

SAINT LOUIS COUNTY, MINNESOTA

LAND AND MINERALS DEPARTMENT

320 West 2nd Street, Suite 302, Duluth, MN 55802

Tax Forfeited Available List

Summer 2015

Thank You for your inquiry on the purchase of tax forfeited properties. The enclosed list of available parcels includes tax forfeited property within the boundaries of cities (urban land) and outside city boundaries (rural land).

Urban Land:

Information on parcels identified as city property (i.e. City of Duluth), can be obtained by contacting our main office at (218)726-2606.

Rural Land:

Information on parcels not identified as city property can be obtained by contacting one of our field offices.

For parcel LEGAL DESCRIPTIONS of Township 56 and higher, contact our Virginia office at (218)742-9898.

For parcel LEGAL DESCRIPTIONS of Township 55 and lower, contact our Duluth office at (218)726-2606.

All listings found advertised within this booklet are subject to change. The Land and Minerals Department encourages all prospective buyers to conduct their own research prior to purchasing tax forfeited property. Please call us, and we will be happy to answer your questions.

Please visit our website:

www.stlouiscountymn.gov

And click on the Tax Forfeit Land Sales Tab

OR

Scan this QR code with your smartphone.



FREE



Saint Louis County, Minnesota
Land and Minerals Department
State Tax Forfeited Land Sale Information

Available Properties List

Thank you for your inquiry on the purchase of tax forfeited properties. The enclosed list contains many parcels of tax forfeited property within the boundaries of cities (urban) and outside of cities (rural). These properties have previously been offered for purchase to the highest bidder at a Land and Minerals Department auction, but were not acquired. All of the parcels listed in this booklet are now available for immediate purchase over-the-counter for the total price listed on each tract. Offers to purchase for less than what is listed will not be accepted.

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

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

Duluth Office Government Services Center 320 West 2 nd Street, Suite 302 Duluth, MN 55802 • 218-726-2606 landdept@stlouiscountymn.gov	Pike Lake Office 5713 Old Miller Trunk Highway Duluth, MN 55811 218-625-3700 landdept@stlouiscountymn.gov	Virginia Office 7820 Highway 135 Virginia, MN 55792 218-742-9898 landdept@stlouiscountymn.gov
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Email Notification System

Receive notification via email any time the Land Sale List or Available Land List is altered (if a parcel is withdrawn from sale). You can conveniently sign up to receive this free service on our website.

For specific questions regarding a tract, please contact:

Countywide

Karen Zeisler, Tax Forfeited Land Coordinator.....218-726-2606

Urban Properties

Christopher (Cricker) Johnson, Land Staff Appraiser.....218-726-2606

Southern St. Louis County Rural Properties

Jeri Georges, Land Staff Appraiser.....218-726-2606

Northern St. Louis County Rural Properties

Ruth Harristhal, Land Staff Appraiser.....218-742-9898

Countywide

Stacy Melcher, Planner I.....218-726-2606

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

Disclaimer Page

1. 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. Properties will be sold at 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 serve basis. The County reserves the right to reject any bidder who has defaulted on a land sale contract. Payment must be made by personal check, cashier's check, certified check, or money order made payable to "St. Louis County Auditor".
3. Properties sold through this auction are subject to local zoning ordinances. Please 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. All sales are subject to existing liens, leases, easements, and rights-of-way.
5. 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. 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 at the auction.
7. 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. 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. 726-2606, to arrange to see the property for such an inspection or assessment.
9. 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. 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 payment.
11. 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 signing. 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. 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. **ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEE WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD. ALL LANDS ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.**
14. **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. 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.

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.
- There are three tax forfeited land sales per year (February, June and October) in the form of oral auctions.
- 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).

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 as follows (this is called apportionment):
 - 40% to the County’s General Fund.
 - 40% to school districts.
 - 20% to towns or cities.

Amount Due Upon Purchase

- 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.**



St. Louis County Land and Minerals Department
 Government Services Center
 320 West 2nd Street, Suite 302ZDuluth, MN 55802
 Phone 218.726.2606 • Fax 218.726.2600
www.stlouiscountymn.gov

Annual Payment Schedule

<u>Parcel Value</u>	<u>Length of Contract</u>
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

Are you interested in attending a Land and Minerals Department Properties Auction? Bidder registration and attendance is free. Mark your calendar now to be a part of our next sale to be held Thursday, October 8th, 2015 at 11:00 A.M. at the Miners Memorial Building in Virginia!

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" button, 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 our website at www.stlouiscountymn.gov. Free printed copies of our Land Sale 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 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 are the payment requirements at the sale?

We require payment by check or money order.

5. Is payment in full required on the day of the 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.

6. Does your county offer a financing program?

We take some sales under a contract for deed basis. Our contracts cannot exceed ten (10) years. Present interest rate is 10%.

7. What type of document is issued at the sale (treasurer's deed, tax deed, sheriff's deed, etc.)?

At the time of payment in full, a state deed is issued by the Minnesota Department of Revenue.

8. Once a property is acquired through your tax sale, is there a redemption period before you can take possession?

There is no redemption period once a property is acquired.

9. Do you allow investors to invest at your tax sales without attending the tax sale (i.e. absentee bidding)?

Bidders or their representatives must be present at our sales.

10. 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. The Land and Minerals Department advises all buyers to consult a real estate attorney prior to purchasing tax forfeited lands with unsatisfied mortgages held against them.

11. 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 serve basis and can be viewed on our website www.stlouiscountymn.gov. Click on the "Tax Forfeit Land Sales" button, then select the "Available Land Sale" link.

12. 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.

13. Are you seeking 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" button 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.

We hope this information is of use to you, and thank you for your interest in state tax forfeited lands. Please use one of the following to contact the St. Louis County Land and Minerals Department:

Phone.....218-726-2606

Email.....landdept@stlouiscountymn.gov

Write.....St. Louis County Land and Minerals Dept.
GSC - 320 W 2nd Street
Duluth, MN 55802

Tract 1

City Of Duluth

010-4050-00010

Starting Bid
\$56,500.00

± 0.05 acres

C22140030 ^{CJ}**Location:** 830 North 24th Avenue West, Duluth**Legal:** THAT PART OF W 50FT OF BLK 1 AND OF LOT 384 BLK 173 DUL PROP 2ND DIV LYING WITHIN 45 FT OF SLY LINE OF 9 TH ST, SPALDINGS ADDITION DULUTH

Land	\$9,000.00
Timber	\$0.00
Improvements	\$47,500.00
Certified Assessments	\$0.00
Total	\$56,500.00



A 2 story, single family home, located on a corner lot in the Lincoln Park neighborhood of Duluth. This +/- 45' x 50' parcel is zoned R-1 (Residential), which requires finding the smaller of 4,000 sq. ft. or the average of developed 1-family lots on the block face, and the smaller of 40 feet or the average of developed 1-family lots with similar uses on the block face to determine conformity. The first floor features a 3-seasons porch, living and dining rooms and a kitchen. The second floor contains 2 bedrooms and a full bathroom. New furnace January 2015. Check with the City of Duluth Treasurer's office for any 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.

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 Biwabik

015-0056-00060

Starting Bid
\$98,000.00

± 0.02 acres

C22140178 ^{KZ}**Location:** 6266 Giants Ridge Road, Unit #606, Aurora**Legal:** LIVING UNIT 606 AND AN UNDIVIDED INTEREST IN THE COMMONS AREA, THE VILLAS AT GIANTS RIDGE 11TH SUPPLEMENTAL CONDOMINIUM PLAT

Land	\$0.00
Timber	\$0.00
Improvements	\$98,000.00
Certified Assessments	\$0.00
Total	\$98,000.00



A 2-unit, second story condominium located on the Iron Range and adjacent to the Giants Ridge ski resort. There are two separate spaces, each with outdoor entrances, adjoined via an interior doorway. It has 2 bedrooms, 2 full bathrooms, a living and dining room, plus 2 kitchens and a private deck that overlooks beautiful Lake Sabin. Contact Michelle with Villas at Giants Ridge (218-865-4155) for details regarding association fees and requirements. There is an unsatisfied mortgage held against this property - consult a real estate attorney for details regarding this status. Contact the City of Biwabik 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.

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Tract 3

City Of Hibbing

140-0130-01910

Starting Bid
\$21,500.00

± 0.14 acres

C22150075 ^{CJ}**Location:** 2602 6th Avenue East, Hibbing**Legal:** LOTS 1 AND 2, BLOCK 9, KOSKIVILLE HIBBING

Land	\$10,000.00
Timber	\$0.00
Improvements	\$11,500.00
Certified Assessments	\$0.00
Total	\$21,500.00



A 2 story home located on the Iron Range in the city of Hibbing. This house sits on a +/- 50' x 125' parcel, and is zoned R-2 (Residential), which requires a minimum lot width of 60 feet and 7,500 sq. ft. of total lot area to meet zoning standards. This property was in the process of being remodeled. The first floor features space for a kitchen, living room, bathroom and 2 bedrooms, while the second floor contains an area for 2 additional bedrooms and a bathroom. Check with the City of Hibbing for any 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.

