



SAINT LOUIS COUNTY, MINNESOTA

**LAND AND MINERALS
DEPARTMENT**

Government Services Center
320 W. 2nd St.
Duluth, MN 55802

Tax Forfeited Properties Auction Thursday, June 11, 2015



INSIDE:

Lakeshore Property

Homes

Recreational Land

Investment Property

Pre-Registration Form

**June 11, 2015
10:00 A.M.**

**The Depot
506 W. Michigan St.
Duluth, MN 55802**

All listings advertised in this booklet are subject to change. The Land and Minerals Department encourages all prospective buyers to conduct their own research prior to bidding at auction. 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

stlouiscountymn.gov

218-726-2606



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

Notice of Land Sale Auction – Saint Louis County
 State Tax Forfeited Lands to be offered for sale by the Auditor of St. Louis County
Date: Thursday, June 11, 2015
Time: 10:00 A.M.
Location: The Depot
Address: 506 W. Michigan St. - Duluth, MN 55802

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:

<p>Duluth Office 320 W. 2nd St. Duluth, MN 55802 218-726-2606 landdept@stlouiscountymn.gov</p>	<p>Pike Lake Office 5713 Old Miller Trunk Highway Duluth, MN 55811 218-625-3700 landdept@stlouiscountymn.gov</p>	<p>Virginia Office 7820 Highway 135 Virginia, MN 55792 218-742-9898 landdept@stlouiscountymn.gov</p>
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Email Notification System

Receive notification via email any time the Land Sale List or Available Lands List is altered (if a parcel is withdrawn from sale).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 the 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, 325 W. 1st Street, 3rd Floor, Duluth, MN 55802, Phone No. 218-726-2606, 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 purchase. 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 not 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 by 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 includes 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.**



SAINT LOUIS COUNTY
MINNESOTA

St. Louis County Land and Minerals Department
Government Services Center
320 W. 2nd St., Duluth, 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

REMEMBER!!! All of the tracts shown in this booklet that do not sell at our June 11th, 2015 auction will immediately be placed on our Available Lands List and 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.

1. What is the date, time and location of your tax sale?

We have three (3) state tax forfeited land sales per year, one each in February, June and October. 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 (1) 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 this 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 lists 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 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.
Government Services Center
320 W. 2nd St.
Duluth, MN 55802



Land Sale Auction Pre-Registration Form

E-mail: landdept@stlouiscountymn.gov

Mail: St. Louis County Land and Minerals Department
Government Services Center - 320 W. 2nd St.

Duluth, MN 55802

Fax: 218-726-2600

Please PRINT CLEARLY and submit this form to the Land and Minerals Department for pre-registration via mail, fax or email no later than 4:30pm the day prior to the auction. Form submission prior to the auction allows bidder to use the convenient "Pre-Registered Bidder" line at the auction.

Pre-registering allows you to simply sign in and pick up your bidder number saving you time.

If you choose not to pre-register, simply complete this form and submit it at the auction.

If bidding on behalf of a company, you must fill out the "Company Information" portion below.

Bidder Name _____
(First name) (Last name)

Purchaser Name (Name EXACTLY as to appear on contract or deed).

(First name) (Last name)

(First name) (Last name)

Mailing address _____

City _____ State _____ Zip code _____

Phone number _____ E-mail _____

Marital Status (for Deed purposes only)

Please check appropriate boxes below:

Single ownership

Co-ownership: joint tenancy

Co-ownership: other

Co-ownership: tenancy in common

Company Information

(First name) (Last name)

(Title)

(Name of company) (Type of company, e.g. LLC, Inc. etc.)

(State in which company is organized)

ST. LOUIS COUNTY LAND AND MINERALS DEPARTMENT - STATE TAX FORFEITED LAND SALES

www.stlouiscountymn.gov

Tract 1	City Of Duluth	010-0280-00940,01150,01160,01180,01190,01200	Starting Bid \$28,000.00	± 6.01 acres	C22120147 ^{CJ}
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Location: Pleasant Ave., off of E. Superior St. (Old North Shore Rd.)

