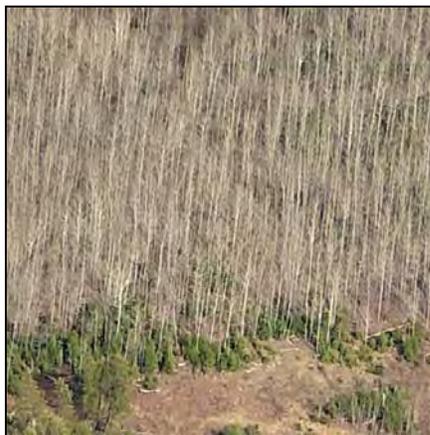
**Legal:** N1/2 OF NE1/4 OF NE1/4 EX N 460 FT & EX BEG AT SE COR OF N1/2 OF NE1/4 OF NE1/4 THENCE S89DEG56'01"W ALONG S LINE 294.16 FT TO CENTERLINE OF RETREAT LODGE RD THENCE N08DEG 47'32"E ALONG CENTERLINE 86.93 FT THENCE N03DEG29'09"E ALONG CENTERLINE 161.33 FT TO INTERSECTION OF RETREAT LODGE RD & AN EXISTING GRAVEL DRIVE THENCE N81DEG42'29"E ALONG CENTERLINE OF GRAVEL DRIVE 23.14 FT TO A TANGENTIAL CURVE CONCAVE TO THE NW THENCE ALONG SAID CENTERLINE & SAID CURVE HAVING A CENTRAL ANGLE OF 53DEG21'08" & A RADIUS OF 70 FT A DISTANCE OF 65.18 FT TO A TANGENTIAL CURVE CONCAVE TO THE SE THENCE ALONG SAID CENTERLINE & SAID CURVE HAVING A CENTRAL ANGLE OF 64DEG42'13" & A RADIUS OF 110 FT A DISTANCE OF 124.22 FT THENCE S86DEG51'45"E ALONG SAID CENTERLINE 87.96 FT TO E LINE OF N1/2 OF NE1/4 OF NE1/4 THENCE S01DEG01'15"E ALONG E LINE 338.59 FT TO PT OF BEG, Sec 34 Twp 63N Rge 17W

<b>Land</b>	<b>\$8,600.00</b>
<b>Timber</b>	<b>\$100.00</b>
<b>Improvements</b>	<b>\$150.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$8,850.00</b>



This irregularly shaped parcel is approximately 4.72 acres. There is a shed on the property. Zoning is MU-4 (Multiple Use). The parcel contains wetlands that may impact development and/or access plans. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the area being offered at this sale.

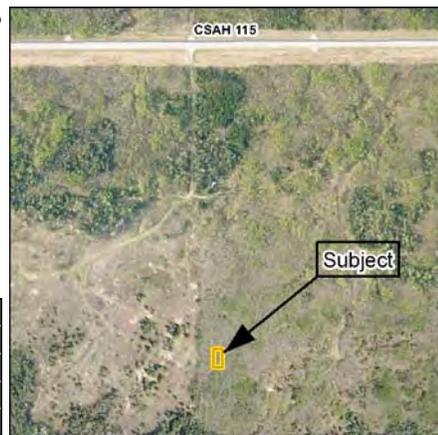
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



**Location:** South of Highway 115 on undeveloped platted Gilbert Street, Greenwood Township

**Legal:** Lots 3 AND 4, Block 17, VERMILLION GROVE

<b>Land</b>	<b>\$100.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$0.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$100.00</b>



This non-conforming +/- 50' x 100' parcel is approximately 1,665 feet south of Hwy. 115 in Greenwood Township. Zoning is FAM-1 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads to the site. 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.

<b>Tract 58</b>	Greenwood Township	387-0430-28490,28500	<b>\$150.00</b>	± 0.12 acres	C22190234
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**Location:** North of Highway 115 on undeveloped platted Jackson Boulevard, Greenwood Township  
**Legal:** Lot 17 and Lot 18, Block 60, VERMILLION GROVE



Land	\$150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$150.00</b>

This non-conforming +/- 50' x 100' parcel is approximately 350 feet north of Hwy. 115 in Greenwood Township. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads to the site. The parcel contains wetlands that may impact development and/or access plans. 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.