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Tract 4

Fine Lakes Township

355-0010-05052

Starting Bid
\$23,000.00

± 2.00 acres

C22130145 ^{JG}**Location:** 3618 Prairie Lake Road, 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	\$23,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$23,000.00



This parcel has a small cabin with a nicely wooded yard on approximately 2 acres. The cabin needs significant work and clean up to be habitable. All personal property remaining on the site is part of this sale. This +/- 150' x 580' parcel is a lot of record in a FAM-3 (Forest Agricultural Management) zone district. The yard slopes gently toward a seasonal creek drainage. Electricity is available. The condition of a water supply is unknown. Questions regarding wells should be directed to the Minnesota Department of Health (1-800-383-9808). For building or site development questions, call St. Louis County Planning and Community Development (S). Check with the Town of Fine Lakes for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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Tract 5

Sturgeon Township

545-0010-01640

Starting Bid
\$2,100.00

± 1.60 acres

C22110044 ^{RH}**Location:** northwest corner of MN Highway #73 and CSAH #22**Legal:** BEGINNING AT SE CORNER OF SE 1/4 OF SE 1/4 RUNNING THENCE N 208 FT THENCE W 333 FT THENCE S 208 FT THENCE E 333 FT TO POINT OF BEGINNING, Sec 10 Twp 61N Rge 20W, TOWN OF STURGEON

Land	\$1,300.00
Timber	\$0.00
Improvements	\$800.00
Certified Assessments	\$0.00
Total	\$2,100.00



A grassy and mostly level parcel, approximately 1.6 acres, that previously housed a gas station and store. This irregularly shaped parcel is zoned FAM-3 (Forest Agricultural Management-3), which requires 9 acres, 300 feet of lot width and 50 foot setbacks to meet minimum standards. This parcel is a lot of record. There is a dilapidated garage, a cement slab with 2 gasoline pumps, and 3 underground fuel tanks (10,000, 8,000 and 4,000 gallons). There is also an abandoned well. This parcel will be sold "AS IS" and the future owner will be responsible for the removal of the tanks. Please contact the MPCA for more information (800) 657-3864. Contact the St. Louis County Planning and Community Development Department for future development and zoning questions. Check with Sturgeon Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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Tract 6

White Township

570-0026-00282

Starting Bid
\$22,300.00

± 2.48 acres

C22150007 ^{RH}**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	\$6,000.00
Timber	\$0.00
Improvements	\$16,300.00
Certified Assessments	\$0.00
Total	\$22,300.00



A single level structure, along with a dilapidated detached garage and shed, located on approximately 2.48 acres in White Township. This +/- 360' x 300' parcel is zoned RES-5 (Residential), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet minimum standards. The main structure contains 3 bedrooms, a bathroom, living room, kitchen and laundry room. The lot is fairly level, with a grassy yard surrounded by aspen and conifers. Parcel is a lot of record. All personal property remaining is part of the sale. The septic system was abandoned in May, 2015 - contact St. Louis County Environmental Services for septic questions. Check with White 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. T#255869

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Tract 7

City Of Duluth

See Comments

Starting Bid
\$36,050.00

± 2.30 acres

C22110122 ^{KZ}**Location:** northwest of N. 61st Ave. W. and W. 8th St.

Legal: LOTS 1 THRU 12 INC PART OF VAC ST ADJ, BLOCK 1, DODGES ADDITION TO DULUTH; also LOT 1, BLOCK 7, CENTRAL DIVISION OF WEST DULUTH; also LOTS 1 THRU 8, 9, 10, 11, 12, BLOCK 56, KIMBERLEY AND STRYKERS ADD TO DULUTH; also LOTS 1 THRU 7, BLOCK 67, WEST DULUTH 6TH DIVISION

Land	\$36,050.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$36,050.00



Vacant and wooded lots located between N. 61st and 62nd Aves. W., just north of the Elim Lutheran Church, including a triangular piece on the northwest side of W. 8th St. This approximately 2.3 acre parcel is zoned R-1 (Traditional Residential), which requires finding the smaller of 4,000 sq. ft. or the average of developed 1-family lots on the block face, and the smaller of 40 feet or the average of developed 1-family lots with similar uses on the block face to determine conformity. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$112.00. T#22369, T#42868
 PIDs: 010-0850-00010; 010-0420-02360; 010-2660-07180, 07260, 07270, 07280, 07290; 010-4520-09250

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Tract 8

City Of Duluth

010-1140-02320,02360

Starting Bid
\$13,250.00

± 0.32 acres

C22120020 ^{CJ}**Location:** W. 1st St. between N. 26th and 27th Aves. W.

Legal: SLY 1/2 OF ELY 28 1/2 FT OF LOT 421 & INC WLY 21 1/2 FT OF LOT 421 & INC ELY 35 1/2 FT OF LOT 423 also WLY 14 1/2 FT OF LOT 423 AND ELY 14 FT OF LOT 425, BLOCK 79, DULUTH PROPER SECOND DIVISION

Land	\$13,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$13,250.00



Vacant parcel dotted with alder, ash, and maple trees, located in the Lincoln Park neighborhood of Duluth. This irregularly shaped piece is zoned R-2 (Residential-Urban), which requires 4,000 sq. ft. of total lot area and 30 feet of frontage to meet standards. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$106.00. T#264074, T#252830, T#160198, T#136431

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Tract 9

City Of Duluth

010-1800-09060,09070,09080,09090,09100

Starting Bid
\$8,750.00

± 0.33 acres

C22120110 ^{KZ}**Location:** southeast corner of the Gary St. and 101st Ave. W.

Legal: LOTS 11 THRU 15 INC PT OF VAC ALLEY ADJ, BLOCK 36, GARY FIRST DIVISION DULUTH

Land	\$8,750.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,750.00



Vacant, grassy property on the southeast corner of 101st Ave. W. and Gary St. This +/- 138' x 108' parcel is zoned R-1 (Residential-Traditional), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face, and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face to meet minimum standards. 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#17151, T#189270, T#189273

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Location: northwest corner of E. Dickson St. and 97th Ave. W.

Legal: LOTS 28, 29 AND 30, BLOCK 12, GARY FIRST DIVISION DULUTH

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



A level, partially wooded property located at the northwest corner of E. Dickson St. and 97th Ave. W. in the Gary neighborhood of Duluth. This +/- 90' x 100' tract is zoned is R-1 (Residential-Traditional), which requires the smaller of 40 feet or the average of developed lots with similar uses on the block face, and smaller of 4,000 sq. ft. or the average of developed lots on the block face to meet minimum standards. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$86.00. T#151588, T#190126, T#194110

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.



Location: southeast corner of Commonwealth Ave. and E. McGonagle St.

Legal: LOTS 5 THRU 18, BLOCK 48, GARY FIRST DIVISION DULUTH

Land	\$70,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$70,000.00



A large, mostly wooded property on the southeast corner of Commonwealth Ave. and E. McGonagle St. in the Gary neighborhood of Duluth. This +/- 350' x 100' tract is zoned is MU-N (Mixed Use Neighborhood), which requires 4,000 sq. ft. and 30 feet of frontage to meet standards. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$266.00. T#23152, T#70454, T#64997, T#28814, T#21380, T#142428, T#23491, T#102037, T#45977, T#160978, T#153987, T#17208
 PIDs: 010-1800-12480 thru -12610

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.



Location: north side of Norton Rd., east of Rice Lake Rd.

Legal: E 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 EX HWY EASEMENT, Sec 5 Twp 50N Rge 14W, CITY OF DULUTH

Land	\$51,500.00
Timber	\$2,500.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$54,000.00



A rolling lot covered with hardwoods, located on the northern edge of the city of Duluth. This parcel has about 330 feet of frontage on Norton Rd. on approximately 9.75 acres of lot area. There is no city water or sewer in this area. This +/- 330' x 1,273' parcel is zoned RR-1 (Rural Residential), which requires 5 acres and 250 feet of lot frontage to meet zoning standards. It is also subject to the additional standards of airport overlay district b, due to its proximity to the Duluth International Airport, as it is located in the airport approach zone. Please contact the City of Duluth Building Safety office for more information on these zoning parameters. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#174154

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

010-2960-00930,00940

Starting Bid
\$6,150.00

± 0.39 acres

C22120056 ^{CJ}**Location:** east of N. 40th Ave. E., north of London Rd.**Legal:** LOTS 3 AND 4 INC PART OF VAC LOMBARD ST ADJ, BLOCK 2, LONDON ADDITION TO DULUTH

Land	\$6,150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,150.00



A level, grass covered property located on undeveloped Lombard St. in the Lakeside neighborhood of Duluth. This irregularly shaped parcel is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. The North Shore Scenic Railroad passes just north of the tract's northwest boundary. This property has no road frontage and can only be accessed via the adjoining alleyway. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

010-3030-02070

Starting Bid
\$12,600.00

± 0.16 acres

C22110084 ^{CJ}**Location:** south side of the dead end of Jay St. between 43rd and 44th Aves. E.**Legal:** LOT 4, BLOCK 82, LONDON ADDITION TO DULUTH

Land	\$12,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,600.00



Rolling terrain lot located on a dead-end street in the Lakeside neighborhood of Duluth. A mixture of mature oak, ash, red pine and alder cover this parcel. A storm-water drainage bed crosses the southern portion of this tract. This +/- 50' x 140' parcel is zoned R-1 (Traditional Residential), which requires finding the larger of 4,000 sq. ft. or the average of developed lots on the block face, and the larger of 30 feet or the average of developed lots with similar uses on the block face to meet minimum standards. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

010-3030-02080

Starting Bid
\$12,600.00

± 0.16 acres

C22110083 ^{CJ}**Location:** south side of the dead end of Jay St. between 43rd and 44th Aves. E.**Legal:** LOT 5, BLOCK 82, LONDON ADDITION TO DULUTH

Land	\$12,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,600.00



Rolling terrain lot located on a dead-end street in the Lakeside neighborhood of Duluth. A mixture of mature oak, ash, red pine and alder cover this parcel. A storm water drainage bed crosses the southern portion of this tract. This +/- 50' x 140' parcel is zoned R-1 (Traditional Residential), which requires finding the smaller of 4,000 sq. ft. or the average of developed 1-family lots on the block face, and the smaller of 40 feet or the average of developed 1-family lots with similar uses on the block face to determine conformity. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

See Comments

Starting Bid
\$131,000.00

± 2.40 acres

C22140222 ^{KZ}



Location: northwest corner of 88th Ave. W. and Falcon St.