Legal: LOT 5 also LOT 26 also LOTS 27 AND 28 EX HWY RT OF WAY also NELY 60 FT LOT 29 also SWLY 60 FT LOT 29 also LOT 30, BLOCK 3, BRIGHTON GARDENS 1ST DIVISION DULUTH

Land	\$28,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$28,000.00



A nicely wooded parcel within walking distance of Lake Superior, located in the North Shore neighborhood of Duluth. This irregularly shaped, approximately 6.01 acre property is zoned RR-2 (Rural Residential 2), which requires 100 feet of lot frontage on a maintained city street and 2 acres of lot area to meet minimum standards. This parcel contains +/- 370 feet of lot frontage on the east side of Pleasant Ave. and an additional +/- 60 feet on East Superior St. (Old North Shore Rd.). Utilities are available and any hookup fees are the responsibility of the buyer. Contact Duluth/North Shore Sanitary District for sewer hookup fees, or visit www.dnssd.org and go to "application for sewer connection permit" for fees and application, or contact Erick Appelwik at 218-624-8042. Check with the City of Duluth for any pending or future assessments that may be reinstated. Parcel subject to a land use deed restriction on Lot 5, Block 3. Recording fee \$146.00. T#180859, T#158066, T#166367, T#180859, T#93684, T#197856

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

Tract 2	City Of Duluth	010-1800-09060,09070,09080,09090,09100	Starting Bid \$8,750.00	± 0.33 acres	C22120110 ^{KZ}
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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. 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

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

Tract 3	City Of Duluth	010-1800-02180,02190,02200	Starting Bid \$9,000.00	± 0.21 acres	C22140227 ^{KZ}
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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 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.

Tract 4	City Of Duluth	See Comments	Starting Bid \$70,000.00	± 0.84 acres	C22140226 ^{KZ}
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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 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.

Tract 5	City Of Duluth	010-2960-00930,00940	Starting Bid \$6,150.00	± 0.39 acres	C22120056 ^{CJ}
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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.

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Tract 6	City Of Duluth	See Comments	Starting Bid \$131,000.00	± 2.40 acres	C22140222 ^{KZ}
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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 2.41 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.



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.



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

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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 torn down 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 10

City Of Duluth

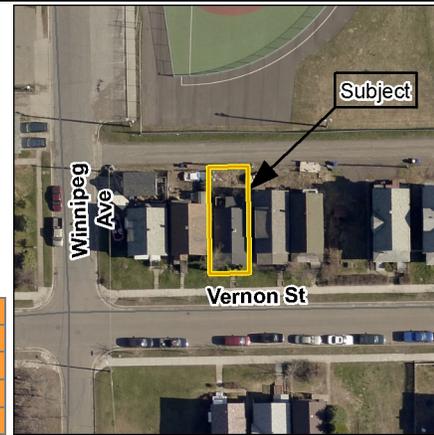
010-4570-03600

Starting Bid
\$18,500.00

± 0.04 acres

C22150076 ^{CJ}**Location:** 3019 Vernon Street, Duluth**Legal:** SLY 66 96/100 FT, LOT 3, BLOCK 34, WEST PARK DIVISION OF DULUTH

Land	\$8,000.00
Timber	\$0.00
Improvements	\$10,500.00
Certified Assessments	\$0.00
Total	\$18,500.00



A small, single level home located in the Lincoln Park neighborhood of Duluth. This +/- 25' x 66.96' parcel is zoned R-2 (Residential-Urban), which requires a minimum lot width of 30 feet and 4,000 sq. ft. of total lot area to meet minimum standards. This property does not meet current UDC zoning standards, and is considered a legal non-conforming lot of record. It features a 3-seasons porch, combination living and dining room, kitchen, walk-in pantry, full bathroom, and a bedroom. Check with the City of Duluth 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.

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

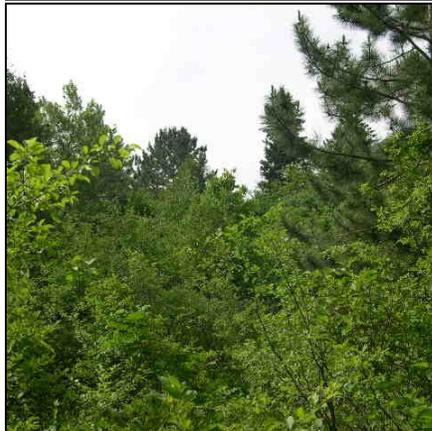
Tract 11

City Of 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 R1 (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.