<b>Tract 59</b>	Greenwood Township	387-0430-39890	<b>\$150.00</b>	± 0.11 acres	C22190235
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**Location:** North of Highway 115 on undeveloped platted Jackson Boulevard, Greenwood Township  
**Legal:** LOTS 42 AND 43, Block 84, VERMILLION GROVE



Land	\$150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$150.00</b>

This non-conforming +/- 50' x 100' parcel is approximately 510 feet north of Hwy. 115 in Greenwood Township. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads to the site. 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.

<b>Tract 60</b>	Leiding Township	425-0030-01435	<b>\$12,600.00</b>	± 9.50 acres	C22200088
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**Location:** West of 10918 Nett Lake Road, Leiding Township  
**Legal:** W 330 FT OF E1/2 OF SW1/4 OF NE1/4 EX RD R/W, Sec 14 Twp 64N Rge 20W



Land	\$11,200.00
Timber	\$1,400.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$12,600.00</b>

This +/- 330' x 1,300' parcel is zoned MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads to the site. The parcel contains wetlands that may impact development and/or access plans. Check with Leiding 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.

<b>Tract 61</b>	Leiding Township	425-0030-01855	<b>\$1,350.00</b>	± 1.01 acres	C22200089
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**Location:** West side of Nett Lake Road south of Pelican Lake Road, Leiding Township  
**Legal:** N 210 FT OF E 210 FT OF NE 1/4 OF SE 1/4, Sec 17 Twp 64N Rge 20W

Land	\$1,350.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,350.00</b>



This +/- 210' x 210' parcel is located across the road from the Pelican Lake Hunter Walking Trail. 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 Leiding 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.

<b>Tract 62</b>	McDavitt Township	435-0020-05542	<b>\$240.00</b>	± 8.58 acres	C22190238
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**Location:** North of the Sax Road and Dass Road intersection, McDavitt Township  
**Legal:** NW1/4 OF GOVT LOT 4, Sec 30 Twp 55N Rge 18W

Land	\$240.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$240.00</b>



This non-conforming +/- 658' x 558' parcel is approximately 780 feet north of the County Road 28 (Sax Rd.) and Dass Rd. intersection. Zoning is FAM-2 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with McDavitt Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#227622).

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

<b>Tract 63</b>	Vermilion Lake Township	560-0011-04238,05725	<b>\$9,200.00</b>	± 1.50 acres	C22200090
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**Location:** Southeast of 6272 Wahlsten Road, Vermilion Lake Township  
**Legal:** THAT PART OF SW1/4 OF SW1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SW1/4 OF SW1/4, GO NORHTERLY ALONG THE EAST LINE OF SAID SW1/4 OF SW1/4 FOR A DISTANCE OF 331.0 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 68.00 DEGREES TO THE LAST DESCRIBED LINE FOR A DISTANCE OF 151.0 FEET; THENCE DEFLECT TO THE LEFT AT AN ANGLE OF 68.00 DEGREES FOR A DISTANCE OF 274.4 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID SW1/4 OF SW1/4; THENCE EASTERLY ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 140.0 FEET, TO THE POINT OF BEGINNING AND THERE TERMINATING. Sec 26 Twp 61N Rge 16W and PART OF NW 1/4 OF NW 1/4 BEG AT NE CORNER THENCE W 207 FT THENCE S 112 FT THENCE E 196 FT TO THE RIVER THENCE NORTH ALONG RIVER TO POINT OF BEGINNING. Sec 35 Twp 61N Rge 16W

Land	\$9,000.00
Timber	\$200.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$9,200.00</b>



This irregularly shaped, approximately 1.5 acre property has about 120 feet of frontage on the Pike River. This property has water access and recorded easement access. Zoning is MU-4 (Multiple Use) and contains areas that may be located within the floodplain management area and that may impact development. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Vermilion Lake 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.

