

OCTOBER 12, 2017



St. Louis County, Minnesota

TAX FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Recreational Land
- Homes
- Investment Property
- Lakeshore

LAND SALE AUCTION

Thursday, October 12, 2017

11:00 a.m.

Miners Memorial Building

821 S 9th Ave.

Virginia, MN 55792

**FOR
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E**

Featuring...

COMMERCIAL

DULUTH - \$167,800



RESIDENTIAL

9.75 ACRES - \$115,500



WATER FRONTAGE

ASH RIVER - \$44,150



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, sale location or other inquiries, call 218-726-2606.

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



EMAIL NEWS - SIGN UP!

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

www.stlouiscountymn.gov/landsales

Click Link "Subscribe- Land Sale News"

QUESTIONS and PURCHASE

For questions regarding a specific tract or to purchase over-the-counter, please contact or visit the following sites:

DULUTH OFFICE

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

VIRGINIA OFFICE

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

PIKE LAKE OFFICE

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

PROHIBITED PURCHASER OR BIDDERS (DELINQUENT TAXES)

Any person or entity, or entity controlled by such person, is a prohibited purchaser 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 parcels of land offered at a public auction, St. Louis County also has available properties for sale over-the-counter. These are properties that have previously been offered for purchase to the highest bidder at an auction, but were not acquired and are available for immediate purchase over-the-counter 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 web site or available by calling our office.



DISCLAIMERS

Land and Minerals Department St. Louis County, Minnesota

**FOR
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1. WITHDRAWAL: The right to withdraw or add any parcels to this list is hereby reserved by the County Auditor and all sales will be considered FINAL.

2. BIDDING: Properties must first be offered at a public auction. All property will be sold to the highest responsible bidder. Bidding will begin at the minimum bid specified on the list. If parcel is not sold at auction, it will be for sale, over-the-counter, on a first come, first served basis. The County reserves the right to reject any bidder who has defaulted on a land sale contract.

3. 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 land use permit.

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

5. ASSESSMENTS: Any lands offered for sale may be subject to unpaid assessments against the property. Before purchasing, any prospective buyer 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 property for public improvements after the property forfeited to the State shall be assessed against the property 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 parcel in an amount equal to the remaining unpaid original assessment at the time of forfeiture. (Minnesota Stat. 429.071, Subd. 4 and 435.23)

6. RESTRICTIVE COVENANTS: Some non-platted lands listed for sale may contain non-forested marginal land or wetland as defined in Minnesota Statutes. The deed for these parcels will contain a restrictive covenant, which will prohibit enrollment of the lands 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 bidders upon request.

7. WETLANDS: St. Louis County has not performed any wetland delineation on parcels offered for sale, unless otherwise noted. No refunds will be made due to presence of wetlands.

8. LEAD: Some properties may present exposure to lead from lead-based paint that may place young children at risk of developing lead-based 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 to see the property for such an inspection or assessment.

9. RADON: 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 nor is aware of any radon testing on parcels 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 purchaser of residential tax forfeited property.

10. 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 explained at the time of closing.

11. DOWNPAYMENT: For each parcel of land 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 parcel will be sold to the next highest bidder. Those parcels 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 Stat. 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.

12. TIMBER: For those parcels 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 parcel with timber sells for more than the list price, the amount bid in excess of the list price will be allocated between the land and the timber in proportion to the respective totals. The amount allocated to timber must be paid in full at the time of purchase. (Board Resolution # 1988-348)

13. ACCESS: ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD. ALL LANDS ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.

14. INSURANCE: ANNUAL PROOF OF INSURANCE WILL BE REQUIRED ON ALL PARCELS WITH INSURABLE STRUCTURES. Proof must be supplied to the Land and Minerals Department within 30 days of purchase, and within ten (10) days of cancellation of insurance.

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



SALES AND PAYMENTS

Land and Minerals Department St. Louis County, Minnesota

SALES

When purchasing tax forfeited parcels, the following sales criteria apply.

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

AMOUNT DUE UPON SALE

	Down Payment	10% of the total sale value or \$500, whichever is greater.
	State Assurance Fee	3% of total sale price of land, timber and structures. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the State has to defend its right to forfeit land.
	Assessments	Check with city/town clerk for any additional assessments of which the Land and Minerals Department is not aware. If listed on sale listing as certified, assessments must be paid in full at the time of sale.
	Timber Value	Paid in full at the time of sale. Please note: The timber value increases the same percentage as the sale bid up.
	Recording Fee	\$46.00 or as set by the County Recorder. If there is a well on the property, it is an additional \$50.00 for well disclosure.
	Deed Fee	\$25.00
	Deed Tax	.0033 times the purchase price.

PAYMENT OPTIONS

OPTION #1: PAY IN FULL

OPTION #2: CONTRACT FOR DEED

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



PARCEL VALUE	LENGTH OF CONTRACT
Less than \$500	Must be paid in full
\$500 - \$999	2 years
\$1,000 - \$1,999	4 years
\$2,000 - \$2,999	6 years
\$3,000 - \$3,999	8 years
\$4,000 or greater	10 years

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

PREVIOUS DEFAULT: Payment is required in full, if purchaser(s) has previously defaulted on a purchase or repurchase contract.

QUESTIONS

1 DO YOU ALLOW INVESTORS TO INVEST AT YOUR TAX SALES WITHOUT ATTENDING (I.E. ABSENTEE BIDDING)?

Bidders or their representatives must be present at our sales.

2 WHAT HAPPENS TO A TAX SALE PROPERTY THAT HAS AN UNSATISFIED MORTGAGE HELD AGAINST IT?

The law is unclear whether a tax forfeited property is subject to an unsatisfied mortgage against it. It is advised that all buyers consult a real estate attorney prior to purchasing tax forfeited lands with unsatisfied mortgages held against them.

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

There is no redemption period once a property is acquired.

4 WHAT TYPE OF DOCUMENT IS ISSUED AT THE SALE?

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



PRE-REGISTRATION FORM

Tax Forfeited Lands

St. Louis County, Minnesota

3002

NOTICE: Prohibited Purchaser or Bidder (Delinquent Taxes)

St. Louis County will be reviewing all pre-registration forms prior to the auction to validate all purchasers and bidders for delinquent taxes. If delinquent taxes exist, then the potential purchaser or bidder is prohibited from auction participation.

Any person, or entity, or entity controlled by such a person, is a prohibited purchaser or bidder, if said person or entity is delinquent on real or personal property taxes in St. Louis County. Please check prior to auction that all the real or personal property taxes are paid. If you are interested in purchasing tax forfeited property on the available list or public auction, you must pay all your delinquent taxes prior to bidding or purchasing. **No Exceptions!**

DIRECTIONS

Please **PRINT CLEARLY** and submit pre-registration form to the Land and Minerals Department via mail, fax or email no later than 4:30 pm the day prior to the auction. Form submission prior to the auction allows bidder to use the convenient "Pre-Registered Bidder" line at the auction. Pre-registering allows you to simply sign in and pick up your bidder number, saving you time. If you choose not to pre-register, simply complete this form and submit it at the auction.

CONTACT

ADDRESS

St. Louis County
Land and Minerals Department
Government Services Center
320 West 2nd Street, Suite 302
Duluth, MN 55802

EMAIL:

landdept@stlouiscountymn.gov

PHONE: (218) 726-2606

FAX: (218) 726-2600

WEB: stlouiscountymn.gov

BIDDER INFORMATION

Bidder Name (First, Last)

PURCHASER INFORMATION (If more than two (2) please fill out an additional form)

Purchaser Name (First, Last) *EXACTLY as to appear on the contract or deed*

Daytime Phone #

Purchaser Name (First, Last) *EXACTLY as to appear on the contract or deed*

Email

Mailing Address (Where to send deed, contact for deed, billings, tax statements, etc.)

City

State

ZIP

COMPANY INFORMATION (If bidding on behalf of a company)

Company Name

Name (First, Last)

Title

Company Type (e.g. LLC, Inc.)

Which state was the company organized and registered?

OWNERSHIP (For DEED purposes only)

Check One

Single Ownership

Co-ownership: Joint Tenancy

Co-ownership: Tenancy in Common

Co-ownership: Other

TRACT (Optional)

Tract #'s You Are Interested In?

HOW DID YOU HEAR ABOUT THIS SALE? (Optional - Check all that apply)

Auction Book

Press Release

Radio

Newspaper

Zillow

Trulia

Mailing from County

Family or Friends

Sign

Email News

County Website

Other



PURCHASER OR BIDDER

Qualifications

St. Louis County, Minnesota

3002

Prohibited Purchaser or Bidder (Delinquent Taxes)

Any person, or entity, or entity controlled by such a person, is a prohibited purchaser or bidder, if said person or entity is delinquent on real or personal property taxes in St. Louis County. Please check prior to auction that all the real or personal property taxes are paid. **No Exceptions!**

PROPERTY OWNERSHIP

Yes No Do you currently own or have interest in real or personal property located in St. Louis County? *If no, skip to signature.*

PURCHASER or BIDDER

Purchaser/Bidder Name (First, Last)		Purchaser/Bidder Name (First, Last)	
Purchaser/Bidder Address		City	State
			Zip

PURCHASER or BIDDER DELINQUENCY

Yes No Is purchaser(s) or bidder currently delinquent on any real or personal property that you own in St. Louis County?

Yes No Has purchaser(s) or bidder ever defaulted on a purchase or repurchase contract with the St. Louis County Land and Minerals Department (in the last 10 years)?

BUSINESS

Yes No Do you as a purchaser(s)/bidder above, have any business and/or organizations that you are affiliated with and/or have an ownership interest in and/or have a controlling interest in? *If no, skip to signature.*

If yes, list the businesses and/or organizations that you are affiliated with and/or have an ownership interest in or have a controlling interest in.

1. Business/Organization Name			
Address	City	State	ZIP
2. Business/Organization Name			
Address	City	State	ZIP

If you have additional businesses/organizations that you are affiliated with, please attach list of names and addresses.

BUSINESS DELINQUENCY

Yes No Are any of the businesses that you are affiliated with delinquent on real property taxes in St. Louis County?

Yes No Are any of the businesses that you are affiliated with delinquent on personal property taxes in St. Louis County?

Yes No Have any of the businesses that you are affiliated with ever defaulted on a purchase or repurchase contract with the St. Louis County Land and Minerals Department (in the last 10 years)?

If you have answered "yes" to any of the questions above, per County Board policy, you are a prohibited purchaser or bidder of tax forfeited land in St. Louis County. Please pay all of your delinquent taxes prior to bidding on or purchasing any tax forfeited land.

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that if any of this information turns out to be false, the sale will be voided. If sold at auction, the parcel(s) may be reoffered for sale.

Signature	Date
Signature	Date



Q & A

Land and Minerals Department St. Louis County, Minnesota

Are you interested in attending a Land and Minerals Department Properties Auction? Bidder registration and attendance is free.

NEXT AUCTION Thursday, October 12, 2017
11:00 a.m.
Miners Memorial Building
Virginia, MN

QUESTIONS

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

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

2. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

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

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

You can register early by completing and mailing or faxing the pre-registration form enclosed in the Land Sale booklet, by filling out the pre-registration online form found on our website at: www.stlouiscountymn.gov, or by registering at the auction. Registration is not necessary to attend the auction, but it is required if you choose to bid on a parcel.

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 Lands List are offered on a first come, first served basis and can be viewed on our website: www.stlouiscountymn.gov. Click on the "Tax Forfeit Land Sales" link, then select the "Available Land Sale" link.

5. WOULD YOU PLEASE SEND ME A CURRENT LIST OF PROPERTIES AVAILABLE FOR PURCHASE?

If you wish to join our mailing list for one (1) year to receive printed copies of our Available Lands and Land Sale Auction booklets in the mail, please send a check or money order for \$25 made out to "St. Louis County Auditor" to this office with your current return address. There is no charge for viewing the lands list on our website at www.stlouiscountymn.gov. Both the upcoming auction properties and the current available properties can be viewed from this website.