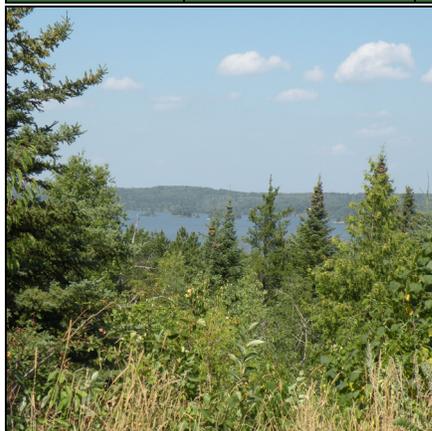
Tract 12

City Of Ely

030-0030-02000,02290,02350

Starting Bid
\$28,200.00

± 1.70 acres

C22120026 ^{KZ}**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.



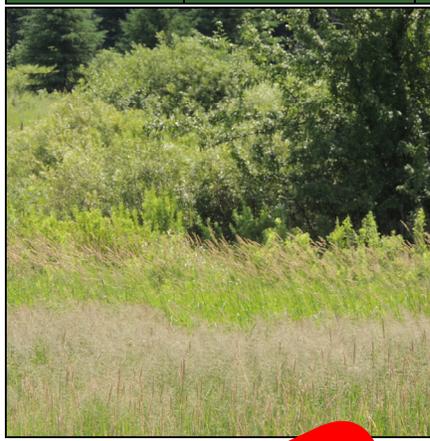
Location: 2602 6th Avenue East, Hibbing
Legal: LOTS 1 AND 2, BLOCK 9, KOSKIVILLE HIBBING

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.

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 address #11386 on the south side of MN Highway #37
Legal: UND 1/2 OF ELY 69 FT OF WLY 564 FT OF NW1/4 OF NE1/4 EX HWY R/W, Sec 28 Twp 57N Rge 20W, CITY OF HIBBING

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



An undivided 1/2 interest in a vacant parcel, approximately 1.7 acres, located just outside of the Iron Range city of Hibbing. This +/- 69' x 1,250' parcel is zoned I-1 (Light Industrial), which requires a minimum lot width of 100 feet and 20,000 sq. ft. of total lot area to meet zoning standards. The terrain is fairly level, with a grass covered area in on the northern portion and a wooded swamp/wet marsh area on the southern portion. Check with 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.



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 property is approximately 1.7 acres, 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 16	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 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.

Tract 17	City Of Proctor	See Comments	Starting Bid \$24,000.00	± 1.58 acres	C22110131 JG
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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 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.

Tract 18	Alborn Township	205-0010-03430	Starting Bid \$40,000.00	± 40.00 acres	C22150005 JG
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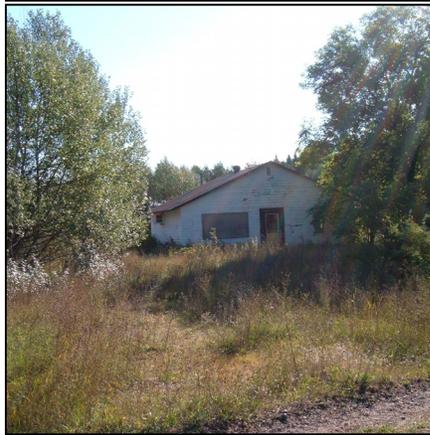
Location: south of Swan Lake Rd. between Swan Lake Rd. and Stub Rd.
Legal: SW 1/4 OF SE 1/4, Sec 19 Twp 52N Rge 18W, TOWN OF ALBORN

Land	\$37,650.00
Timber	\$2,350.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$40,000.00



This parcel is approximately 40 acres with a portion of Spider Creek crossing through it. This +/- 1,320' x 1,320' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 300 feet of lot width and 9 acres of total lot area to meet minimum standards. The northern third of this tract is timbered with aspen and northern hardwoods. A smaller drainage flows from near the northeast corner toward the southwest, and empties into Spider Creek. This portion contains ash, cedar, and black spruce, with occasional higher ground timbered with balsam and birch. There is no known legal access. Please respect private property and seek permission to access this parcel will include a conservation easement of 66 feet from the top of the streambank on either side of Spider Creek to provide riparian protection and angler access. Check with the Town of Alborn 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.