<b>Tract 64</b>	White Township	570-0011-00570	<b>\$9,975.00</b>	± 30.00 acres	C22200062
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**Location:** West and south of Road 45 and the frontage road to Highway 100 intersection, White Township

**Legal:** NE1/4 of NE1/4, EXCEPT Northerly 660 feet of Easterly 660 feet. Sec 8 Twp 57N Rge 15W

Land	\$9,775.00
Timber	\$200.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$9,975.00</b>



This irregularly shaped, approximately 30 acre parcel is about 660 feet west and south of the intersection of Road 45 and the frontage road to Hwy. 100 in White Township. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with 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.

<b>Tract 65</b>	White Township	570-0012-01383	<b>\$7,500.00</b>	± 10.00 acres	C22200063
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**Location:** North of 4148 Highway 100, White Township

**Legal:** S1/2 OF S1/2 OF NW1/4 OF SW1/4, Sec 16 Twp 57N Rge 15W

Land	\$7,300.00
Timber	\$200.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$7,500.00</b>



This +/- 340' x 1,324' parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with 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.

<b>Tract 66</b>	Wuori Township	580-0070-00020	<b>\$6,900.00</b>	± 2.18 acres	C22200091
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**Location:** Northeast of the corner of Polar Drive and north of MN State Highway 169, Wuori Township

**Legal:** Lot 2, Block 1, WOODMONT TOWN OF WUORI

Land	\$6,780.00
Timber	\$120.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$6,900.00</b>



This irregularly shaped, approximately 2.18 acre parcel is about 150 feet northeast of the corner of Polar Dr., about 380 feet north of MN Hwy. 169 in Wuori Township. There is a 20 foot wide utility easement along its northern border. Zoning is R-7 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Wuori Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the area being offered at this sale.

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

<b>Tract 67</b>	Wuori Township	580-0070-00030	<b>\$1,875.00</b>	± 1.29 acres	C22200092
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**Location:** Southwest of 7989 MN State Highway 169, Wuori Township  
**Legal:** Lot 3 EX PART SHOWN AS PARCEL 4 ON MINN DOT RT OF WAY PLAT NO 69-61, Block 1, WOODMONT TOWN OF WUORI

Land	\$1,875.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,875.00</b>



This irregularly shaped, approximately 1.29 acre parcel is zoned R-7 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Wuori Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the area being offered at this sale.

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

<b>Tract 68</b>	Unorganized Township	662-0031-00130	<b>\$57,400.00</b>	± 1.31 acres	C22180357
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**Location:** North of 2219 Whiteface Road, Makinen  
**Legal:** OUTLOT B, WHITEFACE SHORES WEST

Land	\$57,153.94
Timber	\$246.06
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$57,400.00</b>



This non-conforming, irregularly shaped parcel is timbered with about 410 feet of frontage on the Whiteface Reservoir. This approximately 1.31 acre 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 parcel contains wetlands that may impact development and/or access plans. The parcel contains areas that may be located within the floodplain management area and may impact development. 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. 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.

<b>Tract 69</b>	Unorganized Township	676-0010-01430,01432	<b>\$1,875.00</b>	± 3.00 acres	C22200064
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**Location:** Southeast corner of Wilson Road and Wilderness Drive, Unorganized Township 5616  
**Legal:** NLY 50 FT OF ELY 624 FT OF NW1/4 OF NE1/4 and N 208 FT OF E 624 FT OF NW1/4 OF NE1/4 EX NLY 50 FT FOR RD R/W, Sec 9 Twp 56N Rge 16W

Land	\$1,775.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$1,875.00</b>



This parcel is +/- 208' x 624' is zoned MU-4 (Multiple Use). 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).

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

<b>Tract 70</b>	Unorganized Township	676-0010-01440	<b>\$15,150.00</b>	± 20.00 acres	C22200065
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**Location:** 3194 Wilderness Drive, Unorganized Township 5616  
**Legal:** SW1/4 OF NE1/4 EX W1/2, Sec 9 Twp 56N Rge 16W



Land	\$13,650.00
Timber	\$1,500.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$15,150.00</b>

This parcel is +/- 1,320' x 660' and is zoned MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the area being offered at this sale.