6. 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, please 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. To download the form from our website, click on the "Tax Forfeit Land Sales" link at: www.stlouiscountymn.gov, then click on the "Access" link. 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.

7. 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.
- Parcels identified for auction (and approved as being able to sell) are sold to the highest bidder; however, not for less than the value that is set by the County Board.
- When a parcel is classified as conservation, it is set aside as primarily suitable for timber production.
- Land containing standing timber may not be sold until the timber value and the sale of the land have been approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources). Minerals in tax forfeited land and tax forfeited stockpiled metallic minerals or materials are subject to mining (mineral rights).

8. 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



PHONE LIST

Land and Minerals Department St. Louis County, Minnesota

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

CITIES	
Area Code	(218)
Aurora	229-2614
Babbitt	827-3464
Biwabik	865-4183
Brookston	428-4929
Buhl	258-3226
Chisholm	254-7900
Cook	666-2200
Duluth	
Community Planning	730-5580
Construction Services	730-5300
Life Safety	730-4380
Treasurer	730-5350
Ely	365-3224
Eveleth	744-7444
Floodwood	476-2751
Gilbert	748-2232
Hermantown	729-3605
Hibbing	262-3486
Hoyt Lakes	225-2344
Iron Junction	744-1412
Kinney	258-3836
Leonidas	248-8100
MnKinley	749-5313
Meadowlands	427-2565
Mt. Iron	748-7570
Orr	757-3288
Proctor	624-3641
Rice Lake	721-3778
Tower	753-4070
Virginia	748-7500
Winton	365-5941
TOWNS	
Alango	666-2673
Alborn	343-6564
Alden	595-0550
Angora	750-7415
Arrowhead	879-6423
Ault	848-2400
Balkan	254-3967
Bassett	235-0657
Beatty	666-2932

Biwabik (Town)	865-4238
Breitung	753-6020
Brevator	879-6110
Camp 5	969-6547
Canosia	729-9833
Cedar Valley	476-2497
Cherry	263-6741
Clinton	780-3678
Colvin	780-7323
Cotton	482-3216
Crane Lake	993-1303
Culver	590-5113
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	482-3407
Elmer	391-4122
Embarrass	984-2084
Fairbanks	848-2465
Fayal	744-2878
Field	666-2487
Fine Lakes	476-2770
Floodwood	476-2598
Fredenberg	721-3991
French	969-7936
Gnesen	721-3158
Grand Lake	729-8978
Great Scott	258-3810
Greenwood	753-2231
Halden	476-2796
Industrial	391-8776
Kabetogama	875-2082
Kelsey	427-2323
Kugler	753-3314
Lakewood	626-5162
Lavell	263-9787
Leiding	757-3205
Linden Grove	780-4245
McDavitt	744-4213
Meadowlands (Town)	427-2657
Midway	624-7985
Morcom	376-4560
Morse	365-2613
Ness	343-0541

New Independence	428-5860
Normanna	626-5162
North Star	343-6594
Northland	393-7007
Owens	666-2417
Pequaywan	525-4068
Pike	749-3613
Portage	993-2475
Prairie Lake	357-3204
Sandy	780-3940
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	427-2188
Van Buren	476-2831
Vermilion Lake	749-3259
Waasa	984-3305
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
ST. LOUIS COUNTY	
Assessors	726-2304
Auditor	726-2380
Environmental Services	749-0625
Land and Minerals	726-2606
Planning & Comm. Development (Zoning) - North	749-7103
Planning & Comm. Development (Zoning) - South	725-5000
Recorder's Office	726-2680
STATE	
DNR Waters (Shoreland Permits)	834-1441
MN Pollution Control Agency	1-800-657-3864
MN Department of Health	1-800-383-9808
OTHER	
Pike Lake Area Wastewater Collection System (PLAWCS)	729-9007
North Shore Sanitary Sewer District	1-877-824-4871



ZONING AND DEVELOPMENT

Land and Minerals Department St. Louis County, Minnesota

Land Use and Zoning Areas Administered by St. Louis County

COUNTY ZONING AREAS

If you plan to purchase and develop tax forfeited property from the blue areas in 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 from 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: Canosia, Duluth, Gnesen, Lakewood, Midway

Tract 1	City Of Duluth	010-0400-00700	\$167,800.00	± 0.35 acres	C22170169
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Location: 321 E Central Entrance, Duluth
Legal: SLY 144 FT OF LOT 1 AND SLY 144 FT OF ELY 10 FT OF LOT 2 EX SLY 10 FT OF SAID LOTS 1 AND 2 FOR HWY, BLOCK 5, CENTRAL ACRES 2ND DIVISION DULUTH



Land	\$148,400.00
Timber	\$0.00
Improvements	\$19,400.00
Certified Assessments	\$0.00
Total	\$167,800.00

Commercial building, the former Dairy Queen, has prominent location on E Central Entrance in the Duluth Heights neighborhood of Duluth. Any personal property remaining is part of the sale. This +/- 15,410 sq. ft. site is zoned MU-C (Mixed Use - Commercial). 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. Proof of insurance for this structure is required within 30 days if purchased under contract. Recording fee \$46.00 (T#274975).

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.

Tract 2	City Of Duluth	010-0840-02090	\$5,100.00	± 0.10 acres	C22170170
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Location: between 832 and 836 N 42nd Avenue W, Duluth
Legal: LOT 20 EX SLY 2 1/2 FT AND S 1/2 OF LOT 21, BLOCK 5, DICKERMANS DIVISION OF DULUTH



Land	\$5,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,100.00

Vacant property near the end of N 42nd Ave. W in the Cody neighborhood of Duluth. This +/- 35' x 125' parcel is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#298267).

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.

Tract 3	City Of Duluth	010-0880-01000	\$30,100.00	± 0.07 acres	C22170203
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Location: 152 West Central Entrance, Duluth
Legal: LOT 9, BLOCK 4, DULUTH HEIGHTS 5TH DIVISION



Land	\$23,700.00
Timber	\$0.00
Improvements	\$6,400.00
Certified Assessments	\$0.00
Total	\$30,100.00

A 2 story single family home located in the Duluth Heights neighborhood of Duluth. The first floor features a full kitchen, plus living and dining rooms, a bedroom, and a full bathroom. The second story contains an additional 2 bedrooms. Basement is a crawl space. There is a detached single stall garage that adjoins the alley on the southern boundary of the property, and a small shed near the rear of the home. Any personal property remaining is part of the sale. Zoning is 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. There is an unsatisfied mortgage held against this property - consult a real estate attorney for details. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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.

Tract 4	City Of Duluth	010-0890-06580,06590	\$6,800.00	± 0.14 acres	C22170172
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Location: between 502 and 516 N Basswood Avenue, Duluth
Legal: LOT 5 INCLUDING THAT PART OF VACATED ALLEY LYING ADJACENT also LOT 6, BLOCK 19, DULUTH HEIGHTS 6TH DIVISION

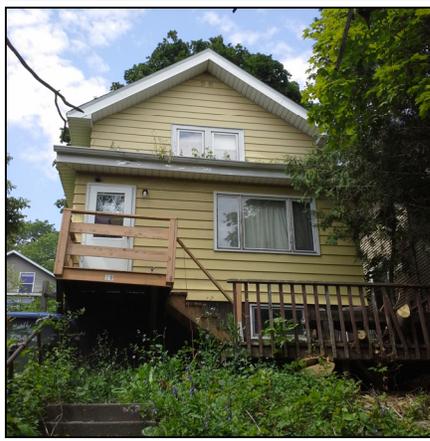
Land	\$6,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,800.00



Irregularly shaped tract with about 50 feet of frontage on N Basswood Ave. located in the Duluth Heights neighborhood of Duluth. Any personal property remaining is part of the sale. It 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 5	City Of Duluth	010-1020-00130	\$21,700.00	± 0.05 acres	C22170215
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Location: 19 West 5th Street, Duluth
Legal: S 80 FT of W 25 FT of LOT 9, DULUTH PROPER 1ST DIVISION WEST 5TH STREET

Land	\$4,200.00
Timber	\$0.00
Improvements	\$16,679.23
Certified Assessments	\$820.77
Total	\$21,700.00



A 2 story single family home located in the Central Hillside neighborhood of Duluth. The first floor features a living room, dining room and kitchen. The second story contains 2 bedrooms and a full bathroom. There is a full block basement. Any personal property remaining is part of the sale. This structure resides on a +/- 25' x 80' lot, and 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 \$820.77 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Proof of insurance for this structure is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 6	City Of Duluth	010-1030-00150	\$38,950.00	± 0.10 acres	C22160233
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Location: 23 East 6th Street, Duluth
Legal: ELY 30 FT of LOT 11, DULUTH PROPER 1ST DIVISION EAST 6TH STREET

Land	\$14,400.00
Timber	\$0.00
Improvements	\$24,550.00
Certified Assessments	\$0.00
Total	\$38,950.00



A large, 2 1/2 story duplex located in the Central Hillside neighborhood of Duluth. The first floor features a full bathroom, 2 bedrooms, living and dining rooms, and full kitchen. The second floor contains a full bathroom, 2 bedrooms, common room, living and dining rooms, and a full kitchen. The additional half story is an open floor plan, with no developed rooms or fixtures. Off street parking spaces is located at the rear end of the lot, near the adjoining alley. Any personal property remaining on the site is part of the sale. This structure resides on a +/- 30' x 140' lot, and is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Proof of insurance for this structure is required within 30 days if purchased under contract. Recording fee \$46.00 (T#211771).

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.

Tract 7

City Of Duluth

010-1140-05590

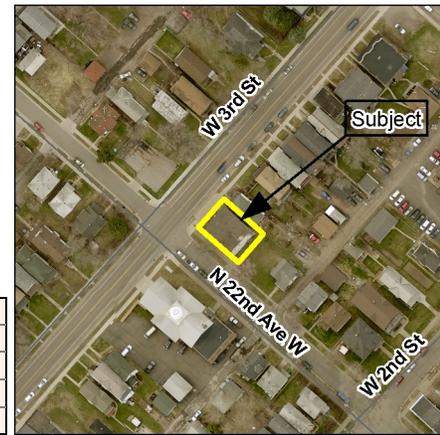
\$133,000.00

± 0.08 acres

C22160240

**Location:** 2130 and 2132 West 3rd Street, Duluth**Legal:** NLY 70 FT of LOT 352, BLOCK 90, DULUTH PROPER SECOND DIVISION

Land	\$5,400.00
Timber	\$0.00
Improvements	\$127,600.00
Certified Assessments	\$0.00
Total	\$133,000.00



A large, 2 story commercial building located in the Lincoln Park neighborhood of Duluth. The first floor features two separate office entrances, along with a shared bathroom. The second story contains 3 apartments, with all sharing an enclosed staircase which leads to 3rd St. The rear of the building contains space for off street parking. Any personal property remaining is part of the sale. This structure resides on a +/- 50' x 70' lot, and is zoned MU-N (Mixed Used Neighborhood). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for info on any certified, pending, or future assessment that may be held against this property. Proof of insurance for this structure is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 8

City Of Duluth

010-1220-05950

\$49,000.00

± 0.08 acres

C22170173

**Location:** 2324 W 8th Street, Duluth**Legal:** W 1/2 of LOT 380, BLOCK 169, DULUTH PROPER SECOND DIVISION

Land	\$6,300.00
Timber	\$0.00
Improvements	\$41,668.18
Certified Assessments	\$1,031.82
Total	\$49,000.00



This 1 1/2 story single family home is located in the Lincoln Park neighborhood of Duluth. The first floor features a full kitchen, living room, dining area and a half bath. The second story contains 2 bedrooms and a full bathroom. The accompanying 2 stall garage built into the hillside is in fair condition. There is no basement under this structure; only a small crawl space that contains utilities, water heater and boiler, conditions unknown. Any personal property remaining is part of the sale. These structures reside on a +/- 25' x 140' lot zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for details regarding a certified assessment in the amount of \$1,031.82 that must be paid at time of sale, a future assessment in the amount of \$261.03 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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.