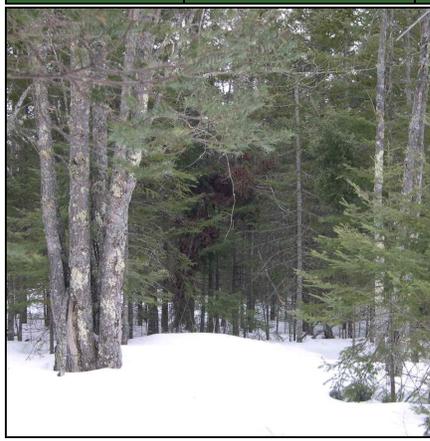
Location: 4966 Vermilion Trail, Gilbert
Legal: N 150 FT OF S 550 FT OF W 320 FT OF NE 1/4 OF SW 1/4 LYING E OF HIGHWAY, Sec 26 Twp 58N Rge 16W, TOWN OF BIWABIK

Land	\$3,000.00
Timber	\$0.00
Improvements	\$3,300.00
Certified Assessments	\$0.00
Total	\$6,300.00



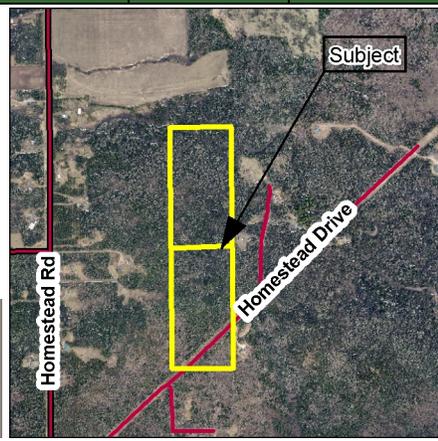
A single level structure, residing on approximately 1.11 acres. This property is a level, grassy lot with brush and a few scattered conifers, located in Biwabik Township. This irregularly shaped +/- 150' x 320' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet zoning standards. This parcel is a lot of record. The structure was previously used as a convenience store, and contains 3 open rooms, one contains bathroom fixtures. The septic system was abandoned in May, 2015 - contact St. Louis County Environmental Services for septic questions. Check with Biwabik Township 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.



Location: both sides of Homestead Dr., west of address #1538
Legal: W1/2 OF NE1/4 OF NE1/4 also W1/2 OF SE1/4 OF NE1/4, Sec 27 Twp 52N Rge 12W, TOWN OF DULUTH

Land	\$71,000.00
Timber	\$7,400.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$78,400.00



A nicely wooded parcel, approximately 40 acres, with +/- 660 feet of frontage on Homestead Dr., located on a dead-end private road in Duluth Township. This parcel is zoned MUNS-4 (Multiple Use Non-Shoreland) and RES-4 (Residential), which requires a minimum lot width of 300 feet and 4.5 acres of total lot area to meet zoning standards for residential use. A road association membership fee to cover the cost of road maintenance is required for use of this access. This private road follows an overhead power line that encumbers the parcel. The Little Knife River winds through the northernmost part, with a beautiful ravine and scattered large white pine and cedar trees. The river has a permanent conservation easement between the top edge of the stream bank and 50 feet distance on either side for stream improvement and public access. Check with Duluth Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. T#248009

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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.

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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.

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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 plat- ted 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.

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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 apsen, fir and cedar, located in Greenwood Township. This irregularly shaped parcel, approximate- ly 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 assess- ments 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	Greenwood Township	387-0250-01040	Starting Bid \$18,600.00	± 2.16 acres	C22120103 ^{RH}
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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 26	Greenwood Township	387-0250-01060	Starting Bid \$15,000.00	± 1.60 acres	C22120101 ^{RH}
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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 27	Lavell Township	420-0020-00330	Starting Bid \$23,000.00	± 41.34 acres	C22120136 ^{RH}
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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.