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

<b>Tract 71</b>	Unorganized Township	676-0010-01585	<b>\$7,200.00</b>	± 20.00 acres	C22200066
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**Location:** South of 3194 Wilderness Drive, Unorganized Township 5616  
**Legal:** E1/2 OF NW1/4 OF SE1/4, Sec 9 Twp 56N Rge 16W



Land	\$6,700.00
Timber	\$500.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$7,200.00</b>

This parcel is +/- 1,320' x 660', has no known legal access, and is zoned MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property in the area being offered at this sale. Please respect 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.

<b>Tract 72</b>	Unorganized Township	676-0010-02990	<b>\$20,775.00</b>	± 50.29 acres	C22200067
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**Location:** West of Gavin Road, Unorganized Township 5616  
**Legal:** LOT 2, Sec 18 Twp 56N Rge 16W



Land	\$18,775.00
Timber	\$2,000.00
Improvements	\$0.00
Certified Assessments	\$0.00
<b>Total</b>	<b>\$20,775.00</b>

This irregularly shaped approximately 50.29 acre parcel is approximately 0.24 miles west of Gavin Rd. and has no known legal access. Zoning is FAM-2 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with 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 73**

Unorganized Township

677-0011-00174

**\$59,450.00**

± 11.03 acres

C22190066

**Location:** 6576 Heritage Trail E, Gilbert

**Legal:** THAT PART OF SW1/4 OF SE1/4 DESCRIBED AS FOLLOWS COMM AT NW COR OF FORTY THENCE S01DEG 19'26"E ALONG W LINE OF FORTY 458.39 FT TO CENTERLINE OF HWY 20 AND A NON-TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NE THENCE SELY ALONG CENTERLINE AND SAID CURVE WITH A DELTA ANGLE OF 10DEG18'51" 954.92 FT AND A CHORD BEARING OF S48DEG16'52"E 171.90 FT THENCE S53DEG26'17"E ALONG CENTERLINE 68.77 FT TO PT OF BEG THENCE CONT S53DEG26'17"E ALONG CENTERLINE 814.90 FT TO A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NE THENCE SELY ALONG CENTERLINE AND SAID CURVE WITH A DELTA ANGLE OF 24DEG13'18" AND A RADIUS OF 1145.86 FT 484.41 FT TO E LINE OF FORTY THENCE N00DEG31' 17"W ALONG E LINE 711.56 FT THENCE S89DEG23' 27"W 686.65 FT THENCE N61DEG39'24"W 309.86 FT THENCE S89DEG23'27"W 110.01 FT THENCE S01DEG 19'26"E 139.22 FT THENCE S36DEG33'43"W 33 FT TO PT OF BEG, Sec 4 Twp 57N Rge 16W

<b>Land</b>	<b>\$57,000.00</b>
<b>Timber</b>	<b>\$1,000.00</b>
<b>Improvements</b>	<b>\$1,450.00</b>
<b>Certified Assessments</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$59,450.00</b>



This parcel has about 950 feet of frontage on Silver Lake. There is a storage shed and a screen house. The southerly 50 feet are encumbered by a road and utility easement for culvert replacement and any future reconstruction. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. 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 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 74**

Unorganized Township

734-0010-00025

**\$19,440.00**

± 4.49 acres

C22190295

**Location:** 10770 Goodell Road, Angora**Legal:** W1/2 OF NE1/4 OF LOT 2, Sec 1 Twp 60N Rge 20W

<b>Land</b>	<b>\$16,640.00</b>
<b>Timber</b>	<b>\$0.00</b>
<b>Improvements</b>	<b>\$2,661.12</b>
<b>Certified Assessments</b>	<b>\$138.88</b>
<b>Total</b>	<b>\$19,440.00</b>



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

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

## Lakeshore Lot Sale Information

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

## Payment for Lakeshore Lot Improvements

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

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

## Questions?

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

<b>Tract 1</b>	Beatty Township	Acres +/- 2.1	CVT: 250 Plat: 115	<b>Lakeshore 52</b>
	Twp: 64 Rng: 18 Sec: 20	Zoning: RES-7	Parcel(s): 150	



Land	<b>\$51,200.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$2,036.53</b>