Tract 9

City Of Duluth

010-1350-00620,00655

\$12,000.00

± 0.07 acres

C22170174

**Location:** east corner of the E 7th Street and N 3rd Avenue E intersection**Legal:** W 40 FT OF N 70 FT of LOT 50 also NLY 10 FT OF SLY 70 FT OF WLY 40 FT OF LOT 50, BLOCK 83, DULUTH PROPER THIRD DIVISION

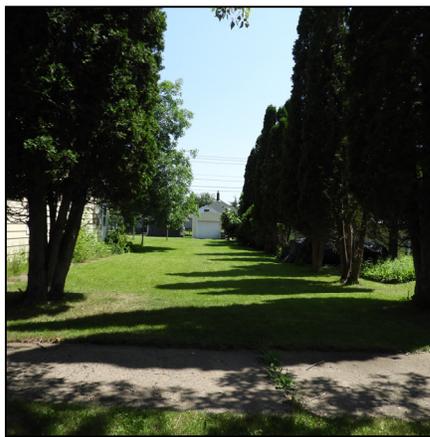
Land	\$9,303.80
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$2,696.20
Total	\$12,000.00



Vacant, grassy property located on the corner of N 3rd Ave. E and E 7th St. in the Central Hillside neighborhood of Duluth. A city gas service line runs through this property. Any personal property remaining is part of the sale. This +/- 3,200 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 details regarding a certified assessment in the amount of \$2,696.20 that must be paid at the time of sale, a future assessment of \$2,678.86 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$92.00 (Abstract and T#255012).

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.

Tract 10	City Of Duluth	010-1800-02270	\$7,700.00	± 0.06 acres	C22170178
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Location: between 1410 and 1416 99th Avenue West, Duluth

Legal: LOT 7, BLOCK 13, GARY FIRST DIVISION DULUTH

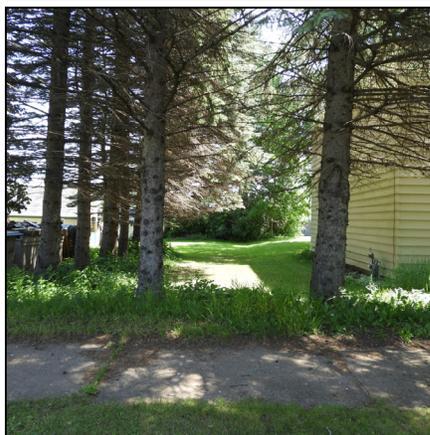
Land	\$7,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$7,700.00



Vacant, level lot located on 99th Ave. W in the Gary New Duluth neighborhood of Duluth. This +/- 30' x 100' parcel is zoned R- 1 (Residential). Parcel is a lot of record. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#20848).

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.

Tract 11	City Of Duluth	010-1800-02290	\$7,700.00	± 0.06 acres	C22170179
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Location: between 1422 and 1416 99th Avenue W, Duluth

Legal: LOT 9, BLOCK 13, GARY FIRST DIVISION DULUTH

Land	\$7,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$7,700.00



Vacant, level lot located on 99th Ave. W in the Gary New Duluth neighborhood of Duluth. This +/- 30' x 100' parcel is zoned R- 1 (Residential). Parcel is a lot of record. Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#17034).

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.

Tract 12	City Of Duluth	010-1800-07010,07030	\$20,800.00	± 0.20 acres	C22170180
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Location: south of 1317 97th Avenue W

Legal: LOTS 19 AND 20 also LOT 21, BLOCK 29, GARY FIRST DIVISION DULUTH

Land	\$20,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$20,800.00



This vacant, level tract has +/- 9,000 square feet and is located in the Gary New Duluth neighborhood. It is zoned R-1 (Residential) with approximately 90 feet of frontage on 97th Ave. W. 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 \$86.00 (T#77433, T#116513, T#36961).

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.

Tract 13

City Of Duluth

010-2260-07490

\$24,250.00

± 0.16 acres

C22170181

**Location:** between 312 103rd Avenue W and 221 W Heard Street, Duluth**Legal:** LOTS 14 AND 15, BLOCK 99, HOME PARK DIVISION OF NEW DULUTH

Land	\$19,819.51
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$4,430.49
Total	\$24,250.00



Vacant, level parcel located in the Gary New Duluth neighborhood on 103rd Ave. W in Duluth. Structures were demolished by the City of Duluth in 2011. This +/- 50' x 140' 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 details regarding a certified assessment in the amount of \$4,430.49 that must be paid at the time of the sale, a future assessment of \$9,742.43 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 14

City Of Duluth

010-2340-00510

\$43,500.00

± 0.21 acres

C22170184

**Location:** northwest corner of Fremont Street and S 64th Avenue W**Legal:** LOTS 14 15 AND 16, BLOCK 20, HUNTERS GRASSY POINT ADDITION DULUTH

Land	\$33,029.62
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$10,470.38
Total	\$43,500.00



Vacant, grassy lot on the corner of Fremont St. and S 64th Ave. W in the Irving neighborhood of Duluth. Structures were removed in 2011. Any personal property remaining is part of the sale. This +/- 9,375 sq. ft. property is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for details regarding a certified assessment in the amount of \$10,470.38 that must be paid at the time of sale, a future assessment of \$5,568.99 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 15

City Of Duluth

010-2870-00330

\$38,400.00

± 0.09 acres

C22170071

**Location:** 634 North 27th Avenue West, Duluth**Legal:** LOT 32, BLOCK 0, LINCOLN PARK ADDITION TO DULUTH

Land	\$5,700.00
Timber	\$0.00
Improvements	\$32,700.00
Certified Assessments	\$0.00
Total	\$38,400.00



A 2 story single family home located in the Lincoln Park neighborhood of Duluth. The first floor features a living room, dining room and full kitchen. The second story contains 3 bedrooms and a full bathroom. The garage is in poor shape, with a section of the attached lean-to roof open to the elements. Access to this garage is via a shared driveway with the neighbor at address 636 N 27th Ave W. Condition of utilities is unknown. Any personal property remaining is part of the sale. This +/- 35' x 108' lot is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (T#225369).

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.

Tract 16

City Of Duluth

010-3300-03310

\$61,000.00

± 0.14 acres

C22170186

**Location:** 1039 and 1041 86th Avenue W, Duluth**Legal:** LOT 17, BLOCK 25, MORGAN PARK OF DULUTH

Land	\$9,800.00
Timber	\$0.00
Improvements	\$51,200.00
Certified Assessments	\$0.00
Total	\$61,000.00



2 story up-down duplex in the Morgan Park neighborhood of Duluth. Each apartment contains a full kitchen, two bedrooms, a living room, dining room and a full bathroom. This structure is constructed of concrete. Significant repairs are needed to the roof and ceilings. There is a detached garage adjacent to the alley. Any personal property remaining is part of the sale. These structures reside on a +/- 50' x 125' lot zoned R-2 (Residential - Urban). 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. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (T#200609).

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.

Tract 17

City Of Duluth

010-3410-00500

\$33,400.00

± 0.35 acres

C22170187

**Location:** between 1608 and 1620 W Arrowhead Road, Duluth**Legal:** LOTS 5 THRU 9, BLOCK 4, MYERS AND WHIPPLES ADDITION TO DULUTH

Land	\$33,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$33,400.00



Vacant, wooded parcel with frontage on W Arrowhead Rd. in the Kenwood neighborhood of Duluth. Any personal property remaining is part of the sale. This +/- 125' x 125' property is zoned R-1 (Residential). Contact the City of Duluth Construction Services for permitted uses and zoning questions. Check with City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#174138).

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.

Tract 18

City Of Duluth

010-3490-01390

\$38,250.00

± 0.08 acres

C22170188

**Location:** 712 N 7th Avenue E, Duluth**Legal:** S 35 FT OF N 60 FT OF LOTS 1 AND 2, BLOCK 10, NORTONS DIVISION OF DULUTH

Land	\$10,200.00
Timber	\$0.00
Improvements	\$27,512.00
Certified Assessments	\$538.00
Total	\$38,250.00



A 2 story single family home located in the East Hillside neighborhood of Duluth. This structure resides on a +/- 35' x 100' lot. The first floor contains a living and dining room, a full kitchen and a 3-season porch. The second story features 3 bedrooms and a full bathroom. Full stone basement. There is a metal accessory building located in the back yard. A shared driveway provides entry to the back yard. Any personal property remaining is part of the sale. This +/- 35' x 100' lot is zoned R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office regarding a certified assessment of \$538.00 that must be paid at the time of sale, and for any other certified, pending or future assessments that may be reinstated. Proof of insurance for this structure is required within 30 days if purchased under contract. Recording fee \$46.00 (T#256398).

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.

Tract 19	City Of Duluth	010-3850-00120,00130	\$27,000.00	± 0.16 acres	C22170190
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Location: south corner of the intersection of E 6th Street and N 12th Avenue E
Legal: LOT 15 also LOT 16, BLOCK 121, PORTLAND DIVISION OF TOWN OF DULUTH

Land	\$23,725.07
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$3,274.93
Total	\$27,000.00



Vacant, sloping lots located on the corner of N 12th Ave. E and 6th St. in the East Hillside neighborhood of Duluth. Any personal property remaining is part of the sale. This +/- 50' x 140' rectangularly shaped parcel is zoned R-1 (Traditional 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 \$3,274.93 certified assessment that must be paid at time of sale, a future assessment of \$3,975.07 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 20	City Of Duluth	See Comments	\$12,000.00	± 1.19 acres	C22170214
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Location: east of S Boundary Avenue, south of Park Place
Legal: OUTLOT F also LOT 38 also LOT 39 also LOT 40 also LOT 41 also LOT 42 also LOT 43 also OUTLOT G, BLOCK 1, STEEL PLANT TERMINAL ADDN TO DULUTH

Land	\$12,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,000.00



Vacant property, approximately 1.19 acres, near Boundary Ave. in the Bayview Heights neighborhood of the city of Duluth. The rights of ways through and surrounding these parcels have been vacated. An electrical transmission corridor and snowmobile trail borders this tract to the southeast. There is no known legal access. Please respect private property and seek permission to view this tract. This irregularly shaped property is zoned is R-1 (Residential). Contact City of Duluth Construction Services for permitted uses, zoning questions and access issues. 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). This tract must be paid in full.

PINs: 010-4110-00350,00360,00370,00380,00390,00400,00410,00420

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.

Tract 21	City Of Duluth	010-4110-01150	\$18,000.00	± 0.63 acres	C22170213
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Location: east of 9228 Park Place, Duluth
Legal: LOTS 3 THRU 8, BLOCK 4, STEEL PLANT TERMINAL ADDN TO DULUTH

Land	\$18,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,000.00



Vacant property, approximately 0.63 acres, near Boundary Ave. in the Bayview Heights neighborhood of Duluth. The undeveloped rights of ways (not Park Place) surrounding these parcels have been vacated. Utilities are in Boundary Ave. This +/- 120' x 180' property is zoned is R-1 (Residential). Contact City of Duluth Construction Services for permitted uses and zoning questions. Check with the City of Duluth Treasurer's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#342640). This tract must be paid in full.

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.

Tract 22

City Of Chisholm

020-0040-02920

\$10,400.00

± 0.07 acres

C22170205

**Location:** 409 4th Street SW, Chisholm**Legal:** LOT 5, BLOCK 12, CHISHOLM 2ND ADDITION

Land	\$2,000.00
Timber	\$0.00
Improvements	\$8,400.00
Certified Assessments	\$0.00
Total	\$10,400.00



A 1 ½ story single family home located in the city of Chisholm. The first floor features a living and dining room, full kitchen and a 1/4 bathroom. The second story contains a full bathroom and 3 bedrooms. Full block basement. There is a single stall detached garage, which adjoins the alleyway on the south end of the property. Any personal property remaining is part of the sale. Zoning is R-1 (Residential). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for details regarding pending utility assessments in the amount of \$817.69 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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.