Tract 28	Leiding Township	425-0020-04395	Starting Bid \$4,500.00	± 6.09 acres	C22150009 ^{RH}
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Location: east side of U.S. Highway #53, just north of the Besette Rd. intersection
Legal: THAT PART OF LOT 12 LYING EAST OF STATE HIGHWAY NO 53 EX 0.91 AC FOR HWY, Sec 30 Twp 65N Rge 19W, TOWN OF LEIDING

Land	\$4,362.00
Timber	\$138.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,500.00



A rectangularly shaped parcel, approximately 6.09 acres, with areas of aspen in the south and north, and lowland brush through the center, located in Leiding Township. This +/- 1,310' x 202' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, 300 feet of lot width, and 50 foot setbacks to meet minimum standards. This parcel is a lot of record. There is a power line encumbrance along the eastern border and a non-exclusive road easement along the southern border. 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 Leiding Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

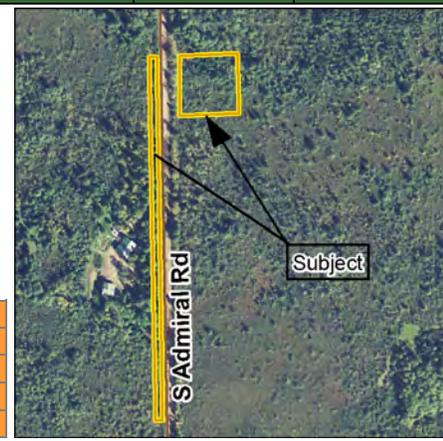
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 29	McDavitt Township	435-0010-05892,05900	Starting Bid \$1,750.00	± 2.79 acres	C22120142 ^{RH}
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Location: both sides of Admiral Rd., approximately 0.50 of a mile south of Zim Rd.
Legal: 1 AC IN THE NW COR OF THE FOLLOWING DESCRIPTION NW1/4 OF NE1/4 E OF R.R. R.O.W. also ABANDONED RY RT OF W 200 FT WIDE IN NW 1/4 OF NE 1/4 EX PART TAKEN FOR COUNTY ROAD EX THE WLY 150 FT, Sec 33 Twp 56N Rge 18W, TOWN OF MCDAVITT

Land	\$1,750.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,750.00



A grass and lowland brush covered property with a few black spruce and tamarack, approximately 2.79 acres, located in McDavitt Township. This tract contains two pieces, divided by County Road #788 (Admiral Rd. S.). The first piece is +/- 225' x 208' with a strip +/- 1,062' x 16' extending south on the east side of the road, while the second strip, +/- 1,270' x 16', is on the west side of the road. This property is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width, and 50 foot setbacks to meet minimum standards. This tract is a lot of record. 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 McDavitt 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 30	McDavitt Township	435-0010-05930,05940	Starting Bid \$5,000.00	± 9.05 acres	C22120146 ^{RH}
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Location: both sides of Admiral Rd., approximately 0.75 of a mile south of Zim Rd.
Legal: ABANDONED RY RT OF W 100 FT WIDE IN SW 1/4 OF NE 1/4 EX PART TAKEN FOR COUNTY ROAD also SW1/4 OF NE1/4 W OF RY R/W, Sec 33 Twp 56N Rge 18W, TOWN OF MCDAVITT

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



A vacant, lowland brush covered property, approximately 9.05 acres, located in McDavitt Township. This tract contains two pieces, divided by County Road #788 (Admiral Rd. S.). The first piece, +/- 1,270' x 385', is on the west side of County Road #788 (Admiral Rd. S.), while the second strip, approximately +/- 1,270' x 16', is on the east side of the road. This property is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width, and 50 foot setbacks to meet minimum standards. 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 McDavitt 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 31	Sturgeon Township	545-0010-01640	Starting Bid \$2,100.00	± 1.60 acres	C22110044 ^{RH}
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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

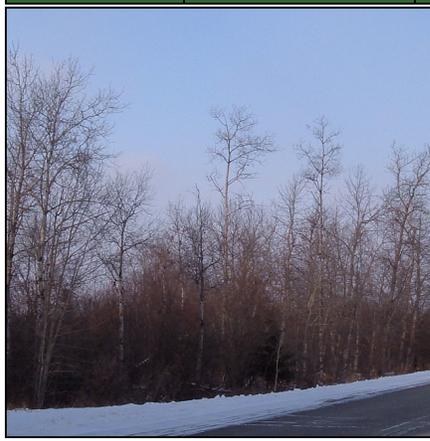
Land	\$1,300.00
Timber	\$0.00
Improvements	\$800.00
Certified Assessments	\$0.00
Total	\$2,100.00



A grassy and mostly level parcel, approximately 1.6 acres, that previously housed a gas station and store, located in Sturgeon Township. 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 each). 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. (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.