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

**Legal Description:**  
 LOT 15, BLOCK 1, OLECRANON



**Comments:**  
 A shoreland parcel located north of the city of Cook on Elbow Lake. This approximately 2.1 acre lot contains nearly 280 feet of frontage and is zoned RES-7 (Residential), which requires 1 acre and 150 feet of lot width to meet standards. Permissible entry to this parcel is via the lake, from a public landing or private resort. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$21,000.00</b>

Improvements include a +/- 576 sq. ft. cabin and outhouse. 250-0000-09202

**Driving Directions:** 9283 Elbow Lake North, Cook  
 From U.S. Highway #53 in Cook, turn north on County Rd. 24, then turn left on Susan Lake Rd. to the Burris Landing on Elbow Lake, a public boat landing. Proceed northerly and easterly by boat to the north shore of the central portion of the lake. Cabin can be identified by lease tag L03850029 on structure.

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

<b>Tract 2</b>	Beatty Township	Acres +/- 2.2	CVT: 250 Plat: 117	<b>Lakeshore 53</b>
	Twp: 64 Rng: 18 Sec: 22	Zoning: RES-7	Parcel(s): 80	



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

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

**Legal Description:**  
 LOT 8, BLOCK 1, OLECRANON SECOND ADDITION



**Comments:**  
 A shoreland parcel located north of the city of Cook on Elbow Lake. This approximately 2.2 acre lot contains nearly 277 feet of lake frontage, and is zoned RES-7 (Residential), which requires 1 acre and 150 feet of lot width to meet standards. Permissible entry to this parcel is via the lake, from a public landing or private resort. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$52,000.00</b>

Improvements include a +/- 720 sq. ft. cabin with front and upper level decks. 250-0000-09408

**Driving Directions:** 4078 North Arm West, Cook  
 From U.S. Highway #53 in Cook, turn north on County Rd. 24, then turn left on Susan Lake Rd. to the Burris Landing on Elbow Lake, a public boat landing. Proceed northerly and easterly by boat to the north shore of the central portion of the lake. Cabin can be identified by lease tag L03880004 on structure.

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

<b>Tract 3</b>	Unorganized Township Twp: 61 Rng: 13 Sec: 12	Acres +/- 2.5 Zoning: SMU-7	CVT: 625 Plat: 60 Parcel(s): 10	<b>Lakeshore 55</b>
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Land	<b>\$47,600.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$2,066.62</b>

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

**Legal Description:**  
 TRACT A, RLS NO. 125

**Comments:**

A shoreland parcel located on Bear Island River. This approximately 2.5 acre lot contains nearly 210 feet of lake frontage, and is zoned SMU-7 (Shoreland Multiple Use), which requires 1 acre and 150 feet of lot width to meet standards. Permissible entry to this parcel is via the river, from a public landing or private resort. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (T#337079).

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$26,000.00</b>

Improvements include a +/- 320 sq. ft. seasonal cabin, storage shed, and a privy. 625-0000-09762

**Driving Directions:** Bear Island River, Babbitt

From Highway #21, turn onto Bear Island River Road, turn left to Verbick Road and follow to public access. Follow the river by boat one mile east, parcel will be located on the north shore. Cabin can also be identified by lease tag L03890006 on the structure.

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

<b>Tract 4</b>	Unorganized Township Twp: 61 Rng: 13 Sec: 12	Acres +/- 2.6 Zoning: SMU-7	CVT: 625 Plat: 60 Parcel(s): 20	<b>Lakeshore 56</b> C22160143
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Land	<b>\$48,000.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$2,066.62</b>

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

**Legal Description:**  
 TRACT B, RLS NO. 125

**Comments:**

A shoreland parcel located on Bear Island River. This approximately 2.6 acre lot contains nearly 229 feet of lake frontage, and is zoned SMU-7 (Shoreland Multiple Use), which requires 1 acre and 150 feet of lot width to meet standards. Permissible entry to this parcel is via the river, from a public landing or private resort. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (T337080).