Legal: LOTS 1 THRU 17, BLOCK 14, MORGAN PARK OF DULUTH

Land	\$131,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$131,000.00



This property is approximately 2.4 acres on the northwest corner of 88th Ave. W. and Falcon St. in the Morgan Park neighborhood of Duluth. The eastern half of the property is zoned MU-N (Mixed Use Neighborhood), which requires 4,000 sq. ft. and 30 feet of frontage to meet standards. The western half is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. Check with the City of Duluth for any certified, pending or future assessments that may be reinstated. Recording fee \$66.00. T#330419, T#219774
PIDs: 010-3300-01460 thru -01620

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

See Comments

Starting Bid
\$83,000.00

± 37.91 acres

C22140228 ^{KZ}



Location: south side of 88th Ave. W. (Arbor St.)

Legal: OUT LOT A also OUTLOT G EX PART PLATTED AS AUDITORS PLAT NO 18 also OUTLOT H EXCEPT PART PLATTED AS AUDITORS PLAT NO 19, MORGAN PARK OF DULUTH; also LOTS 14 THRU 18, AUDITORS PLAT NO 18 OUTLOT G MORGAN PARK

Land	\$83,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$83,000.00



A large, irregularly shaped parcel located in the Morgan Park neighborhood of Duluth, adjacent to the northerly gateway to this area (88th Ave. W. / Arbor St.). This approximately 37.91 acre parcel is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$126.00. T#259151, T#161152, T#291389, T#97690, T#249244
PIDs: 010-3300-04530,-04590,-04600; 010-0131-00140

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

See Comments

Starting Bid
\$10,000.00

± 1.28 acres

C22120023 ^{CJ}



Location: between Bowser and Goodhue Sts., east of 97th Ave. W.

Legal: LOTS 1 THRU 16, BLOCK 30, NEW DULUTH 1ST DIVISION

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



Vacant and brushy tract located between Bowser St. and Goodhue St., just east of 97th Ave. W. Road and utilities would have to be extended. Utilities are in 97th Ave. W. Bowser St. has been vacated between 96th and 97th Aves. W. adj. block 30. This +/- 140' x 433' parcel is zoned MU-B (Mixed Use Business), which is not for residential use. Check with City of Duluth Building Safety for zoning related questions. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.
PIDs: 010-3430-09710 through -09860

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

010-4400-01210

Starting Bid
\$749,500.00

± 3.10 acres

C22140217 ^{KZ}**Location:** south of Harbor Point circle, off of the undeveloped right-of-way**Legal:** LOTS 8 THRU 20 EVEN NUMBERED LOTS, UPPER DULUTH ST LOUIS AVENUE

Land	\$749,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$749,500.00



A large, undeveloped parcel, with a mix of tree cover and sand beach adjacent to St. Louis Bay in the Park Point neighborhood of Duluth. Approximately 3.1 acres, this parcel is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. This property contains mostly level ground, with many potential development options. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$66.00. T#330325, T#120777

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

010-4480-01800

Starting Bid
\$6,250.00

± 0.14 acres

C22140225 ^{KZ}**Location:** east side of S. 58th Ave. W., south of Redruth St.**Legal:** LOTS 7 AND 8, BLOCK 72, WEST DULUTH 2ND DIVISION

Land	\$6,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,250.00



Vacant lots on the east side of S. 58th Ave. W. in the Lower West Duluth community of Duluth. This +/- 50' x 125' parcel is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. The structures that previously occupied this property (314 S. 58th Ave. W.) were removed in January, 2015. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.

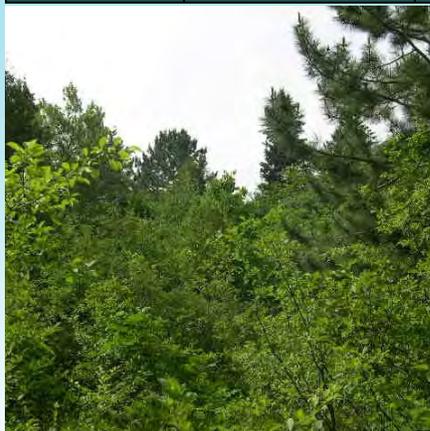
Tract 21

City Of Ely

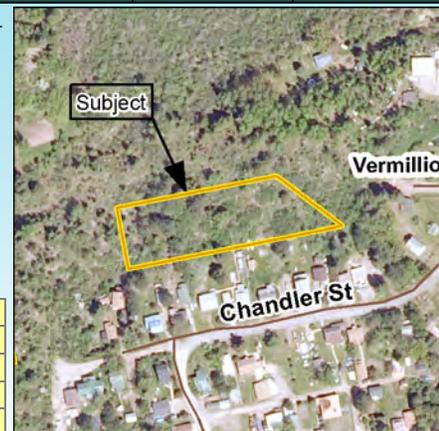
030-0030-01760

Starting Bid
\$9,000.00

± 1.07 acres

C22120025 ^{KZ}**Location:** east of Lakeview Ave., between Chandler St. and undeveloped Vermilion St.**Legal:** LOTS 1 THRU 15, BLOCK 8, AUDITORS PLAT OF CHANDLER ADDITION TO ELY

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



A vacant, irregularly shaped parcel, approximately 1.07 acres, located in the northern MN city of Ely. This wooded lot with rocky terrain is east of Lakeview Ave., between Chandler St. and undeveloped Vermilion St. There are no utilities or developed roads adjoining (utilities are in Chandler St.). This parcel is zoned R-1 (Residential), which requires 50 feet of lot width and 6,000 sq. ft. for 1 family or 50 feet of lot width and 4,000 sq. ft. for 2 families. Check with the City of Ely for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.



Location: northwest of the west end of Chandler St.

Legal: LOTS 20 THRU 24 also LOTS 49 THRU 53 also LOTS 55 THRU 63 INC, BLOCK 8, AUDITORS PLAT OF CHANDLER ADDITION TO ELY

Land	\$28,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$28,200.00



A wooded tract, approximately 1.7 acres, located in the northern MN city of Ely. This hill straddled, rocky terrain property has a view of nearby Shagawa Lake; however, it does not adjoin the lakeshore. A public landing and park on the shores of Shagawa Lake are located in close proximity for outdoor enjoyment. This parcel is zoned R-1 (Residential), which requires 50 feet of lot width and 6,000 sq. ft. for 1 family or 50 feet of lot width and 4,000 sq. ft. for 2 families. Utilities would need to be extended from nearby Chandler St. Check with the City of Ely for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.



Location: north side of W. Shagawa Rd., east of address #525

Legal: LOTS 71 THRU 78 INC, BLOCK 10, AUDITORS PLAT OF CHANDLER ADDITION TO ELY

Land	\$10,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,500.00



Vacant, wooded lots on the north side of W. Shagawa Rd., just east of address 525 W. Shagawa Rd. This +/- 200' x 125' parcel is zoned R-1 (Residential), which requires 50 feet of lot width and 6,000 sq. ft. for 1 family. All utilities are available for this parcel. Check with the City of Ely for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.



Location: Power Rd. E. between address #4402 and #4316

Legal: S 80 FT OF W 500 FT OF NW 1/4 OF NW 1/4, Sec 29 Twp 57N Rge 20W, CITY OF HIBBING

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



A densely wooded parcel with mature trees, located in the city of Hibbing. This +/- 80' x 500' parcel is zoned S-R (Suburban Residential), which requires 0.5 of an acre of total lot area and 100 feet of lot width to meet minimum requirements. This parcel is a lot of record. Any personal property remaining is sold with the land. Contact the City of Hibbing for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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 Proctor	See Comments	Starting Bid \$21,300.00	± 1.70 acres	C22130056 ^{JG}
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Location: west of N. 3rd Ave. between undeveloped 11th and 12th Sts.
Legal: LOTS 1 THRU 26, BLOCK 1, PROCTOR HEIGHTS

Land	\$21,200.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$21,300.00



Nicely wooded lots with northern hardwoods and aspen on a gently rolling site, in the northwest portion of the city of Proctor. This approximately 1.7 acre property is zoned R-2 (Residential), which requires a minimum lot width of 60 feet and 7,500 sq. ft. of lot area for 1 family or 3,750 sq. ft. of lot area for two families to meet minimum standards. There are no utilities to this property. The City of Proctor has no immediate plans to extend the avenue or utilities toward this site. Check with the City of Proctor for any certified, pending or future assessments that may be reinstated. Recording fee \$86.00. T#331754, T#222771, T#328574
 PIDs: 185-0210-00010 thru -00260

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 Proctor	185-0210-03010	Starting Bid \$12,250.00	± 0.23 acres	C22110121 ^{CJ}
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Location: northwest corner of N. 3rd Ave. and 8th St.
Legal: LOTS 1, 2, AND 3, BLOCK 11, PROCTOR HEIGHTS

Land	\$12,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,250.00



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 or any pending or future assessments that may be reinstated. Recording fee \$46.00.