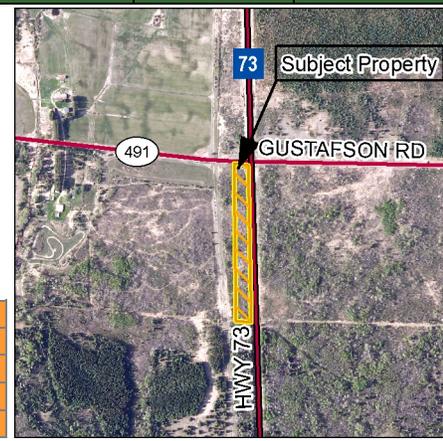
Tract 32	Sturgeon Township	545-0010-01705	Starting Bid \$1,700.00	± 5.70 acres	C22120083 ^{RH}
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Location: southwest corner of MN Highway #73 and County Road #491 (Gustafson Rd.)

Legal: BEG AT NW CORNER OF NW 1/4 OF NW 1/4 THENCE S 1315 FT THENCE E 160 FT THENCE NLY ALONG STATE HWY NO 73 1215 FT THENCE NWLY TO A POINT 115 FT E OF NW CORNER OF SAID TRACT THENCE WLY 115 FT TO POINT OF BEG, Sec 11 Twp 61N Rge 20W, TOWN OF STURGEON

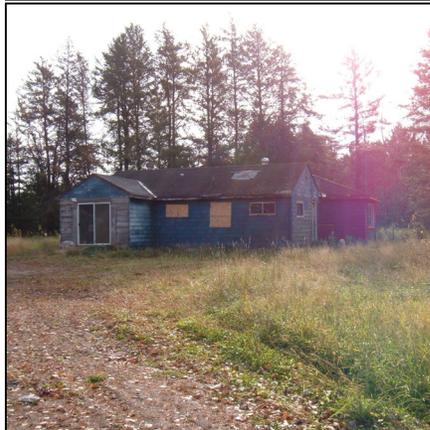
Land	\$1,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,700.00



This non-conforming parcel is open and grassy with areas of brush, located in Sturgeon Township. Approximately 5.7 acres, this parcel does not meet current zoning standards. Zoning is FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of width and 50 foot side principle to meet minimum standards. Contact the St. Louis County Planning and Community Development Department for 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 33	White Township	570-0026-00282	Starting Bid \$22,300.00	± 2.48 acres	C22150007 ^{RH}
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Location: 4778 Highway 100, Aurora

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

Land	\$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

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

Tract 34	White Township	570-0040-02900	Starting Bid \$400.00	± 0.07 acres	C22140087 ^{RH}
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Location: south side of Walter Ave., east of Theil St.

Legal: LOT 10 INC PT OF VAC ALLEY ADJ, BLOCK 15, COTTON TOWN OF WHITE

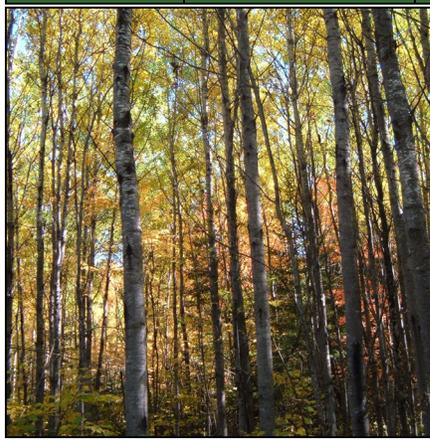
Land	\$400.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$400.00



This non-conforming parcel is approximately 0.07 of an acre, located in White Township. It is a grassy parcel, encumbered by a driveway and power line. This +/- 25' x 125' parcel does not meet current zoning standards. Zoning is RES-11 (Residential), which requires 0.5 of an acre, 100 feet of lot width, and 15 foot setbacks to meet minimum zoning standards. Contact the St. Louis County Planning and Community Development Department for zoning questions. Check with White 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 35	Willow Valley Township	575-0010-04030	Starting Bid \$2,900.00	± 1.84 acres	C22150014 ^{RH}
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Location: south side of MN Highway #73, approximately 1.5 miles southwest of U.S. Highway #53