Tract 23

City Of Chisholm

020-0090-00240,00250,00260

\$27,100.00

± 3.03 acres

C22170154

**Location:** between 8th Avenue NW and MN Highway 73, between Sever Road and 13th Street NW**Legal:** LOT 24 also LOT 25 also LOT 26, BLOCK 0, GARDEN LANDS CHISHOLM

Land	\$27,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$27,100.00



This +/- 412.8' x 322' property is zoned R-2 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. This parcel contains wetlands that may impact development potential and/or access plans. Any personal property remaining is part of the sale. 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, NOR 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 Chisholm

020-0105-00010

\$4,700.00

± 0.56 acres

C22170155

**Location:** south side of the west end of 10th Street NW**Legal:** LOTS 1 THRU 4, BLOCK 1, GENTILINI ADDITION TO CHISHOLM

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



This +/- 200' x 123' parcel is zoned R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. This parcel contains wetlands that may impact development potential and/or access plans. 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, NOR 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 Chisholm

020-0105-00190

\$4,400.00

± 0.28 acres

C22170157

**Location:** south side of the west end of 11th Street NW**Legal:** LOTS 3 & 4, BLOCK 2, GENTILINI ADDITION TO CHISHOLM

Land	\$4,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,400.00



This +/- 100' x 123' parcel is zoned R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. This parcel contains wetlands that may impact development potential and/or access plans. Any personal property remaining is part of the sale. 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, NOR 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 Chisholm

020-0105-00280,00290

\$1,600.00

± 0.70 acres

C22170158

**Location:** north side of the west end of 10th Street NW**Legal:** LOT 12 also LOTS 13 THRU 16, BLOCK 2, GENTILINI ADDITION TO CHISHOLM

Land	\$1,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,600.00



This +/- 250' x 123' parcel is zoned R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. This parcel contains wetlands that may impact development potential and/or access plans. Any personal property remaining is part of the sale. 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, NOR 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 Chisholm

020-0150-00890

\$3,300.00

± 0.14 acres

C22160003

**Location:** northwest corner of the 2nd Avenue NW and 2nd Street NW intersection**Legal:** LOTS 17 AND 18, BLOCK 3, NORTHERN ADDITION TO CHISHOLM

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



Vacant and level lot located in the city of Chisholm. This +/- 50' x 125' parcel is zoned R-1 (Residential), which requires a minimum lot width of 50 feet and 6,000 sq. ft. to meet standards. A house that previously occupied this lot was removed in 2015. 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, NOR 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 Chisholm	020-0150-01700	\$3,700.00	± 0.14 acres	C22160004
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Location: between address #313 and #321 4th St. NW
Legal: LOTS 8 AND 9, BLOCK 7, NORTHERN ADDITION TO CHISHOLM

Land	\$3,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,700.00



A mostly level lot located in the city of Chisholm. This property contains higher ground near its southern boundary, along the alley. Any personal property remaining is part of the sale. This +/- 50' x 125' parcel is zoned R-1 (Residential). The structures that previously occupied this lot were removed in 2016. Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for details regarding a potential future assessment of \$495.61, and any additional 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. Recording fee \$46.00 (Abstract).

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.

Tract 29	City Of Chisholm	020-0190-00270,00280,00290	\$2,600.00	± 0.36 acres	C22170156
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Location: north side of 12th Street NE, west of 1st Avenue NE
Legal: LOT 27 also LOT 28 also LOTS 29 30 AND 31, BLOCK 1, WASHINGTON ADDITION TO CHISHOLM

Land	\$2,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,600.00



This +/- 125' x 125' parcel is zoned R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Any personal property remaining is part of the sale. 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, NOR 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 Eveleth	040-0080-01470	\$21,400.00	± 0.14 acres	C22170206
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Location: 1013 Grant Avenue, Eveleth
Legal: LOT 2, BLOCK 82, DORR ADDITION TO EVELETH

Land	\$5,400.00
Timber	\$0.00
Improvements	\$16,000.00
Certified Assessments	\$0.00
Total	\$21,400.00



A 2 story up-down duplex with a detached garage located in the city of Eveleth. The first floor apartment contains a full kitchen, living room, a full bathroom and two bedrooms. The second story features a full kitchen, living room, a full bathroom and three bedrooms. Significant repairs are needed to the roof and ceilings. The detached 1 1/2 stall garage adjoins the alley on the northern boundary of the property. Any personal property remaining is part of the sale. Zoning is R-1 (Residential). Contact the City of Eveleth for permitted uses and zoning questions. Check with the City of Eveleth for any certified, pending or future assessments that may be reinstated. There is an unsatisfied mortgage held against this property - consult a real estate attorney for details. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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.

Tract 31

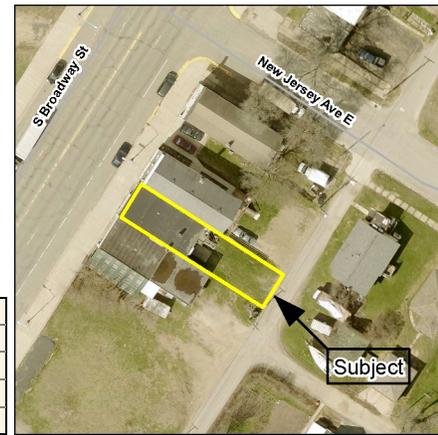
City Of Gilbert

060-0020-01560

\$28,000.00

± 0.06 acres

C22170207

**Location:** 207 Broadway Street South, Gilbert**Legal:** LOT 7, BLOCK 7, GILBERT 1ST ADD TO THE TOWNSITE

Land	\$3,800.00
Timber	\$0.00
Improvements	\$24,200.00
Certified Assessments	\$0.00
Total	\$28,000.00

A 1 story commercial/retail building located in the city of Gilbert. The main floor features an open retail space/storefront, while the rear of the floor contains two additional display or storage areas. There is also a ½ main floor bathroom. The basement of the structure houses a tuck-under garage and additional storage space. Any personal property remaining is part of the sale. Zoning is C-1 (Commercial). Contact the City of Gilbert for permitted uses and zoning questions. Check with the City of Gilbert for any certified, pending or future assessments that may be reinstated. Proof of insurance for this structure is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR 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 Virginia

090-0010-12850

\$3,800.00

± 0.10 acres

C22170137

**Location:** between 209 and 215 4th Street S, Virginia**Legal:** E 1/2 OF LOT 26 AND ALL OF LOT 27, BLOCK 48, VIRGINIA

Land	\$3,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,800.00

This +/- 37.5' x 100' lot is zoned R-2 (One, Two, Three and Four Family Residential District). The structures that previously occupied this property were removed. Any personal property remaining is part of the sale. Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 33

City Of Virginia

090-0030-05680,05690

\$3,600.00

± 0.14 acres

C22170139

**Location:** between 109 and 115 8th Street S, Virginia**Legal:** LOT 22 also LOT 23, BLOCK 94, VIRGINIA 2ND ADDITION

Land	\$3,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,600.00

This +/- 50' x 100' lot is zoned R-2 (One, Two, Three and Four Family Residential District). Both structures were previously removed. Any personal property remaining is part of the sale. Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 34

City Of Virginia

See Comments

\$38,450.00

± 0.12 acres

C22170208

**Location:** 508 12th Street South, Virginia

Legal: E 1/2 LOT 15 AND ALL LOT 16, BLOCK 16, ANDERSONS 3RD ADDITION TO VIRGINIA also PART OF SW1/4 OF NW1/4 COMM AT NW COR THENCE ELY ALONG N LINE 448.98 FT TO PT OF BEG THENCE S 60 FT THENCE N 88 DEG 28'03"W 37.51 FT THENCE N 60 FT TO N LINE THENCE S 88 DEG 28'03"E ALONG N LINE 37.51 FT TO PT OF BEG, Sec 17 Twp 58N Rge 17W, CITY OF VIRGINIA

Land	\$4,700.00
Timber	\$0.00
Improvements	\$33,750.00
Certified Assessments	\$0.00
Total	\$38,450.00



A 1 story home located in the city of Virginia. The main floor contains a kitchen, living room, two bedrooms and a "Jack and Jill" bathroom. The basement features two additional bedrooms and a full bathroom. The detached 2 stall garage is just south of the alleyway. Any personal property remaining is part of the sale. Zoning is R-2 (Residential). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. There is an unsatisfied mortgage held against this property - consult a real estate attorney for details. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

PIDs: 090-0060-04050, 090-0180-00819

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.

Tract 35

City Of Virginia

090-0140-00130

\$2,400.00

± 0.82 acres

C22170140

**Location:** southeast of the east end of 18th Street S, Virginia

Legal: REARR BLKS 1 2 AND 16 IN RIDGEWOOD AN ADD TO VIRGINIA LOTS 1 2 AND 3, BLOCK 2, RIDGEWOOD CITY OF VIRGINIA

Land	\$2,400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,400.00



This +/- 54' x 720' lot has low land and is zoned R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. This parcel contains wetlands that may impact development potential and/or access plans. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. Proof of insurance is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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.

Tract 36

City Of Virginia

090-0140-01640

\$8,000.00

± 2.83 acres

C22170141

**Location:** west side of Cottage Lane, and east of Hazel Avenue, Virginia

Legal: A 100 FT RT OF W FOR THE D M AND N RY ACROSS THE PLAT OF RIDGEWOOD, RIDGEWOOD CITY OF VIRGINIA

Land	\$8,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,000.00



This +/- 100' x 465' and +/- 100' x 757' tract has low land and is divided by 18th St. S. Any personal property remaining is part of the sale. This property is zoned R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. This parcel contains wetlands that may impact development potential and/or access plans. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 37	City Of Aurora	100-0042-00010	\$10,300.00	± 0.28 acres	C22170130
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Location: northeast corner of the CSAH 110 and Linda Drive intersection, Aurora
Legal: LOT 1, BLOCK 1, HOLLAND ADDITION CITY OF AURORA

Land	\$10,300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,300.00



This +/- 102' x 120' lot with scattered timber is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for details regarding a potential future assessment in the amount of \$1,180.00 for street paving 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, NOR 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 Aurora	100-0042-00160	\$14,000.00	± 0.50 acres	C22170129
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Location: between 204 and 212 Linda Drive, Aurora
Legal: LOTS 16 AND 17, BLOCK 1, HOLLAND ADDITION CITY OF AURORA

Land	\$14,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$14,000.00



This irregularly shaped, timbered property is +/- 164.7' x 129.1' and is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR 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 Aurora	100-0042-00240	\$9,600.00	± 0.22 acres	C22170131
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Location: south of 217 Linda Drive, Aurora
Legal: LOT 2, BLOCK 2, HOLLAND ADDITION CITY OF AURORA

Land	\$9,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$9,600.00



This +/- 80' x 120' lot has scattered trees and is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. There is a potential future assessment of \$944.00 for street paving. 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 40	City Of Aurora	100-0042-00370	\$11,000.00	± 0.32 acres	C22170132
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Location: between 213 and 217 Linda Drive, Aurora

Legal: LOT 15, BLOCK 2, HOLLAND ADDITION CITY OF AURORA

Land	\$11,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$11,000.00



This +/- 80.75' x 171.45' wooded lot is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for details regarding a potential future assessment in the amount of \$979.40 for street paving 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 41	City Of Aurora	100-0042-00440	\$6,100.00	± 0.50 acres	C22170133
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Location: between 227 and 233 Linda Circle, Aurora

Legal: LOT 7, BLOCK, HOLLAND ADDITION CITY OF AURORA

Land	\$6,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,100.00



This irregularly shaped, timbered parcel is +/- 85' x 270' and is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Any personal property remaining is part of the sale. Check with the City of Aurora for details regarding a potential future assessment in the amount of \$717.09 for street paving 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 42	City Of Aurora	100-0048-00330,00335	\$6,000.00	± 0.12 acres	C22170134
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Location: between 321 S 2nd Street W and 405 S 3rd Street W, Aurora

Legal: N 1/2 also S1/2 of LOT 6, BLOCK 3, MORNINGSIDE ADDITION TO AURORA

Land	\$6,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,000.00



This irregularly shaped, timbered parcel is +/- 72.5' x 141.67' and is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 43	City Of Aurora	100-0048-00520	\$400.00	± 0.01 acres	C22160084
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Location: between S 2nd Street W and S 3rd Street W, north of 4th Avenue S, Aurora