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 Proctor	See Comments	Starting Bid \$25,750.00	± 1.70 acres	C22110132 ^{JG}
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Location: west of non-developed 4th Ave. between undeveloped 12th and 13th Sts.
Legal: LOTS 1 THRU 24, BLOCK 10, QUINNS ADDITION TO PROCTOR

Land	\$25,750.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$25,750.00



A nicely wooded, vacant property, approximately 1.7 acres, located west of undeveloped 4th Ave. between undeveloped 12th and 13th Sts. in the city of Proctor. This +/- 125' x 600' tract is zoned R1B/R2 (Residential), which requires 60 feet of frontage and 7,500 sq. ft. to meet minimum standards. There are no utilities to this property. Check with the City of Proctor for information about extension of utilities, and for any pending or future assessments that may be reinstated. Recording fee \$66.00. T#328574, T#222771
 PIDs: 185-0220-02610 thru -02840

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.



Location: west of N. 3rd Ave. between undeveloped 14th and 15th Sts.

Legal: LOTS 1 THRU 22, BLOCK 4, QUINNS ADDITION TO PROCTOR

Land	\$24,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$24,000.00



A vacant, wooded property west of undeveloped 4th Ave., and between undeveloped 14th and 15th Sts. in the city of Proctor. There are no improved streets or utilities to this property. This tract is approximately 1.58 acres, zoned R1b (Residential), which requires 60 feet of frontage and 7,500 total sq. ft. to meet minimum standards. Check with the City of Proctor for information about extension of utilities, and for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#331754
 PIDs: 185-0220-00870 thru -01080

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.



Location: south and west sides of Sever Rd.

Legal: NE 1/4 OF NE 1/4, Sec 18 Twp 58N Rge 20W, TOWN OF BALKAN

Land	\$29,635.00
Timber	\$2,365.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$32,000.00



This +/- 1,320' x 1,320' parcel is crossed by a stream in the northeast. There are areas of aspen in the west and southeast with low land through the center. This parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, a minimum width of 300 feet and 50 foot setbacks to meet zoning standards. Check with Balkan Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.



Location: west of Sever Rd. on the south side of the trail

Legal: UND 7/15 NW1/4 OF SE1/4 also UND 8/15 NW1/4 OF SE1/4, S 1/2 Twp 58N Rge 20W, TOWN OF BALKAN

Land	\$15,951.20
Timber	\$2,248.80
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,200.00



This 40 acre parcel is bordered by a public recreational trail and is subject to a 20 foot non-exclusive (for public access) easement along the northern border. The land is grass and brush with pockets of aspen and jack pine. There are a few scattered pockets of low land and a low area in the northwest corner. The location and the adjoining recreational trail make this parcel a good candidate for cabin/recreational use. This parcel is zoned IND-4 (Industrial), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet zoning standards. Check with Balkan Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Biwabik Township

260-0012-00150

Starting Bid
\$153,900.00

± 6.60 acres

C22140038^{RH}**Location:** east side of Vermilion Tr., west shore of Embarrass Lake**Legal:** LOT 4 EX RY RW 5.55 AC & EX PART W OF HWY #4, Sec 11 Twp 58N Rge 16W, TOWN OF BIWABIK

Land	\$151,982.00
Timber	\$1,918.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$153,900.00



This irregularly shaped parcel is approximately 6.6 acres, with about 285 front feet of lakeshore on Embarrass Lake. Embarrass Lake is designated as a general development lake, requiring a 75 foot setback from the shoreline. Parcel was previously used as a gravel pit. It is rolling with a ridge sloping down to the lakeshore. The center area is grassy and the edges are timbered with aspen, fir, spruce and jack pine. This parcel is zoned SMU-11 (Shoreland Mixed Use), which requires 0.5 of an acre, a minimum width of 100 feet and 15 foot setbacks to meet zoning standards. Check with Biwabik Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Duluth Township

315-0010-01900

Starting Bid
\$18,200.00

± 6.74 acres

C22140090^{JG}**Location:** both sides of MN Highway #61, about 0.65 of a mile north of Ryan Rd.**Legal:** E 1/2 OF NE 1/4 OF NW 1/4 EX RY RT OF W AND EX HWY RT OF WAY, Sec 17 Twp 51N Rge 12W, TOWN OF DULUTH

Land	\$15,400.00
Timber	\$2,800.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,200.00



This property consists of three pieces, separated by U.S. Highway #61 and the St. Louis & Lake County Scenic North Shore Railway. There is currently no access to the site. Schmidt Creek, a designated trout stream, flows through each piece in a steep ravine. There is a conservation easement 200 feet wide lying 100 feet, to the extent possible given the location of property lines, on each side of the centerline of the designated trout stream to provide riparian protection and angler access. The northern part of this property is zoned SENSO (MUNS-4 - Multiple Use Non-Shoreland), which requires a minimum lot width of 300 feet and 4.5 acres to meet zoning standards. The middle part, south of the highway and north of the railroad, is zoned SMU-6 (Shoreland Mixed Use), which requires 200 feet of lot width and 2 acres. The southern part of the parcel is zoned SMU-8 (Shoreland Mixed Use), which requires 200 feet of lot width and 1 acre. There is a creek setback of 300 feet south and 200 feet north of the highway. Check with the Town of Duluth for questions about permitted use, and for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Eagles Nest Township

See Comments

Starting Bid
\$10,500.00

± 2.63 acres

C22130104^{RH}**Location:** south of MN Highway #1, east of the end of Rodgers Rd.**Legal:** LOT 1, also LOT 2, also LOT 3, also LOTS 4 THRU 10 INC, also LOTS 11 AND 12, also LOTS 13 THRU 20 INC, BLOCK 6, also LOTS 1 THRU 12 INC, BLOCK 7, also ALL BLOCK 8, VERMILION TRAIL LODGE T OF EAGLES NEST

Land	\$10,359.00
Timber	\$141.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,500.00



Parcel is approximately 2.63 acres consisting of 5 pieces, divided by undeveloped platted roads. The pieces are +/- 125' x 270', 110' x 250', 125' x 165', 125' x 95' and 80' x 40' x 90'. The terrain has deep rolls with level areas in the southwest and in the north central. Areas are timbered with aspen and scattered balsam fir, and there are low areas with brush and grass. This parcel is zoned RES-7 (Residential), which requires 1 acre, a minimum width of 150 feet and 20 foot setbacks to meet zoning standards. Check with Eagles Nest Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

PIDs: 317-0220-01190,01200,01210,01220,01290,01310,01390,01510

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.



Location: east side of Stone Lake Rd, on the west shore of E Stone Lake
Legal: LOT 2 EX 1 34/100 AC AT SW CORNER, Sec 6 Twp 55N Rge 17W, TOWN OF ELLSBURG

Land	\$53,330.00
Timber	\$4,070.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$57,400.00



This irregularly shaped parcel is approximately 26.04 acres, with about 1,083 front feet on East Stone Lake. East Stone Lake is a natural environment lake and requires a 150 foot setback from shore. It adjoins E. Stone Lake Rd. for about 325 feet on the western border, and a power line crosses the southwest corner. The parcel is primarily low land with spruce in the north and south, lowland brush through the center and an area of aspen and fir in the southwest. This +/- 1,426' x 995' parcel is zoned RES-5 (Residential), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet zoning standards. Check with Ellsburg Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.



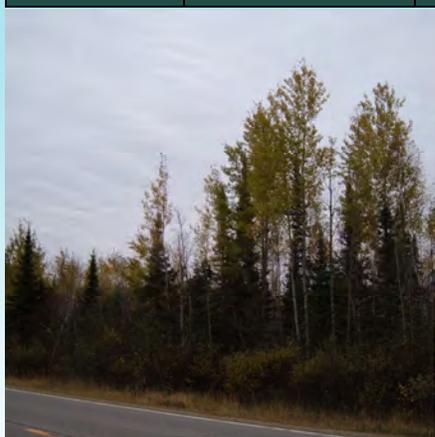
Location: 2203 Michaels Beach Road, Forbes
Legal: LOTS 1 AND 2, MICHAELS BEACH TOWN OF ELLSBURG

Land	\$51,300.00
Timber	\$0.00
Improvements	\$700.00
Certified Assessments	\$0.00
Total	\$52,000.00



Parcel is an irregularly shaped rectangle, approximately 1.15 acres, with about 260 front feet on West Stone Lake. West Stone Lake is a natural environment lake and requires a 150 foot setback from shore. This +/- 100' x 268' x 260' x 371' parcel is zoned RES-5 (Residential), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet zoning standards. Parcel is a lot of record. There is a 924 sq. ft. mobile home and 2 dilapidated metal sheds on the parcel. Condition of utilities is unknown. The parcel is level and sloping down to the shoreline. There are a few scattered small aspen in the yard, surrounded by mature aspen and fir, with tall grass along the shoreline. Check with Ellsburg Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.