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$46,500.00</b>

Improvements include a +/- 594 sq. ft. seasonal cabin, shed, and privy. **There is an underground storage tank on site.** 625-0000-09760

**Driving Directions:** Bear Island River, Babbitt

From Highway #21, turn onto Bear Island River Road, turn left to Verbick Road and follow to public access. Follow the river by boat one mile east, parcel will be located on the north shore. Cabin can also be identified by lease tag L03860006 on the structure.

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

<b>Tract 5</b>	Unorganized Township Twp: 56 Rng: 16 Sec: 23	Acres +/- 0.92 Zoning: SMU-7	CVT: 676 Plat: 14 Parcel(s): 150	<b>Lakeshore 57</b> C22170056
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Land	<b>\$49,200.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$810.81</b>

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

**Legal Description:**  
 LOT 5, BLOCK 2, LEISURE LAKE

**Comments:**

A shoreland parcel located near the city of Makinen on Section Fourteen Lake. This approximately 0.92 of an acre lot contains nearly 154 feet of lake frontage and is zoned SMU-7 (Shoreland Multiple Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$39,000.00</b>

Improvements include a +/- 460 sq. ft. cabin and shed. 676-0000-09115

**Driving Directions:** 6151 Leisure Lake Road, Makinen  
 From U.S. Highway #53, travel east on County Road 16 to the Makinen Corner, turn right on County Road 108, then turn left on Leisure Lake Road and proceed to the property (fire number 6151). Cabin can also be identified by lease tag L03850070 on structure.



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

<b>Tract 6</b>	UNORGANIZED 56 16 Twp: 56 Rng: 16 Sec: 25	Acres +/- 0.76 Zoning: SMU-7	CVT: 676 Plat: 12 Parcel(s): 260	<b>Lakeshore 61</b> C22200103
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Land	<b>\$53,500.00</b>
<b>Additional Costs Not Subject to Bid Up</b>	
Appraisal	<b>\$1,475.00</b>
Survey	<b>\$573.00</b>

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

**Legal Description:**  
 LOT 26 BLOCK 1, COOT CREEK ESTATES

**Comments:**

A shoreland parcel located near the city of Makinen. This approximately 0.76 acre lot has about 130 feet of lake frontage on Long Lake. Zoning is SMU-7 (Shoreland Multiple Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

<b>Additional Costs Paid to Lessee</b>	
Improvements	<b>\$8,000.00</b>

Improvements include a +/- 10'x28' cabin with attached mobile home, a storage shed and an outhouse. 676-0000-09526.

**Driving Directions:** 6021 Long Lake Road, Makinen  
 From U.S. Highway # 53, travel east on County Road 16 to the Makinen Corner, turn right on County Road 108 past Long Lake, then turn right on Long Lake Road S to the property (fire number 6021). Cabin can also be identified by lease tag L03160009 on structure.