Legal: THAT PART BEG AT NE COR OF LOT 9 THENCE N 35 DEG 34'W 71.98 FT THENCE S 25 DEG 8' 30"E 64.69 FT THENCE E 18.77 FT TO PT OF BEG, LOT 8, BLOCK 4, MORNINGSIDE ADDITION TO AURORA

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



Non-conforming, vacant parcel landlocked behind platted lots in the city of Aurora. This parcel does not meet minimum R (1 and 2 Family Residential) zoning standards. 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

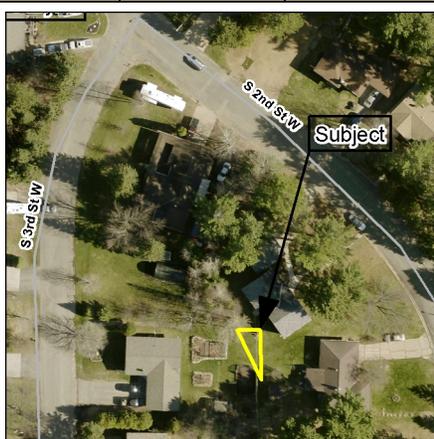
Tract 44	City Of Aurora	100-0048-00530	\$400.00	± 0.08 acres	C22160083
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Location: between S 2nd Street W and S 3rd Street W, north of 4th Avenue S, Aurora

Legal: THAT PART OF LOT 9 BEG AT NE CORNER OF LOT 9 THENCE W 18.77 FT THENCE S 25 DEG 8 MIN 30 SEC E 44.17 FT THENCE N 40 FT TO NE CORNER OF SAID LOT 9, BLOCK 4, MORNINGSIDE ADDITION TO AURORA

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



Non-conforming, vacant parcel landlocked behind platted lots in the city of Aurora. This parcel does not meet minimum R (1 and 2 Family Residential) zoning standards. 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 45	City Of Aurora	100-0053-00060	\$9,600.00	± 0.24 acres	C22170150
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Location: southeast corner of the S 3rd Street W and 4th Avenue S intersection, Aurora

Legal: LOT 6, BLOCK 1, MORNINGSIDE SECOND ADDITION TO AURORA

Land	\$9,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$9,600.00



This +/- 83.85' x 130' lot is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Any personal property remaining is part of the sale. 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 46

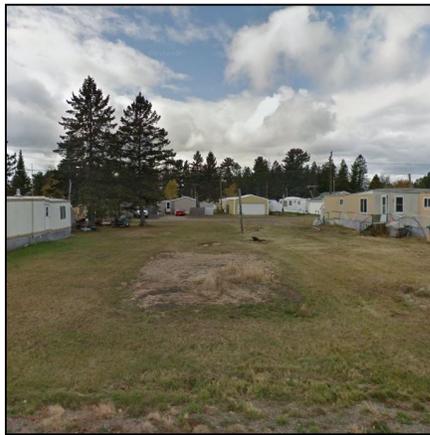
City Of Aurora

100-0077-00420

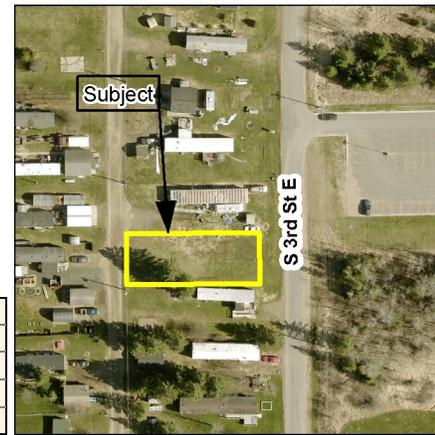
\$5,900.00

± 0.16 acres

C22170136

**Location:** between 431 and 435 S 3rd Street E, Aurora**Legal:** LOT 19, BLOCK 2, ZUPONCIC ACRES 1ST ADD TO AURORA

Land	\$5,900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,900.00



This +/- 52' x 135' grassy parcel is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Any personal property remaining is part of the sale. 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 47

City Of Aurora

100-0077-00540

\$6,100.00

± 0.12 acres

C22170135

**Location:** northeast intersection of S 2nd Street E and 5th Avenue S, Aurora**Legal:** OUTLOT B, BLOCK 3, ZUPONCIC ACRES 1ST ADD TO AURORA

Land	\$6,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,100.00



This +/- 43.55' x 120' grassy parcel is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Any personal property remaining is part of the sale. 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 48

City Of Cook

120-0010-00180,00190

\$2,100.00

± 0.08 acres

C22170142

**Location:** northwest corner of U.S. Highway 53 and 1st Street SW, Cook**Legal:** LOT 1 EX THAT PART TAKEN FOR HIGHWAY also LOT 2 EX THAT PART TAKEN FOR HIGHWAY, BLOCK 1, ASHAWA VILLAGE OF COOK

Land	\$2,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,100.00



These irregularly shaped grassy lots are +/- 42' x 88' and are zoned C-1 (General Business District). Contact the City of Cook for permitted uses and zoning questions. The Wolf Track Snowmobile Trail runs along the northern border of this property. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 49	City Of Hibbing	140-0050-01410	\$15,200.00	± 0.07 acres	C22170209
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Location: 1106 14th Avenue East, Hibbing
Legal: LOT 3, BLOCK 10, BROOKLYN CITY OF HIBBING



Land	\$6,700.00
Timber	\$0.00
Improvements	\$8,500.00
Certified Assessments	\$0.00
Total	\$15,200.00

A 1 1/2 story home located in the city of Hibbing. The first floor contains a full kitchen, living room and full bathroom. The half story features two bedrooms. There is a shed in the back yard. Any personal property remaining is part of the sale. Zoning is R-3 (Residential). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for details regarding a pending utility assessment in the amount of \$474.60 that may be reinstated, and for any other 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. Proof of insurance for this structure is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 50	City Of Hibbing	140-0090-04840	\$25,700.00	± 0.07 acres	C22170210
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Location: 618 25th Street East, Hibbing
Legal: LOT 2, BLOCK 20, FAIRVIEW CITY OF HIBBING



Land	\$11,200.00
Timber	\$0.00
Improvements	\$14,500.00
Certified Assessments	\$0.00
Total	\$25,700.00

A 1 1/2 story single family home located in the city of Hibbing, across the street from Bob Dylan's childhood home. The first floor features a living and dining room combo, a full kitchen, a full bathroom and a bedroom. The second story is a walk up finished loft. There is also an additional finished bedroom area in the basement. A detached single stall garage adjoins the alley on the southern boundary of the property. Any personal property remaining is part of the sale. Zoning is R-2 (One to Four Family Residential District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for details regarding a pending utility assessment in the amount of \$1,222.06 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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.

Tract 51	City Of Hibbing	140-0290-00610,00611	\$23,100.00	± 0.77 acres	C22170211
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Location: west of 345 41st Street West, Hibbing



Legal: THAT PART OF SE 1/4 OF SE 1/4 COM AT NW COR THENCE S 89 DEG 54'7"E ALONG N LINE FOR 654.70 FT THENCE S 1 DEG 34'53"W FOR 368 FT THENCE S43 DEG 41'53"W FOR 171.46 FT THENCE S 2 DEG 14'53"W FOR 795.65 FT TO S LINE THENCE S 89 DEG 4'28"W ALONG S LINE 170.05 FT THENCE N 1 DEG 14'34"E FOR 309.14 FT TO PT OF BEG THENCE N 88 DEG 45'26"W FOR 127.71 FT THENCE N 1 DEG 14'34"E 174.82 FT THENCE S 88 DEG 45'26" E FOR 127.71 FT THENCE S 174.82 FT TO PT OF BEG also PART OF SE 1/4 OF SE 1/4 COMMON NLY R/W OF W 41ST ST 225.06 FT E AT RT ANGLES FROM W LINE OF FORTY THENCE NLY PARALLEL WITH W LINE TO PT OF BEG ON NLY R/W LINE OF DM&IR SPUR TRACK & 477.86 FT FROM CENTER LINE OF W 41ST ST THENCE RT 90DEG 127.71 FT THENCE LEFT 90 DEG 110.39 FT THENCE LEFT 90 DEG 73.79 FT TO NLY R/W OF SPUR TRACK THENCE LEFT ALONG NLY R/W TO PT OF BEG, Sec 24 Twp 57N Rge 21W, CITY OF HIBBING

Land	\$14,500.00
Timber	\$0.00
Improvements	\$8,600.00
Certified Assessments	\$0.00
Total	\$23,100.00

A +/- 30' x 50' commercial garage located in the city of Hibbing. There is an attached +/- 12' x 18' workshop on the north end of this structure. Three outbuildings, and six silos also reside on this property. The condition and purpose of the silos is unknown. Any personal property remaining is part of the sale. This property is subject to access and right of way easements. Underground tanks were removed from this property, and 3 monitoring wells on the site have been sealed. Zoning is I-1 (Light Industrial). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for details regarding a pending utility assessment in the amount of \$207.64 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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.

Tract 52

City Of Hibbing

141-0175-01350

\$3,000.00

± 0.14 acres

C22170163

**Location:** between 4265 and 4269 5th Street, Hibbing**Legal:** LOTS 12 AND 13, BLOCK 5, TOWNSITE OF LEETONIA CITY OF HIBBING

Land	\$3,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,000.00



This +/- 50' x 122' lot is zoned R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Any personal property remaining is part of the sale. 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 53

City Of Hibbing

141-0175-01480

\$5,100.00

± 0.29 acres

C22170164

**Location:** south of 4280 4th Street, Hibbing**Legal:** LOTS 25 THRU 28, BLOCK 5, TOWNSITE OF LEETONIA CITY OF HIBBING

Land	\$5,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,100.00



This +/- 100' x 125' property is zoned R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Any personal property remaining is part of the sale. 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 54

City Of Hibbing

141-0175-02860

\$3,000.00

± 0.14 acres

C22170166

**Location:** between 4255 and 4261 4th Street, Leetonia**Legal:** LOTS 5 AND 6, BLOCK 11, TOWNSITE OF LEETONIA CITY OF HIBBING

Land	\$3,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,000.00



This +/- 50' x 125' property is zoned R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. The Chisholm/Side Lake/Hibbing Spur Snowmobile Trail and the Burlington Northern Santa Fe Railway are nearby, to the south of this property. 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 55

City Of Kinney

150-0020-00480

\$5,100.00

± 0.21 acres

C22170151

**Location:** south of 100 1st Street S, Kinney**Legal:** LOTS 3 4 AND 5, BLOCK 12, KINNEY FIRST ADDITION TO

Land	\$5,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,100.00



This +/- 75' x 125' property is zoned Residential. The structures that previously occupied this property were removed in 2016. Any personal property remaining is part of the sale. Contact the City of Kinney for permitted uses and zoning questions. Check with the City of Kinney for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 56

City Of Kinney

150-0025-00670,00680

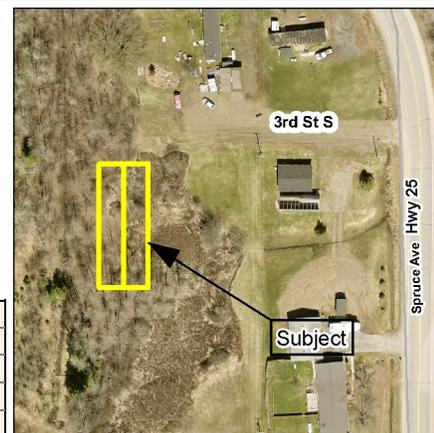
\$600.00

± 0.14 acres

C22170152

**Location:** south of the west end of 3rd Street S, Kinney**Legal:** LOT 2 also LOT 3, BLOCK 5, SPINA CITY OF KINNEY

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



This +/- 50' x 125' property is zoned Residential. Contact the City of Kinney for permitted uses and zoning questions. Check with the City of Kinney for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 57