Location: south side of MN Highway #135, north side of MN Highway #21
Legal: ELY 355 FT OF WLY 755 FT OF W1/2 OF SW1/4 EX THAT PART OF N1/2 LYING N OF HWY #135, Sec 21 Twp 60N Rge 15W, TOWN OF EMBARRASS

Land	\$37,725.00
Timber	\$275.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$38,000.00



A fairly level, irregularly shaped parcel, approximately 7.65 acres, located in Embarrass Township. This +/- 405' x 1,181' parcel is zoned MUNS-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet zoning standards. This property contains aspen regeneration, and a pocket of alder brush in the north. There is dying fir mixed with aspen in the south, as well as an area with jack pine and birch, and widely scattered ash throughout. A power line crosses this property, traveling from east to west. Check with Embarrass Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Field Township

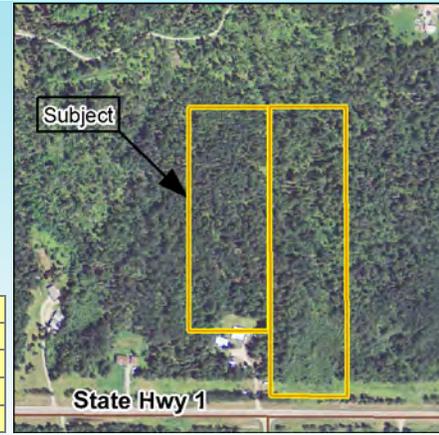
350-0010-01292,01300

Starting Bid
\$25,650.00

± 15.90 acres

C22110134^{RH}**Location:** north side of MN Highway #1, west of Alango Rd.**Legal:** E1/2 OF E1/2 OF SW1/4 OF SE1/4 EX HWY R/W AND EX S 396 FT, also SE1/4 OF SE1/4 EX 3.46 AC FOR HWY AND EX W1/2 OF E1/2 AND EX E1/2 OF W1/2 AND EX E1/2 OF E1/2, Sec 8 Twp 62N Rge 19W, TOWN OF FIELD

Land	\$21,785.00
Timber	\$3,865.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$25,650.00



This irregularly shaped parcel has a power line along MN Highway #1, followed by an area of shrubby low land. The remainder of the parcel is primarily aspen with fir, spruce and ash. There is approximately 330 feet of frontage on MN Highway #1. Zoning is FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of width and 50 foot side principle to meet zoning standards. Check with Field Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Field Township

350-0010-01301

Starting Bid
\$9,200.00

± 10.00 acres

C22110124^{RH}**Location:** north side of MN Highway #1 between two sections of Alango Rd.**Legal:** E1/2 OF W1/2 OF SE1/4 OF SE1/4, Sec 8 Twp 62N Rge 19W, TOWN OF FIELD

Land	\$6,133.00
Timber	\$3,067.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$9,200.00



A vacant parcel, approximately 10 acres, with a low area of ash, followed by higher ground with aspen, fir and spruce, located in Field Township. This property has a power line on its southern border along MN Highway #1. This +/- 330 x 1,320 parcel is zoned FAM-3 (Forest Agricultural Management), requiring 9 acres, 300 feet width and 50 foot side principle. Check with Field Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Field Township

350-0020-03730

Starting Bid
\$11,300.00

± 7.00 acres

C22110133^{RH}**Location:** north of Winnifred Rd. along the west side of the railroad**Legal:** THAT PART OF SE 1/4 OF SW 1/4 LYING W OF THE D W AND P RY AND N OF THE PLAT OF HALEY, Sec 23 Twp 63N Rge 19W, TOWN OF FIELD

Land	\$11,055.00
Timber	\$245.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$11,300.00



This triangularly shaped parcel is a lot of record. It is bordered on the east by the railroad, to the south by the plat of Haley and to the west by privately owned property. A stream runs through the southern third with an area of aspen and fir. To the north of the stream is brush with scattered aspen and fir. Zoned FAM-2 (Forest Agricultural Management), requiring 17 acres, 600 feet width and 100 foot side principle. Check with the Town of Field for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.



Location: northwest corner of U.S. Highway #53 and CSAH #8

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	\$31,610.00
Timber	\$1,140.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$32,750.00



This triangularly shaped, approximately 15.6 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 MUNS-3 (Multiple Use Non-Shoreland), which requires a minimum lot width of 300 feet and 9 acres of total lot area to meet zoning standards. Check with the Town of Grand Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.



Location: between Old Miller Trunk Highway and U.S. Highway 53

Legal: THAT PART OF WLY 100 FT OF ELY 181.5 FT OF WLY 618.75 FT OF LOT 3 LYING S OF N LINE OF OLD MILLER TRUNK HWY and ELY 81.5 FT OF WLY 618.75 FT OF GOVT LOT 3 LYING S OF CENTERLINE OF OLD HWY 53, Sec 36 Twp 51N Rge 16W, TOWN OF GRAND LAKE

Land	\$32,800.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$32,900.00



These irregularly shaped lots have about 184 feet of lot width and frontage on Old Miller Trunk Hwy., a total of approximately 2.77 acres, and are nicely wooded with rolling topography, higher to the south. Zoning is RES-9 (Residential), which requires a minimum lot width of 150 feet and 1 acre of total lot area to meet zoning standards. There is sewer available, but not city water. The Pike Lake Area Wastewater Collection System (PLAWCS) is the authority and can be reached at (218) 729-9007. Check with Grand Lake Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.



Location: east of Lehto Rd.

Legal: W1/2 OF SE1/4 OF SW1/4 OF NW1/4, Sec 32 Twp 60N Rge 19W, TOWN OF GREAT SCOTT

Land	\$5,259.00
Timber	\$741.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,000.00



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. There is no known legal access. This +/- 330' x 660' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet zoning standards. Check with Great Scott Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. Please respect private property by seeking permission to access the parcel.

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

Greenwood Township

387-0010-01736

Starting Bid
\$12,300.00

± 4.92 acres

C22130041^{RH}**Location:** south of CSAH #115, west of Hunters Pass**Legal:** S1/2 OF G.L.4 EX ELY 1367 FT, Sec 18 Twp 62N Rge 16W, TOWN OF GREENWOOD

Land	\$11,200.00
Timber	\$1,100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,300.00



Approximately 4.92 acres. Easement access. Non-conforming to FAM-2 zoning, which requires 17 acres and 600 feet of lot width. Check with Greenwood Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#261604

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

Greenwood Township

387-0250-00530,01030

Starting Bid
\$13,650.00

± 1.66 acres

C22120104^{RH}**Location:** south and west of Everett Bay Rd.**Legal:** LOT 53 also OUTLOT A, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	\$13,422.40
Timber	\$227.60
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$13,650.00



A rocky and vacant parcel, with pockets of low land, timbered with aspen, fir and cedar, located in Greenwood Township. This irregularly shaped parcel, approximately 1.66 acres, is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet minimum standards. Nestled just off of Everett Bay Rd., the platted roads that surround this piece are currently undeveloped. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Greenwood Township

387-0250-00580

Starting Bid
\$19,500.00

± 1.85 acres

C22120106^{RH}**Location:** south and west of Everett Bay Rd.**Legal:** LOTS 70 THRU 84 INCL, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	\$19,315.62
Timber	\$184.38
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$19,500.00



This irregularly shaped rectangular parcel is approximately 1.85 acres of fairly level terrain with aspen, birch and fir. Parcel is crossed in the southern quarter by a non-exclusive driveway easement located off of Everett Bay Rd., the platted roads are undeveloped. This +/- 650' x 125' parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Greenwood Township

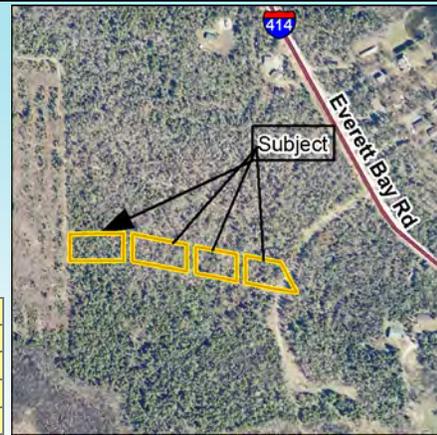
387-0250-00730

Starting Bid
\$15,750.00

± 1.67 acres

C22120108^{RH}**Location:** south and west of Everett Bay Rd.**Legal:** LOTS 93 THRU 106 INCL, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	\$15,632.69
Timber	\$117.31
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$15,750.00



A fairly level parcel with birch and balsam fir, located in Greenwood Township. This property consists of 4 rectangularly shaped pieces, divided by undeveloped platted roads. This parcel is approximately 1.67 acres, zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet zoning standards. There is a non-exclusive driveway easement off of Everett Bay Rd. located on the eastern border. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Greenwood Township

387-0250-00890

Starting Bid
\$17,300.00

± 1.84 acres

C22120107^{RH}**Location:** south and west of Everett Bay Rd.**Legal:** LOTS 107 THRU 122 INCL, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	\$17,155.26
Timber	\$144.74
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$17,300.00