Legal: NW 1/4 OF SW 1/4 EX 3 30/100 AC FOR ROAD & EX PART N OF HWY # 73, Sec 25 Twp 63N Rge 20W, TOWN OF WILLOW VALLEY

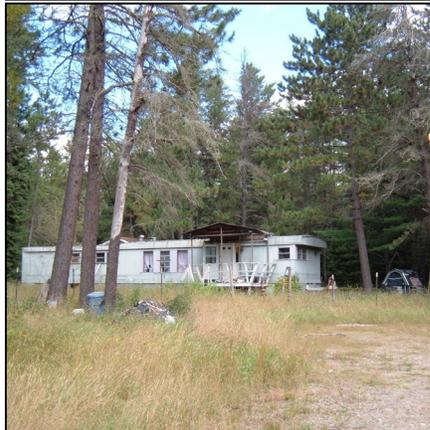
Land	\$2,625.00
Timber	\$275.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,900.00



A fairly level parcel, approximately 1.84 acres, timbered with aspen, scattered fir and pockets of ash, located in Willow Valley Township. This triangularly shaped +/- 430' x 317' x 305' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width, and 50 foot setbacks to meet minimum zoning standards. This parcel is a lot of record. All personal property remaining is part of the sale. Check with Willow Valley 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.

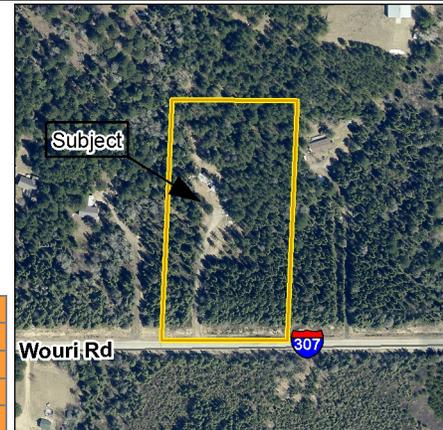
Tract 36	Wuori Township	580-0010-00509	Starting Bid \$28,500.00	± 5.00 acres	C22150013 ^{RH}
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Location: 7659 Wuori Road, Virginia

Legal: E1/2 OF SE1/4 OF SW1/4 OF SW1/4, Sec 3 Twp 59N Rge 17W, TOWN OF WUORI

Land	\$27,850.00
Timber	\$0.00
Improvements	\$650.00
Certified Assessments	\$0.00
Total	\$28,500.00



A jack pine and spruce covered parcel, approximately 5 acres, along with a grassy yard surrounding a dilapidated single wide trailer and 2 wood outbuildings. This +/- 340' x 605' parcel is zoned MUNS-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, 200 feet of lot width, and 20 foot setbacks to meet minimum zoning standards. Any 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 Wuori 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.

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Important Phone Numbers

Tract(s)	Entity	Phone Number
1, 2, 3, 4, 5, 6, 7, 8, 9, 10	City of Duluth Building Safety	218-730-5300
	City of Duluth Treasurer	218-730-5350
	County Assessor Duluth	218-726-2304
11, 12	City of Ely	218-365-3224
13, 14	City of Hibbing	218-262-3486
15, 16, 17	City of Proctor	218-624-3641
18, 20	County Assessor Duluth	218-726-2304
	County Planning & Development (S)	218-725-5000
19, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36	County Assessor Virginia	218-749-7147
	County Planning & Development (N)	218-749-7103
19, 33, 36	County Environmental Services	218-725-5200
18	Town of Alborn	218-345-6704
19	Town of Biwabik	218-865-4238
20	Town of Duluth	218-525-5705
21	Town of Embarrass	218-984-2084
22	Town of Field	218-666-2487
23, 24, 25, 26	Town of Greenwood	218-753-2231
27	Town of Lavell	218-263-9787
28	Town of Leiding	218-757-3205
29, 30	Town of McDavitt	218-744-4213
31, 32	Town of Sturgeon	218-969-6381
33, 34	Town of White	218-229-2813
35	Town of Willow Valley	218-787-2123
36	Town of Wuori	218-741-0997