City Of Meadowlands

165-0020-00170

\$3,600.00

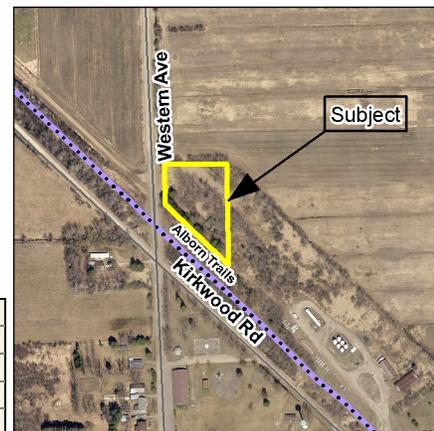
± 1.00 acres

C22150171

**Location:** northeast of the intersection of Western Avenue and the abandoned railroad grade, Meadowlands

Legal: ONE ACRE OF NW 1/4 OF SE 1/4 COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE E TRACK OF D M AND N RY WITH THE W LINE OF NW 1/4 OF SE 1/4 THENCE N 87 FT THENCE E 22 FT TO POINT OF BEGINNING RUNNING THENCE N 126 5/10 FT THENCE E 195 27/100 FT THENCE S 319 64/100 FT THENCE NWLY ALONG THE PRESENT RY DITCH TO PT OF BEGINNING, Sec 15 Twp 53N Rge 19W, CITY OF MEADOWLANDS

Land	\$3,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,600.00



This irregularly shaped parcel is approximately 1 acre, located on the north side of the city of Meadowlands, with about 125 feet of frontage on Western Ave. It is adjacent to an abandoned railroad grade that has been transitioned into a multi-use recreational trail. All terrain vehicles use this route in summer, and snowmobiles in the winter. It is zoned Light Industrial, which requires a minimum lot width of 25 feet for building, and water and sewer are required from the City. Check with the City of Meadowlands for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 58

City Of Meadowlands

165-0020-00220

\$2,000.00

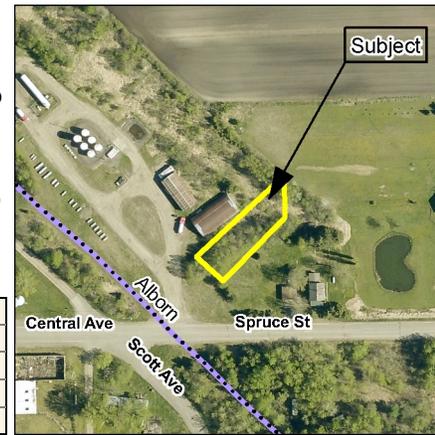
± 0.17 acres

C22160056

**Location:** north of Spruce Street, east of Scott Avenue, Meadowlands

Legal: PART OF NW 1/4 OF SE 1/4 COMMENCING 479 13/100 FT W OF SE CORNER RUNNING THENCE NWLY AT AN ANGLE OF 131 DEG 43 72/100 FT TO POINT OF BEGINNING CONTINUING THENCE NWLY IN THE SAME DIRECTION 119 1/10 FT THENCE NELY AT AN ANGLE OF 88 1/2 DEG 192 73/100 FT THENCE SLY AT AN ANGLE OF 49 DEG 220 23/100 FT THENCE W AT AN ANGLE OF 91 1/2 DEG 69 82/100 FT TO PT OF BEG EX ELY 0.28 AC, Sec 15 Twp 53N Rge 19W, CITY OF MEADOWLANDS

Land	\$2,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,000.00



This irregularly shaped parcel is approximately 0.17 of an acre, located on the northern side of the city of Meadowlands. It has approximately 58 feet of frontage perpendicular to a multi-use recreational trail right of way adjacent to Spruce St. This area is zoned Light Industrial, and the parcel is situated between industrial storage use and residential use properties. This zoning requires a minimum lot width of 25 feet for building, and water and sewer are required from the City. Check with the City of Meadowlands for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 59

City Of Mt. Iron

175-0069-00070

\$7,300.00

± 0.62 acres

C22170146

**Location:** east of Bluebell Avenue, south of Jasmine Street, Mt. Iron**Legal:** LOTS 7 AND 8, BLOCK 1, WESTGATE 1ST ADD TO MT IRON

Land	\$7,300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$7,300.00



This +/- 207.5' x 131' parcel is zoned UR/S (Urban Residential District, Sewered). Contact the City of Mt. Iron for permitted uses and zoning questions. Check with the City of Mt. Iron for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#324587).

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.

Tract 60

City Of Proctor

185-0210-03010

\$4,950.00

± 0.23 acres

C22110121

**Location:** northwest corner of N 3rd Avenue and 8th Street, Proctor**Legal:** LOTS 1, 2, AND 3, BLOCK 11, PROCTOR HEIGHTS

Land	\$4,950.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,950.00



Primarily low lying, vacant parcel, located at the northwest corner of N. 3rd Ave. and 8th St. in the city of Proctor. This +/- 83.26' x 125' parcel is zoned R1b (Residential), which requires 60 feet of frontage and 7,500 sq. ft. of total lot area to meet standards. Check with the City of Proctor for details regarding a road improvement assessment of \$7,815.80, and for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 61	Alango Township	200-0010-00380	\$29,200.00	± 38.88 acres	C22170147
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Location: southwest corner of the intersection of Leander Road and Kuster Road, Angora
Legal: LOT 3, Sec 3 Twp 61N Rge 19W, TOWN OF ALANGO



Land	\$29,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$29,200.00

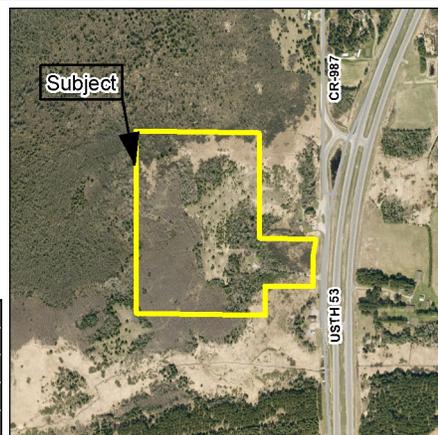
Approximately 38.8 acres, this parcel has grassy areas, a swath of timber and lowland brush. The structures that previously occupied this lot were removed in 2017. There is a drilled well on site, condition unknown. Any personal property remaining is part of the sale. This +/- 1,335' x 1,285' parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with St. Louis County for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 62	Angora Township	215-0010-05020	\$58,400.00	± 28.93 acres	C22170148
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Location: 8557 Highway 53 Frontage Road, Angora
Legal: NE1/4 OF SE1/4 EX 1 ACRE AT SE CORNER AND EX 50/100 ACRES FOR HWY AND EX NLY 735 FT OF ELY 414.8 FT & EX S 208.5 FT OF W 417 FT OF E 625.5 FT & EX THAT PART PLATTED AS PARCEL 31 ON MINN DOT RIGHT OF WAY PLAT #69-112, Sec 29 Twp 61N Rge 18W, TOWN OF ANGORA



Land	\$33,000.00
Timber	\$0.00
Improvements	\$25,400.00
Certified Assessments	\$0.00
Total	\$58,400.00

Approximately 28.93 acres, this irregularly shaped parcel has about 325 feet of frontage on U.S. Highway 53. There is 1+ story house with kitchen, living room, 3 bedrooms and 1.75 baths. There is also a detached garage and storage building. Any personal property remaining is part of the sale. This +/- 1,283' x 855' property is zoned MU-5 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The septic system was constructed more than 10 years ago, and needs to be inspected prior to new occupancy. An inspection found it to be compliant, but electrical function is unknown. Contact St. Louis County Environmental Services for more information. Check with St. Louis County for any certified, pending or future assessments that may be reinstated. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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.

Tract 63	Duluth Township	315-0010-00186	\$16,500.00	± 2.00 acres	C22170191
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Location: 5785 Alseth Road, Duluth
Legal: E 208 FT OF S 416 FT OF SW 1/4 OF NE 1/4, Sec 2 Twp 51N Rge 12W, TOWN OF DULUTH



Land	\$16,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,500.00

Partially wooded lot, with cleared site ready for new development, located on Alseth Road between MN Hwy. 61 and Lake Superior. The structures that previously occupied this parcel were removed in 2016. There remains a drilled well on site, condition unknown. Any personal property remaining is part of the sale. This approximately 2 acre lot is zoned SMU-6 (Shoreland Mixed Use) and is served by the Duluth North Shore Sanitary District. Contact the Town of Duluth for permitted uses and zoning questions. Contact the Duluth North Shore Sanitary District for details regarding an outstanding sewer assessment in the amount of \$20,977.54, and for questions about sewer hookup and costs. Check with the Town of Duluth Clerk for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#300346).

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.

Tract 64

Fairbanks Township

335-0010-03755

\$20,950.00

± 2.10 acres

C22170193

**Location:** 2713 Highway 44, Brimson**Legal:** N 300 FT OF S 500 FT OF E 300 FT OF SE 1/4 OF SW 1/4, Sec 22 Twp 56N Rge 12W, TOWN OF FAIRBANKS

Land	\$14,600.00
Timber	\$0.00
Improvements	\$6,350.00
Certified Assessments	\$0.00
Total	\$20,950.00



Approximately 2 wooded acres with a cleared site and a +/- 30' x 27' garage built in 1994 in the Brimson area, about 4 miles north of Hugo's. Structures were demolished in 2017, but the garage remains. There is a drilled well on site, condition unknown. Any personal property remaining is part of the sale. This +/- 300' x 300' site is zoned MU-4 (Multiple Use). Parcel is a non-conforming lot of record. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Fairbanks Township for any certified, pending or future assessments that may be reinstated. Proof of insurance for this structure is required within 30 days if purchased under contract. Recording fee \$46.00 (Abstract).

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

Tract 65

Fine Lakes Township

355-0010-05052

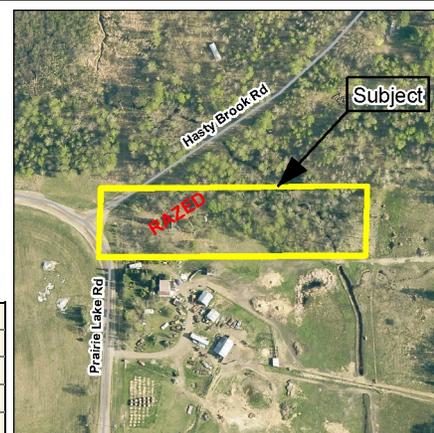
\$19,200.00

± 2.00 acres

C22170194

**Location:** 3618 Prairie Lake Rd, Wright**Legal:** W 580 4/5 FT OF N 150 FT OF NW 1/4 OF NE 1/4, Sec 32 Twp 50N Rge 20W, TOWN OF FINE LAKES

Land	\$19,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$19,200.00



Approximately 2 acres, this rectangularly shaped parcel is partially wooded with northern hardwoods and has a small creek meandering across the eastern portion of the property. Structures were demolished in 2017. This +/- 150' x 580' parcel is zoned FAM-3 (Forest Agricultural Management). Parcel is a non-conforming lot of record. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Fine Lakes Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 66

Grand Lake Township

380-0010-01345

\$13,100.00

± 15.64 acres

C22110076

**Location:** northwest corner of U.S. Highway 53 and CSAH 8, Saginaw**Legal:** THAT PART OF SW1/4 OF SE1/4 LYING SWLY OF WLY HWY R.O.W., Sec 6 Twp 51N Rge 16W, TOWN OF GRAND LAKE

Land	\$12,100.00
Timber	\$1,000.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$13,100.00



This triangularly shaped, approximately 15.64 acre parcel fronts both U.S. Highway 53 and County Road 8, with almost 0.25 of a mile on each. This partially wooded property has older aspen and balsam fir in the north and younger aspen mixed with grassy openings along the east side bordering U.S. Highway 53. There is a low, wet bog in the southwest. There are no public utilities. There is a non-exclusive 33 foot wide ingress and egress easement across the northerly portion of the property. This parcel is zoned MU-3 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with the Town of Grand Lake for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 67