This parcel contains 4 pieces, +/- 100' x 200' each, for a total of approximately 1.84 acres. Parcel is fairly level with aspen, fir and cedar. A non-exclusive driveway easement crosses off of Everett Bay Rd., the platted roads are undeveloped. This parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Greenwood Township

387-0250-01040

Starting Bid
\$18,600.00

± 2.16 acres

C22120103^{RH}**Location:** south and west of Everett Bay Rd.**Legal:** OUTLOT B, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	\$18,543.89
Timber	\$56.11
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,600.00



A rocky and rolling terrain parcel, approximately 2.16 acres, with pockets of low land, timbered with ash, fir and cedar, located in Greenwood Township. This +/- 472' x 200' parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet zoning standards. Nestled just off of Everett Bay Rd., the platted roads that surround this piece are currently undeveloped. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Greenwood Township

387-0250-01050

Starting Bid
\$21,500.00

± 2.24 acres

C22120102^{RH}**Location:** south and west of Everett Bay Rd.**Legal:** OUTLOT C, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	\$21,337.04
Timber	\$162.96
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$21,500.00



Parcel is a slightly irregularly shaped rectangle, approximately 2.24 acres, bordered on the north by an undeveloped platted road. It has rocky, rolling terrain and is timbered with aspen and fir. This +/- 477' x 204' parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Greenwood Township

387-0250-01060

Starting Bid
\$15,000.00

± 1.60 acres

C22120101^{RH}**Location:** south and west of Everett Bay Rd.**Legal:** OUTLOT D AND E, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	\$14,700.53
Timber	\$299.47
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$15,000.00



A rocky and rolling terrain parcel, approximately 1.6 acres, is wooded with aspen, fir, black spruce and cedar, located in Greenwood Township. This parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 foot setbacks to meet minimum standards. Nestled just off of Everett Bay Rd., the platted roads that surround this piece are currently undeveloped. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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.

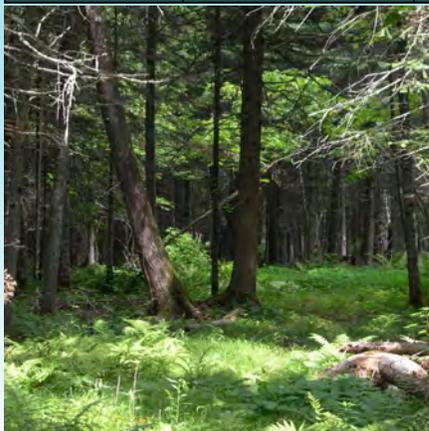
Tract 51

City of Hermantown

395-0010-01100

Starting Bid
\$17,000.00

± 4.60 acres

C22140238^{JG}**Location:** north side of MN Highway #194, east of Midway Rd.**Legal:** E 330 25/100 FT OF S 25 AC OF SW 1/4 OF NW 1/4 EX HWY, Sec 5 Twp 50N Rge 15W, CITY OF HERMANTOWN

Land	\$16,000.00
Timber	\$1,000.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$17,000.00



This wooded parcel is rectangularly shaped with approximately 330 feet of frontage on MN Highway #194 in rural Hermantown. The parcel is level and moderately low, timbered with fir, cedar, aspen, and ash. This +/- 330' x 590' parcel is zoned R1 (Residential), which requires a minimum lot width of 200 feet and 2.5 acres of total lot area to meet zoning standards. Check with the City of Hermantown for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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 Hermantown

395-0010-02870,02884,02885

Starting Bid
\$21,700.00

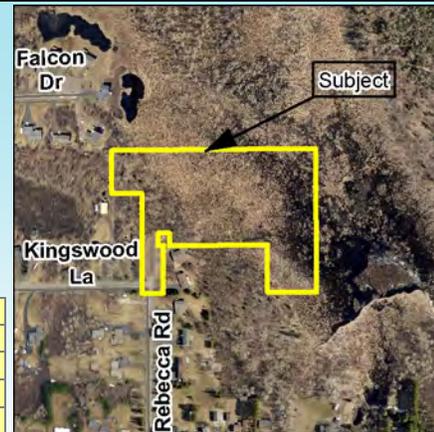
± 8.30 acres

C22130094 JG

**Location:** north of the end of Rebecca Rd.

Legal: SE1/4 OF SW1/4 EX PART PLATTED & EX PART S OF PLAT & EX ALL THAT PART N & W OF ELY 125 FT OF SLY 66 FT LYING W OF W LINE OF REBECCA RD EXTENDED AND N OF PLAT AND EX THE WLY 522.60 FT OF SLY 500 FT OF THAT PART LYING E OF W LINE OF REBECCA RD EXTENDED AND N OF PLAT also ELY 125 FT OF THAT PART OF SE1/4 OF SW1/4 LYING 416 FT N OF PLAT OF YOUNGSTROM'S ACRES AND W OF WLY LINE OF REBECCA RD EXTENDED also PART OF SE1/4 OF SW1/4 COMM AT NW CORNER OF LOT 1 BLK 2 PLAT OF YOUNGSTROMS ACRES THENCE NLY ON EXTENSION OF E LINE OF REBECCA RD 200 FT THENCE ELY 435.60 FT THENCE NLY 300 FT THENCE WLY 522.60 FT TO EXTENSION OF W LINE OF REBECCA RD THENCE SLY TO N LINE OF PLAT THENCE ELY 87 FT TO PT OF BEG EX PART COMM AT NW COR OF SAID LOT 1 BLK 2 THENCE N0DEG 1' 52"E ON EXTENSION OF E LINE OF REBECCA RD 200 FT TO PT OF BEG THENCE N 90DEG 0' 0"E 29 FT THENCE N0DEG 1'52"E 50 FT THENCE N90DEG 0'0"W 50 FT THENCE S0DEG 1'52"W 50 FT THENCE N90DEG 0'0"E 21 FT TO PT OF BEG, Sec 10 Twp 50N Rge 15W, CITY OF HERMANTOWN

Land	\$13,392.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$8,308.00
Total	\$21,700.00



This irregularly shaped tract is located at the end of Rebecca Rd. in the city of Hermantown. The eastern portion is low, wet meadow as described by the National Wetlands Inventory. The remainder is primarily aspen. There is high ground on either side of an imaginary extension of Rebecca Rd. This area is zoned R-3 (Residential), which requires a minimum of 1 acre and 100 feet of road frontage to meet zoning standards. The Rebecca Rd. would have to be extended, along with utilities, for residential use. Check with the City of Hermantown for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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 Hermantown

395-0039-00120

Starting Bid
\$17,150.00

± 1.70 acres

C22110130 JG

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

Land	\$17,150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$17,150.00



This parcel is located just east of the Lavaque Rd. about 0.25 of a mile south of the Morris Thomas Rd. in the city of Hermantown. There are no city utilities. This +/- 261' x 294' parcel is zoned R-3 (Residential), which requires 100 feet of road frontage and 1 acre of lot area. 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 measured approximately 0.95 of an acre of high ground east of the creek. Check with the City of Hermantown for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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 Hermantown

395-0124-00090

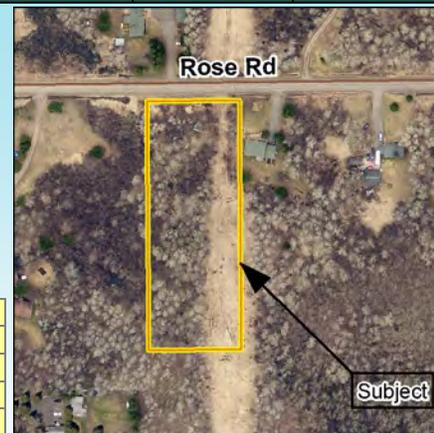
Starting Bid
\$14,000.00

± 2.50 acres

C22110072 JG

**Location:** between address #5884 and #5868 Rose Rd.**Legal:** LOT 4, BLOCK 2, ROSEWOOD ACRES CITY OF HERMANTOWN

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



Located in rural Hermantown, this parcel has high wooded frontage along the Rose Rd. There is a large surface boulder that sits in the front near the edge of the power line that runs down the eastern border. The parcel slopes gently to the south. This +/- 200' x 545' parcel is zoned R-1 (Residential), which requires 2.5 acres and 200 feet of frontage. Check with the City of Hermantown for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.



Location: southwest corner of CSAH #16 (Town Line Rd.) and County Road #668 (Westland Rd.)

Legal: LOT 1 EX W 660 FT OF N 660 FT, Sec 3 Twp 56N Rge 19W, TOWN OF LAVELL

Land	\$18,350.00
Timber	\$4,650.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$23,000.00



An irregularly shaped parcel with primarily low land, located in Lavell Township. This property is zoned is FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width and 50 foot setbacks to meet minimum standards. This parcel has stagnant spruce with scattered pockets of aspen and jack pine in the south and east, and an undesignated creek crossing through the southeast corner. Wetlands may impact development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with Lavell Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#65752

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.



Location: east of Howard Gnesen Rd., south of Hicken Rd.