SAINT LOUIS COUNTY, MINNESOTA

LAND AND MINERALS DEPARTMENT



Government Services Center • 320 W. 2nd St. • Duluth, MN 55802

Tax Forfeited Properties Auction

Thursday, June 11, 2015

**This booklet contains information regarding
tax forfeited properties to be auctioned...**

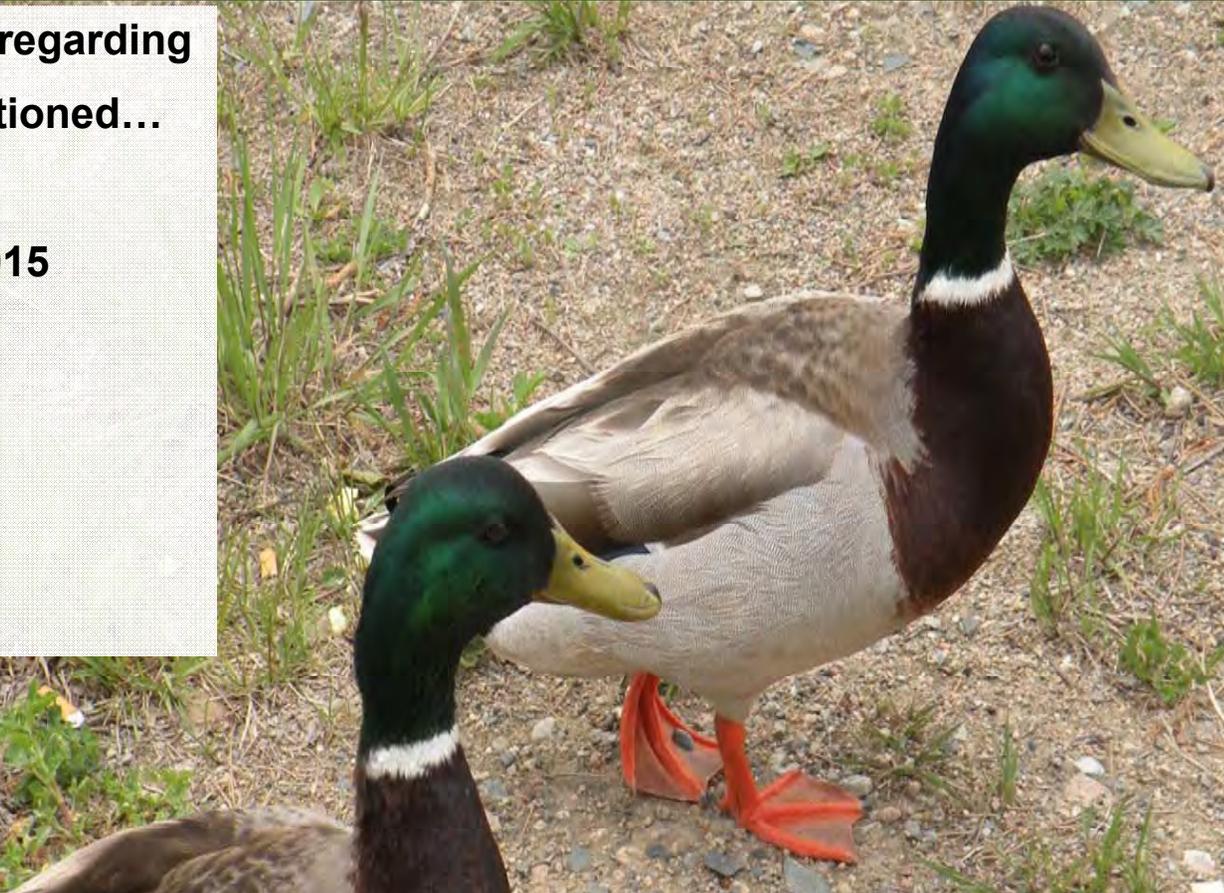
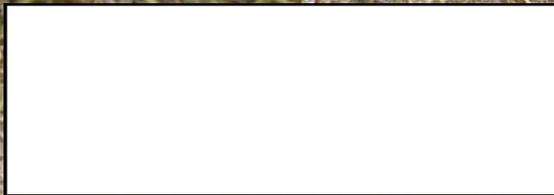
Date: Thursday, June 11, 2015

Time: 10:00 A.M.

Location: The Depot

506 W Michigan St.

Duluth, MN 55802



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 that do not sell at our June 11, 2015 auction will immediately be placed on our Available Lands List and 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.

stlouiscountymn.gov

218-726-2606