Great Scott Township

385-0030-00103

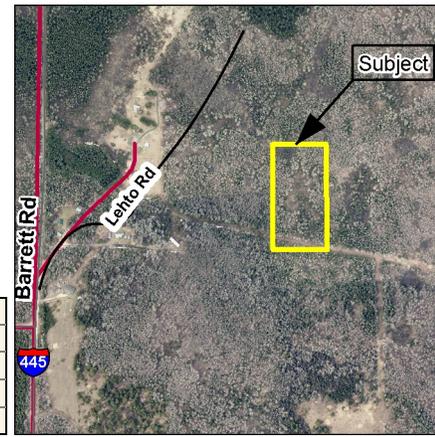
\$3,350.00

± 5.00 acres

C22130146

**Location:** east of Lehto Road, Britt**Legal:** W1/2 OF SE1/4 OF SW1/4 OF NW1/4, Sec 32 Twp 60N Rge 19W, TOWN OF GREAT SCOTT

Land	\$2,609.00
Timber	\$741.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,350.00



This rectangularly shaped parcel is approximately 5 acres. It is crossed by a power line in the south. The parcel has grassy areas with scattered aspen and pine. This +/- 330' x 660' parcel is zoned MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. There is no known legal access. Please respect private property and seek permission to view the parcel. Check with Great Scott Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 68

City of Hermantown

395-0039-00120

\$6,900.00

± 1.70 acres

C22110130

**Location:** south side of Benson Road, just before address #5058, Duluth**Legal:** LOTS 12 & 13, BENGUS ACRES CITY OF HERMANTOWN

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



This parcel is located just east of LaVaque Rd. on Benson Rd. (about 0.25 of a mile south of Morris Thomas Rd.), in the city of Hermantown. There are no city utilities. Any personal property remaining is part of the sale. This +/- 261' x 294' parcel is zoned R-3 (Residential). Contact the City of Hermantown for permitted uses and zoning questions. There is a recreational development drainage creek running north to south on the western third of the parcel, which requires a 100 foot building setback. The site inspection noted an area of higher ground east of the creek. Check with the City of Hermantown for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 69

City of Hermantown

395-0223-00130

\$65,700.00

± 0.90 acres

C22170195

**Location:** southeast corner of the Getchell Road and Marko Drive intersection, Hermantown**Legal:** LOT 7, BLOCK 2, WHISPER WOODS FIRST ADDITION HERMANTOWN

Land	\$65,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$65,700.00



Vacant, level lot on the corner of Marko Dr. and Getchell Rd. in the city of Hermantown. City utilities are available for this +/- 39,000 sq. ft. parcel zoned R-3 (Residential). Contact the City of Hermantown for permitted uses and zoning or construction questions. Any personal property remaining is part of the sale. Check with the Hermantown City Clerk for information regarding any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

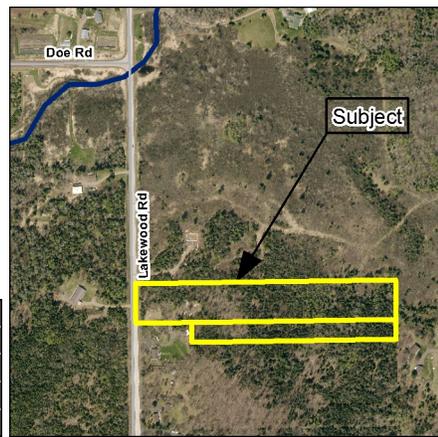
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 70	Lakewood Township	415-0010-03935,03950	\$38,600.00	± 8.44 acres	C22170196
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Location: Between 5350 and 5360 Lakewood Road, Duluth

Legal: S 200 FT OF NW 1/4 OF SW 1/4 also NLY 100 FT OF SW1/4 OF SW1/4 EX WLY 233 FT & EX ELY 50 FT OF WLY 283 FT, Sec 14 Twp 51N Rge 13W, TOWN OF LAKEWOOD



Land	\$37,700.00
Timber	\$900.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$38,600.00

A rural, wooded, approximately 8.44 acre tract in Lakewood Township. This area is zoned MUNS-4 (Multiple Use Non Shoreland), which requires 300 feet of road frontage. This property would require a variance from Lakewood Township as to the frontage requirement. Contact Lakewood Township for more information and for permitted uses and zoning questions. Any personal property remaining on site is part of the sale. Check with the Lakewood Town Clerk for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 71	Lakewood Township	415-0070-02840	\$3,700.00	± 1.14 acres	C22170197
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Location: east side of Maxwell road, north of the Maple Street intersection

Legal: LOT 22 BLOCK 12, EXETER FARMS 1ST DIVISION TOWN OF LAKEWOOD



Land	\$3,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,700.00

Vacant, wooded parcel on Maxwell Rd. in Lakewood Township. This +/- 1.14 acre lot is zoned RES-7 (Residential). Parcel is a lot of record, but does not meet minimum zoning standards and would require a variance to build. Contact Lakewood Township for more information and for permitted uses and zoning questions. Check with Lakewood Town Clerk for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#23433).

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.

Tract 72	Meadowlands Township	440-0020-02103	\$10,000.00	± 5.41 acres	C22170198
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Location: south side of Swenson Road, between CSAH 7 and Kingsley Road, Meadowlands

Legal: THAT PART OF E1/2 OF NE1/4 LYING W OF RY R/W AND N OF RIVER EX ELY 800 FEET, Sec 15 Twp 53N Rge 18W, TOWN OF MEADOWLANDS



Land	\$9,200.00
Timber	\$800.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,000.00

This rural St. Louis County property is wooded with high areas of aspen and low areas of spruce and tamarack in the north, and lowland brush in the southern portion adjacent the Little Whiteface River, which is also the southern border of the property. Any personal property remaining is part of the sale. There is about 500 feet of frontage on Swenson Rd. This parcel appears to have more acreage than the records state. This irregularly shaped parcel is zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with Meadowlands Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#208787).

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.

Tract 73	City of Rice Lake	520-0016-02270	\$3,600.00	± 5.00 acres	C22130097
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Location: south side of W Tischer Road, Amnity Creek at center of parcel, Duluth

Legal: E 1/2 OF NW 1/4 OF NE 1/4 OF NW 1/4, Sec 25 Twp 51N Rge 14W, CITY OF RICE LAKE

Excepting and reserving, a conservation easement 60 feet in width on either side of the stream to provide public access and improvement of trout habitat.



Land	\$3,550.00
Timber	\$50.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,600.00

This rectangularly shaped, approximately 5 acre tract is lowland brush and black ash swamp. Amnity Creek meanders through the parcel. It is a protected water stream, and its drainage area is listed as type 7 wooded swamp in the National Wetlands Inventory. There is little, if any, high ground. There is a power line along the road and a conservation easement 60 feet in width on either side of the stream to provide public access and improvement of trout habitat. This +/- 330' x 660' parcel is zoned RR-1 (Rural Residential). Contact the City of Rice Lake for permitted uses and zoning questions. Check with the City of Rice Lake for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#55958).

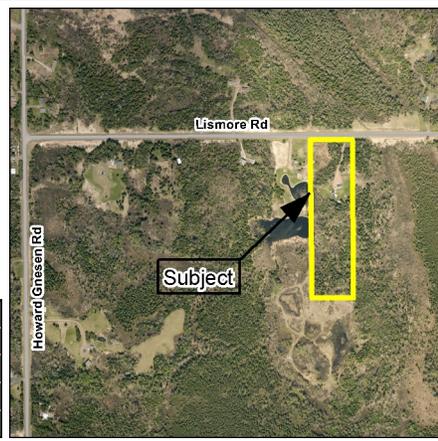
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 74	City of Rice Lake	520-0210-00010	\$115,500.00	± 9.75 acres	C22170216
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Location: 4000 Lismore Road, Duluth (Rice Lake)

Legal: LOT 1, BLOCK 0, SUBDIV NW 1/4 SEC 3 RICE LAKE



Land	\$46,400.00
Timber	\$0.00
Improvements	\$69,100.00
Certified Assessments	\$0.00
Total	\$115,500.00

A single story home located in the city of Rice Lake. This structure resides on an approximately 9.75 acre lot. This home contains an eat-in kitchen, living room, 3 bedrooms and a full bathroom. Full block basement. This property also features a 2 1/2 stall, and a single stall detached garage, plus a screen house. Any personal property remaining is part of the sale. Zoning is Rural 1. Contact the City of Rice Lake for permitted uses and zoning questions. The septic system is noncompliant, contact St. Louis County Environmental Services for more information. Check with the City of Rice Lake for any certified, pending or future assessments that may be reinstated. Proof of insurance for these structures is required within 30 days if purchased under contract. Recording fee \$46.00 (T#300704).

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.

Tract 75	White Township	570-0012-04792	\$3,100.00	± 5.00 acres	C22140031
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Location: north of Town Line Road, east of Loon Lake Road, Aurora

Legal: ELY 330 FT OF WLY 660 FT OF NLY 265 FEET OF SE 1/4 OF SW 1/4 & ELY 330 FT OF WLY 660 FT OF SLY 395 FT OF NE 1/4 OF SW 1/4, Sec 34 Twp 57N Rge 15W, TOWN OF WHITE



Land	\$2,282.00
Timber	\$818.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,100.00

This approximately 5 acre parcel is fairly level and timbered with aspen and a pocket of jack pine in the east. A branch of the Water Hen Creek crosses through the southern border. There is no known legal access. Please respect private property by seeking permission to view the parcel. This +/- 330' x 660' 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 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, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

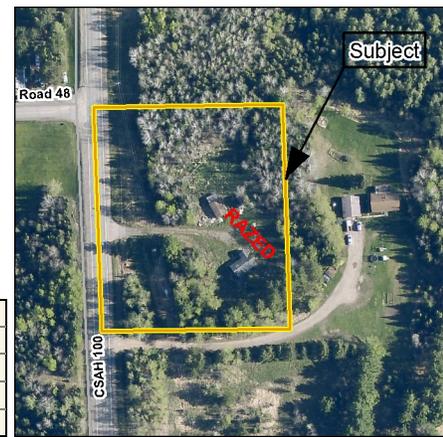
Tract 76	White Township	570-0026-00282	\$18,700.00	± 2.48 acres	C22170149
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Location: 4778 Highway 100, Aurora

Legal: WLY 300 FT OF NLY 360 FT OF LOT 2, Sec 34 Twp 58N Rge 15W, TOWN OF WHITE

Land	\$18,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,700.00



Approximately 2.48 acres, this parcel has an open grassy area surrounded by trees. The structures that previously occupied this lot were removed in 2017. Any personal property remaining is part of the sale. This +/- 360' x 300' parcel is zoned RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with St. Louis County for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#255869).

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.

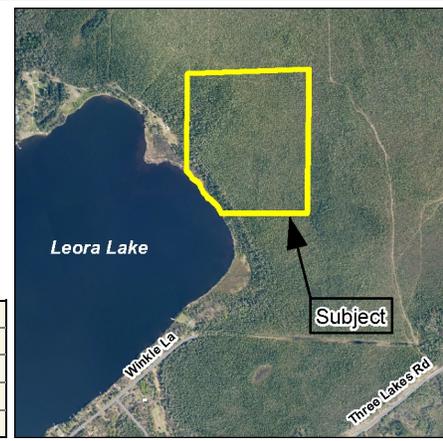
Tract 77	Unorganized Township	673-0010-00700	\$19,300.00	± 42.00 acres	C22170199
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Location: northeast side of Lake Elora/Leora, Canyon

Legal: LOT 2, Sec 5 Twp 53N Rge 16W, UNORGANIZED 53 16

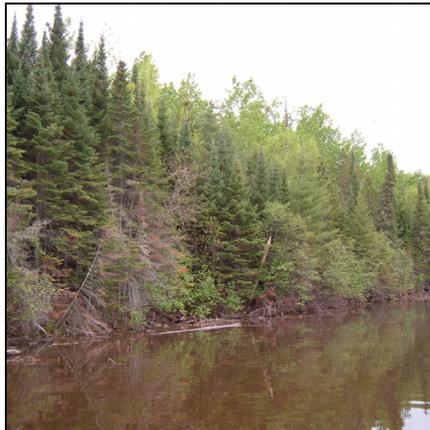
Land	\$17,700.00
Timber	\$1,600.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$19,300.00



This approximately 42 acre parcel has about 640 feet of frontage on Elora/Leora Lake, located about 0.25 of a mile past the end of Lake Elora Dr. There is no known legal access other than by water from the public boat landing on the southern end of the lake off Three Lakes Rd. Most of the parcel is low land with black spruce, tamarack and open bog forest. There is a 15-20 foot wide strip of sandy ridge perpendicular to the lake and within about 100 feet of the lakeshore. The zoning is SMU-11 (Shoreland Mixed Use). Check with the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel is predominately wetlands and may not be suitable for development. Check with St. Louis County Assessor's Office for any pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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.