Legal: N1/2 OF N1/2 OF SW1/4 OF NW1/4, Sec 15 Twp 51N Rge 14W, TOWN OF RICE LAKE

Land	\$29,550.00
Timber	\$450.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$30,000.00



This approximately 10 acre, wooded parcel is rectangularly shaped with about 330 feet of frontage on Howard Gnesen Rd. A creek meanders through the low front, then the land slopes upward to northern hardwoods, balsam and aspen toward the back. There is a conservation easement 150 feet in width, 75 feet on either side of the centerline of the stream to provide riparian protection and angler access. This +/- 330' x 1,320' parcel is zoned Rural 1 (Residential), which requires a minimum lot width and frontage of 300 feet and 4.5 acres of total lot area to meet zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#845582

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.



Location: south side of W. Tischer Rd., Amnity Creek at center of parcel

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

Land	\$6,950.00
Timber	\$50.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$7,000.00



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), which requires 2.5 acres of total lot area and a minimum lot width frontage of 200 feet to meet zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated, and the Rice Lake Township zoning administration with questions regarding property use. 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.



Location: south side of W. Tischer Rd. just east of address #3662

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

Land	\$6,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,500.00



This rectangularly shaped, approximately 5 acre tract is lowland brush with Amnity Creek flowing through it. This is a protected water stream, 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 200 feet in width or 100 feet 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), which requires 2.5 acres of total lot area and a minimum lot width frontage of 200 feet to meet zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated, and the Rice Lake Township zoning administration with questions regarding property use. Recording fee \$46.00.

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.



Location: on the north side of Willard Rd. just west of address #4191

Legal: LOT 2, BLOCK 1, COLMANS 4TH ACRE TRACT ADDN TO DULUTH

Land	\$6,300.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,300.00



Mostly cleared lot with about 100 feet of road frontage and a wooded area in the back. Nice location near Homecroft School. Willard Rd. is a public, gravel road, with electricity and no other city utilities. This area is zoned RR-2 (Rural Residential), requiring 1 acre of total lot area and a minimum lot width frontage of 100 feet to meet zoning standards. This parcel is viewed as a non-conforming lot of record due to it meeting previous zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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Location: between address #4123 and #4149 Willard Rd.

Legal: LOTS 15 THRU 19, BLOCK 1, COLMANS 4TH ACRE TRACT ADDN TO DULUTH

Land	\$15,775.00
Timber	\$225.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,000.00



Approximately 4.9 acres in Rice Lake Township near the Homecroft School. These lots are partially low with ash, alder and grasses along a small trout stream. There is younger aspen along the east edge that transitions to higher ground with larger aspen and scotch pine toward the back. The driveway will require an approved stream crossing. There is a dilapidated mobile home on lot 19. Any personal property remaining is sold with the land. Zoning is Rural Res 2 (Residential), requiring a minimum of 1 acre and 100 feet of lot width and frontage to meet zoning standards. These combined lots have about 500 feet of frontage on the Willard Rd. and are about 427 feet deep. There is a conservation easement 50 feet in width on each side of the centerline of the stream to provide riparian protection and public access for angling. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Rice Lake Township

520-0130-00840

Starting Bid
\$17,500.00

± 2.90 acres

C22140244 JG

**Location:** west side of 3rd Ave. S., south of Calvary Rd. E**Legal:** LOTS 477 THRU 479, HOMECROFT PARK TOWN OF RICE LAKE

Land	\$17,400.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$17,500.00



This irregularly shaped parcel is approximately 2.9 acres in the Homecroft area, consisting of aspen and brush. It has about 385 feet of road frontage on 3rd Ave. S. It is located across the road from the sanitary sewer substation and is north of the creek crossing. This +/- 385' x 312' parcel is zoned Rural Res 2 (Residential), requiring a minimum of 1 acre and 100 feet of lot width and frontage. There is a conservation easement 75 feet in width, lying northerly of the centerline of the stream, for the development of fish habitat and to permit angling by the public. Homecroft Elementary School (K-5) and Ridgeview Golf Club are nearby. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#658279

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

Rice Lake Township

520-0130-01430,01540,01550

Starting Bid
\$15,000.00

± 5.08 acres

C22140237 JG

**Location:** 5th Ave. S., north of the ditch on both sides of the road**Legal:** LOT 533 AND LOT 544 AND LOTS 545 THRU 547, HOMECROFT PARK TOWN OF RICE LAKE

Land	\$14,900.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$15,000.00



This irregularly shaped parcel has about 440 feet of frontage on the west side of 5th Ave. S. and about 280 feet of frontage on the east side of 5th Ave. S. in the Homecroft neighborhood. The southern border is a drainage ditch, which flows southwest into Tischer Creek, which is a protected waterway and designated trout stream with a conservation easement affecting lots 533 & 544. The easement is 75 feet in width, lying northerly of the centerline of the stream, to permit development of fish habitat and public angling. Homecroft Elementary School (K-5) and Ridgeview Golf Club are nearby. These parcels are zoned Rural Res-2 (Residential), which requires a minimum lot width and frontage of 100 feet and 1 acre of total lot area to meet zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$106.00. T#5475, T#255846, T#255842, T#255840

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

Rice Lake Township

520-0130-01440,01450

Starting Bid
\$11,200.00

± 3.30 acres

C22140241 JG

**Location:** east side of 5th Ave. S., south of the ditch**Legal:** LOT 534 AND LOTS 535 & 536, HOMECROFT PARK TOWN OF RICE LAKE

Land	\$11,100.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$11,200.00



This irregularly shaped tract includes about 345 feet of frontage on the east side of 5th Ave. S. The northern border is a drainage ditch which flows southwest into Tischer Creek, which is a protected waterway and designated trout stream, with a conservation easement affecting Lot 534. The easement is 75 feet in width, lying southerly of the centerline of the stream, to permit development of fish habitat and public angling. Homecroft Elementary School (K-5) and the Ridgeview Golf Club are nearby. These parcels are zoned Rural Res-2 (Residential), which requires a minimum lot width and frontage of 100 feet and 1 acre of total lot area to meet zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$66.00. T#495040, T#658279

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

Rice Lake Township

520-0130-01520,01530

Starting Bid
\$16,800.00

± 2.30 acres

C22140236 JG

**Location:** west side of 5th Ave. S., south of the ditch**Legal:** LOTS 542 AND 543, HOMECROFT PARK TOWN OF RICE LAKE

Land	\$16,700.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,800.00



This irregularly shaped tract includes about 450 feet of frontage on the west side of 5th Ave. S. The northern border is a drainage ditch which flows southwest into Tischer Creek, which is a protected waterway and designated trout stream, with a conservation easement affecting lot 543. The easement is 75 feet in width, lying southerly of the centerline of the stream, to permit development of fish habitat and to permit public angling. Homecroft Elementary School (K-5) and the Ridgeview Golf Club are nearby. These parcels are zoned Rural Res-2 (Residential), which requires a minimum lot width and frontage of 100 feet and 1 acre of total lot area to meet zoning standards. There is a driveway apron into lot 543 located approximately 130 feet south of where the ditch crosses the avenue. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#658279

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Tract 65

White Township

570-0010-00420

Starting Bid
\$5,625.00

± 3.00 acres

C22070061 RH

**Location:** west side of CSAH #100, south of the Township Road #47 intersection**Legal:** PART OF SW 1/4 OF NW 1/4 BEG 511 FT E OF NW CORNER THENCE SWLY TO A POINT 511 FT S OF THE NW CORNER THENCE N TO SAID NW CORNER THENCE E TO POINT OF BEGINNING, Sec 3 Twp 57N Rge 15W, TOWN OF WHITE

Land	\$5,625.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,625.00



Non-conforming parcel that lies on a small unnamed lake on the west side of County Road #100. This site is approximately 3/4 wetland. Zoning is RES-5 (Residential), which requires 2.5 acres and 200 feet of frontage. This parcel is a wetland and has no development potential per St. Louis County land use ordinances. Contact the Planning and Development Department for permitted uses and zoning questions. Check with the Town of White for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Unorganized Township

625-0030-00270

Starting Bid
\$13,100.00

± 0.50 acres

C22110045 RH

**Location:** west side of Joseph St., north of the alley**Legal:** LOT 27, NORTH BABBITT 61-13

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



This parcel is zoned COM-11 (Commercial), which requires a minimum lot width of 100 feet and 0.5 of an acre of total lot area to meet zoning standards. This +/- 137.05' x 160' lot is level with jack pine and aspen. A power line runs along the southern border/alley. Parcel could be used for commercial, residential or cabin uses. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Unorganized Township

625-0030-00320

Starting Bid
\$26,500.00

± 1.74 acres

C22110046^{RH}**Location:** north side of CSAH #70 between Robert and Joseph Sts.**Legal:** LOT 32, NORTH BABBITT 61-13

Land	\$26,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$26,500.00



This parcel is zoned COM-11 (Commercial), which requires a minimum lot width of 100 feet and 0.5 of an acre of total lot area to meet zoning standards. The lot is located on CSAH #70 between Robert and Joseph Sts., with dimensions of +/- 336.05' x 225.08'. The lot is level, timbered with jack pine and aspen, and has some blown down trees. A power line runs along the northern border/alley. Parcel could be used for commercial, residential or cabin uses. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.