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

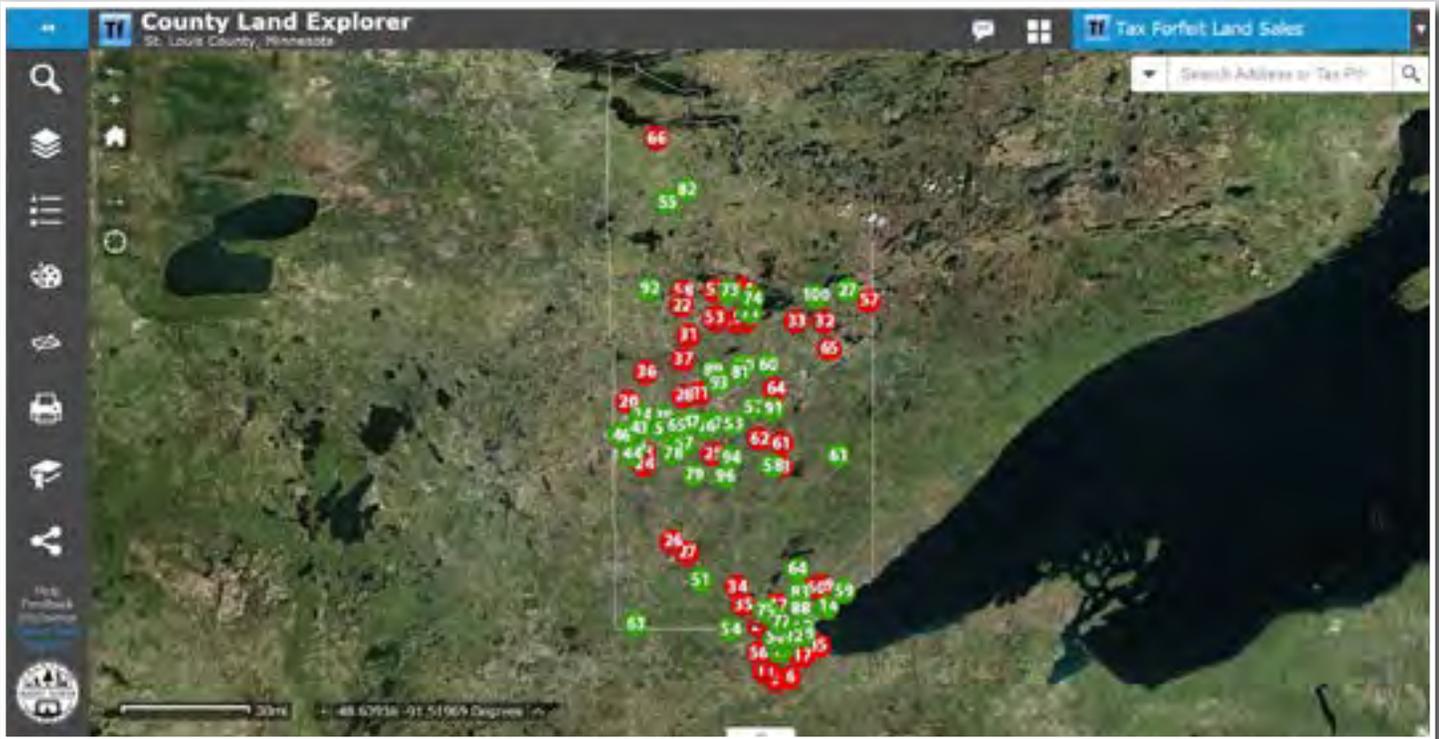


# MAPPING- AUCTION AND AVAILABLE LIST

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](http://stlouiscountymn.gov/LANDPROPERTY/Maps/MappingApplications/CountyLandExplorer.aspx)

## To View

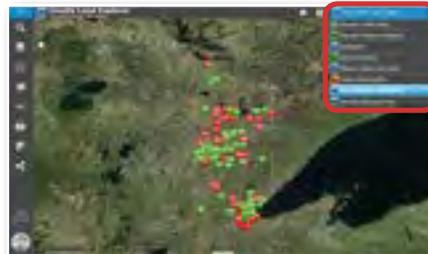
### Step 1:

Open County Land Explorer



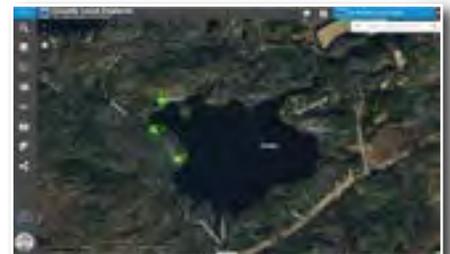
### Step 2:

Select "Tax Forfeit Land Sales"



### Step 3:

Zoom to area of interest



CLOSES JUNE 11, 2020



St. Louis County, Minnesota

# ONLINE TAX FORFEITED PROPERTY AUCTION

Land and Minerals Department

**DUE TO COVID-19 PUBLIC GATHERING PROTOCOLS,  
THIS AUCTION WILL BE PRESENTED ONLINE ONLY**

- Recreational Land
- Structures
- Investment Property
- Lakeshore



**FOR  
SALE**

## LAND SALE AUCTION ONLINE BIDDING

Starts Thursday, May 28, 2020  
Closes Thursday, June 11, 2020  
Ends at 2:00 p.m. CST  
[www.publicsurplus.com](http://www.publicsurplus.com)



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

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

[stlouiscountymn.gov](http://stlouiscountymn.gov)

218-726-2606