Tract 78	Unorganized Township	731-0010-00845	\$44,150.00	± 2.30 acres	C22160043
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Location: on the Ash River, Orr

Legal: PART OF LOT 8 BEG AT A POINT 200 FT EAST OF THE CENTER OF SECTION 5 THENCE SOUTH 300 FT THENCE E 300 FT THENCE NORTH 263 FT TO SHORE LINE OF ASH RIVER THENCE NWLY ALONG THE RIVER 325 FT THENCE SLY TO POINT OF BEG, Sec 5 Twp 68N Rge 19W, UNORGANIZED 68 19

Subject to a deed restriction of 75 feet in width along the shore for shoreline protection that does not allow the placement or construction of any structure or building, nor any excavating, filling, dumping, tree cutting, or burning in the restricted area, excluding a 15 foot wide strip of land for water access and a dock.

Land	\$43,620.00
Timber	\$330.00
Improvements	\$200.00
Certified Assessments	\$0.00
Total	\$44,150.00



Approximately 2.3 acres, this parcel has brush in the southern half and the remainder is timbered with aspen and conifers. There are 2 dilapidated cabins. Any personal property remaining is part of the sale. Parcel has river access, and the MN DNR has a concrete boat access on the Ash River located approximately 0.15 of a mile west of the subject, on the Ash River Trail (CSAH 129). Parcel slopes down to the Ash River, which is designated by the MN DNR as a perennial, wide river, requiring a 100 foot setback. Subject to a deed restriction on buildings, structures, tree cutting, removal of vegetation, and shore land alterations within an area that is 75 feet in width along the river. A 15 foot strip for landowner river access is allowed. This +/- 325' x 282' parcel is zoned RES-5 (Residential). This parcel is a lot of record. Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Development would require new and permitted septic by St. Louis County Environmental Services. Check with St. Louis County for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#272665).

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.

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, NOR 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

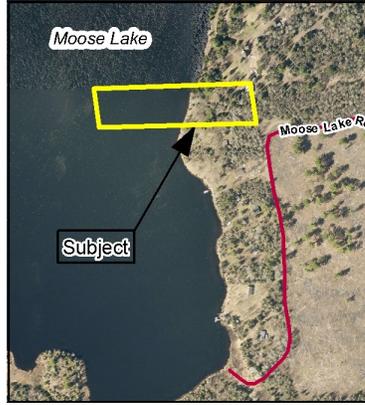
- The purchaser must make payment in full to the leaseholder in the manner provided in Minnesota Statutes, Section 92.06, Subdivision 4, **for the value of any improvements**.

* 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.

Tract 79	C22160177	Pequaywan Township Twp: 54 Rng: 12 Sec: 5	Acres +/- 2.6 Zoning: SMU-7	CVT: 502 Plat: 20 Parcel(s): 600
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Land	\$57,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,780.00
Survey	\$1,569.23

County Assessor Duluth.....218-726-2304
County Environmental Services (S).....218-725-5200
County Planning & Development (S).....218-725-5000

Legal Description:

THAT PART OF N 167 FT OF SW1/4 OF NE1/4 THAT LIES W OF E 655 FT THEREOF, Sec. 5, Twp. 54N, Rge 12W

Comments:

A shoreland parcel located on Moose Lake. This approximately 2.6 acre lot contains nearly 170 feet of lake frontage and is zoned RES-5 (Residential). Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00 (Abstract).

Additional Costs Paid to Lessee	
Improvements	\$10,850.00

Improvements include a +/- 542 sq. ft. cabin. 502-0000-09180. ***A survey of the lot is in place. The adjacent private landowner is disputing the north and east property lines and has a garage and shed encroaching onto the lot.***

Driving Directions: 1985 Moose Lake Road, Duluth

From Duluth, North on Pequaywan Lake Road, then turn left on Moose Lake Road and travel to the property. No fire numbers present, cabin can be identified by lease tag L03850162 on structure.





DO'S AND DON'TS

Land and Minerals Department St. Louis County, Minnesota

THE DO'S AND DON'TS OF MN STATE TAX FORFEITED LANDS USE

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

DO'S This you **CAN** do...

- You **CAN** hunt on MN State Tax Forfeited land. (All federal, state and local laws and regulations apply.)
- You **CAN** gather on MN State Tax Forfeited land. (All federal, state and local laws and regulations apply.)
- You **CAN** enjoy authorized trails and recreate on MN State Tax Forfeited land. (All federal, state and local laws and regulations apply.)

DON'TS

- You **CANNOT** dispose of garbage, refuse or electronics on MN State Tax Forfeited land.
- You **CANNOT** build a structure or fixture (this includes but is not limited to sheds, lean to, garage, fencing, barricades, gates) on MN State Tax Forfeited land.
- You **CANNOT** park your vehicle frequently on MN State Tax Forfeited land (for example, you have a tax forfeited lot near your house or work, you are not allowed to park without a permit or lease).
- You **CANNOT** construct permanent deer stands on MN State Tax Forfeited land.
- You **CANNOT** cut trees or any other vegetation without a permit or lease on MN State Tax Forfeited land. This includes harvesting of dead and down trees.
- You **CANNOT** access MN State Tax Forfeited land through private property without permission.
- You **CANNOT** place fill on MN State Tax Forfeited land without a permit.
- You **CANNOT** place any type of sign, including No Trespassing or Private Property, on MN State Tax Forfeited land.
- You **CANNOT** construct or create parking areas or access routes of any material including sand, gravel, asphalt or concrete on MN State Tax Forfeited land.
- You **CANNOT** construct or create garden areas, including raised beds and fences, on MN State Tax Forfeited land without the proper lease issued by the Land and Minerals Department.





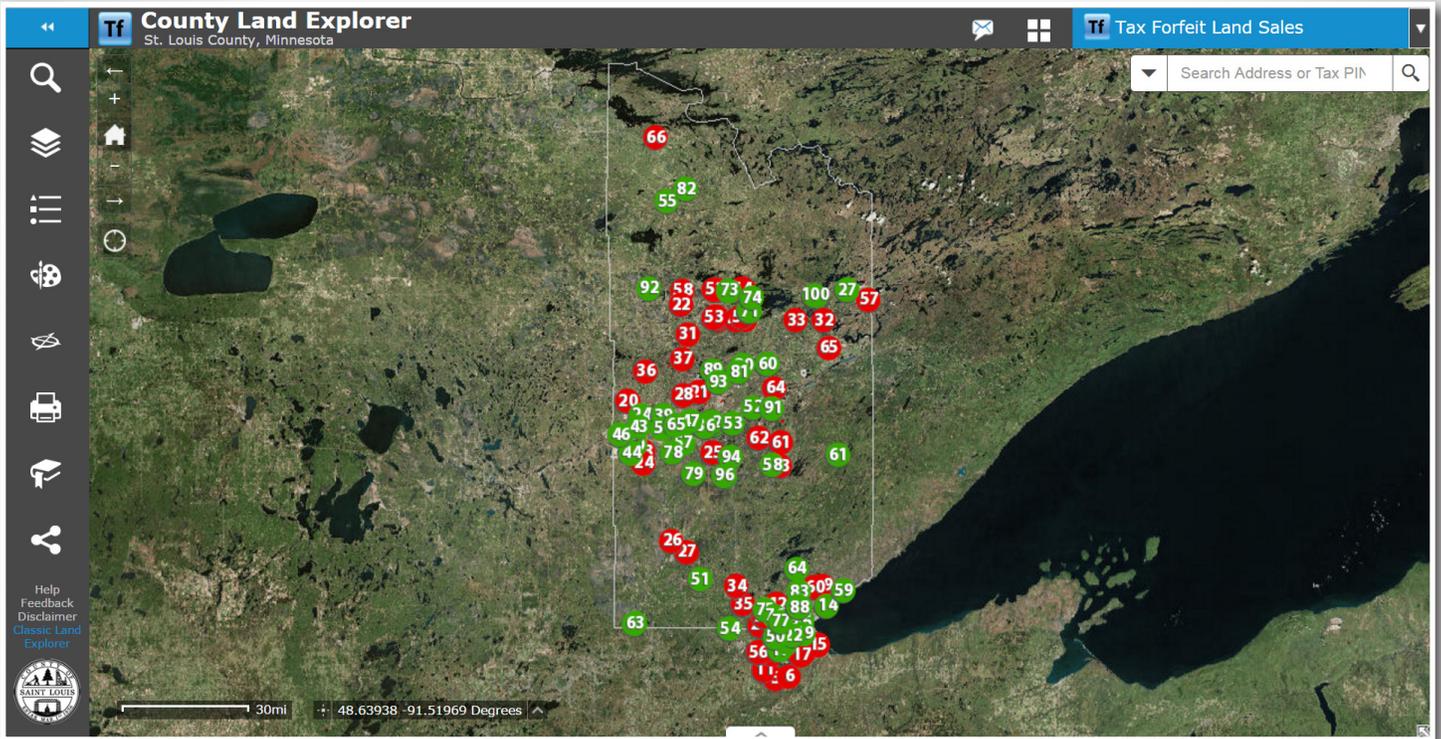
MAPPING- AUCTION AND AVAILABLE LIST

Land and Minerals Department St. Louis County, Minnesota



County Land Explorer

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



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

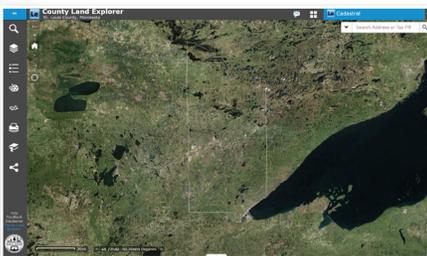
Web Link: <http://www.stlouiscountymn.gov/explorer>

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

To View

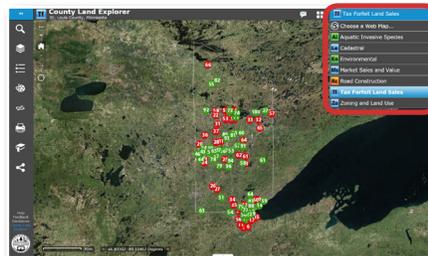
Step 1:

Open County Land Explorer



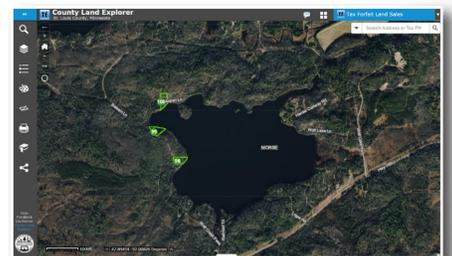
Step 2:

Select "Tax Forfeit Land Sales"



Step 3:

Zoom to area of interest



OCTOBER 12, 2017



St. Louis County, Minnesota

TAX FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Recreational Land
- Homes
- Investment Property
- Lakeshore



**FOR
S
A
L
E**

LAND SALE AUCTION

Thursday, October 12, 2017
11:00 a.m.
Miners Memorial Building
821 S 9th Ave.
Virginia, MN 55792



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. Please contact any of our Land and Minerals Department offices for further questions.

stlouiscountymn.gov

218-726-2606