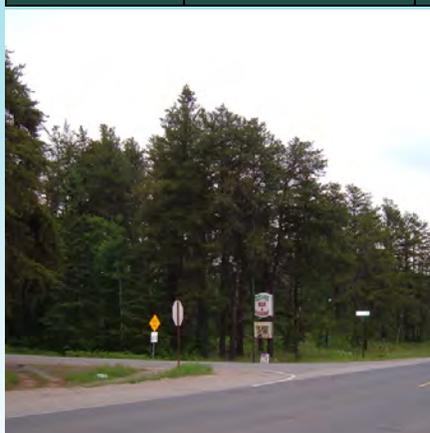
Tract 68

Unorganized Township

625-0030-00330

Starting Bid
\$26,500.00

± 1.74 acres

C22110047^{RH}**Location:** north side of CSAH #70 between Joseph and Terrence Sts.**Legal:** LOT 33, NORTH BABBITT 61-13

Land	\$26,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$26,500.00



This parcel is zoned COM-11 (Commercial), which requires a minimum lot width of 100 feet and 0.5 of an acre of total lot area to meet zoning standards. The lot is located on CSAH #70 between Joseph and Terrence Sts., with dimensions of +/-336.05' x 225.08'. The lot is level, timbered with jack pine and aspen, and has some blown down trees. A power line runs along the northern border/alley. This parcel could be used for commercial, residential or cabin use. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.

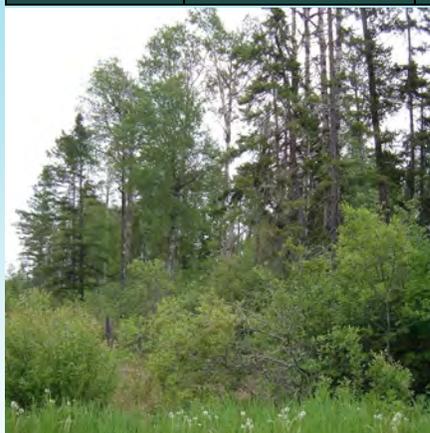
Tract 69

Unorganized Township

625-0031-00010,00160

Starting Bid
\$11,600.00

± 1.00 acres

C22120039^{RH}**Location:** between Joseph and Terrence Sts.**Legal:** LOT 1 also LOT 16, NORTH BABBITT FIRST ADDITION 61-13

Land	\$11,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$11,600.00



An approximately 1 acre tract with jack pine and aspen that slopes to the northwest with lowland brush, located near the northern MN city of Babbitt. This tract has frontage on both Joseph (gravel) and Terrence (paved) Sts. This +/- 140' x 336' tract is zoned RES-12 (Residential), which requires a minimum lot width of 100 feet and 0.33 of an acre of total lot area to meet standards. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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.

Important Phone Numbers

Entity	Phone #	Tract(s)
City of Biwabik	218-865-4183	2
City of Duluth Building Safety	218-730-5300	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 70
City of Duluth Treasurer	218-730-5350	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 70
City of Ely	218-365-3224	21, 22, 23
City of Hermantown	218-729-3600	51, 52, 53, 54
City of Hibbing	218-262-3486	3, 24, 71
City of Iron Junction	218-744-1412	72
City of Proctor	218-624-3641	25, 26, 27, 28
County Assessor Duluth	218-726-2304	1, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 25, 26, 27, 28, 32, 40, 41, 56, 57, 58, 59, 60, 61, 62, 63, 64, 70, 95
County Assessor Virginia	218-749-7147	5, 6, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 42, 55, 65, 66, 67, 68, 69, 73, 74, 93, 94, 96, 97, 98, 99, 100, 101
County Auditor Virginia	218-749-7104	66, 67, 68, 69
County Environmental Services	218-725-5200	6
County Planning & Development (North)	218-749-7103	5, 6, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 42, 55, 65, 66, 67, 68, 69, 73, 74, 93, 94, 96, 97, 98, 99, 100, 101
County Planning & Development (South)	218-725-5000	4, 40, 41
Minnesota Department of Health	1-800-383-9808	4
MPCA	1-800-657-3864	5, 74
PLAWCS	218-729-9007	41
Town of Balkan	218-254-5283	29, 30
Town of Biwabik	218-865-4238	31
Town of Duluth	218-525-5705	32
Town of Eagles Nest	218-365-4573	33, 73
Town of Ellsburg	218-482-3407	34, 35, 74
Town of Embarrass	218-984-2084	36
Town of Field	218-666-2487	37, 38, 39
Town of Fine Lakes	218-476-2770	4
Town of Grand Lake	218-729-8978	40, 41
Town of Great Scott	218-258-3810	42
Town of Greenwood	218-753-2231	43, 44, 45, 46, 47, 48, 49, 50, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91
Town of Lakewood	218-626-5162	92
Town of Lavell	218-263-9787	55
Town of McDavitt	218-744-4213	93, 94
Town of Rice Lake	218-721-3778	56, 57, 58, 59, 60, 61, 62, 63, 64, 95
Town of Sandy	218-749-3374	96
Town of Sturgeon	218-969-6381	5, 97
Town of White	218-229-2813	6, 65, 98, 99, 100
Town of Willow Valley	218-787-2123	101
Villas at Giants Ridge	218-865-4155	2

Frequently Asked Questions

How large is St. Louis County?

- Total square miles is 6,741 (4,314,298 acres, calculated from official original survey plats). It is the largest county east of the Mississippi River.
- Approximately 583 square miles of water surface area (373,516 acres).
- There are 1,040 lakes.
- Population is 200,319 (U.S. Census Bureau, 2012).
- Public, tribal and mining lands make up 63%.
- County tax forfeited lands consist of 893,040 acres.
- Federal acres are approximately 831,000 acres.
- State lands consist of 541,000 acres.
- State Parks make up 8,800 acres.
- There are 245,300 permit to mine acres.
- There are 23,243 acres of tribal lands (including Nett Lake and Fond du Lac tribal lands).
- Private lands total 1,486,300 acres.
- There are 32 persons per square mile.
- There are over 2.2 million acres of forested areas.
- Bog/Marsh/Fen areas make up 972,431 acres.
- Brushland comprises about 387,000 acres.

When are Land and Minerals Department auctions held, and what do I need in order to participate?

- There are three (3) tax-forfeited land auctions per year (one each in February, June and October). These land auctions are advertised in the official newspaper of the county (currently the Duluth News Tribune, www.duluthnews.com).
- Free printed booklets that list auction properties are available from our offices, various locations around the county, or may be viewed on our website, www.stlouiscountymn.gov.
- Pre-Registration is not necessary, just show up at one of our sales.
- Payment is required through check or money order.

What happens to Land and Minerals Department properties that do not sell at auction?

- Properties that do not sell at auction are placed on our Available Lands List. These may be immediately purchased from us after each auction for the listed price. Properties can remain on the available list for up to two (2) years.
- If you wish to receive three (3) Available Lands as well as three (3) Auction booklets, please send a check or money order for \$25 made out to "St. Louis County Auditor" and mail it to our office with your current address. The subscription will be good for one (1) year.

What are some examples of other Land and Minerals Department activities and programs?

- Timber Sales
- Tax Forfeited Land Sales
- County Fee Lands
- Easements
- Recreational Cabin Leases
- Lakeshore Leases
- Commercial Leases (cell towers, etc.)
- Urban Leases (parking, garden, yard, dock, etc.)
- Maintains approximately 145 miles of permanent management roads. Other permanent roads are part of the city, county, state or federal transportation system.
- Manages a seed orchard.
- Administers commercial gravel permits.
- Allocates commercial peat leases.
- Sells permits for the harvest of Black Spruce Christmas trees.
- The Land and Minerals Department does not establish or maintain recreational trails or facilities; however, it cooperates with other entities on trail issues.

Who can buy timber from the Land and Minerals Department, and when are timber sales?

- There are four timber auctions held per year.
- Because St. Louis County is a public body, it is restricted in rejecting bids and putting restriction on the potential purchasers of timber sales.
- Timber sale contracts stipulate the season in which timber may be harvested, and is dependant on soil conditions.
- Timber auctions may actually be harvested 3-5 years after the purchase.
- Timber auctions are open to any "Responsible Operator" (application form on website).
- The purchaser of the timber may or often uses contractors to harvest the timber on their behalf. This means that often the operators are not directly bound by contracts to St. Louis County.



The **Dos** and **Don'ts** of MN State Tax Forfeited lands use:

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

Dos: Things 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: Things you **CANNOT** do...

- You **cannot** dispose of garbage, refuse or electronics on MN State Tax Forfeited land.
- You **cannot** build a structure or fixture (this includes sheds, lean to, garage, fencing, barricades, gates, etc.) 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 a Posting of No Trespassing or Private Property signs (or any other type of sign) 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.





SAINT LOUIS COUNTY, MINNESOTA

LAND AND MINERALS DEPARTMENT



320 West 2nd Street, Suite 302 Duluth, MN 55802

Tax Forfeited Available List Summer 2015 stlouiscountymn.gov

**Our next Land Sale will be held
on
Thursday, October 8, 2015
at 11:00 A.M.
at
The Miners Memorial Building
821 South 9th Avenue
Virginia, MN 55792**



*Photo Provided By:
Erin Ramirez
Information Specialist II
Virginia Office*

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 can be purchased over-the-counter for 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 and we would be happy to answer your questions.