



SAINT LOUIS COUNTY, MINNESOTA LAND AND MINERALS DEPARTMENT

Government Services Center
320 West 2nd Street, Rm 208
Duluth, MN 55802

Tax Forfeited Available List

Winter 2013-2014

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) 742-9698.

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

www.stlouiscountymn.gov

218-726-2606



Saint Louis County, Minnesota Land and Minerals Department State Tax Forfeited Properties 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 general tax forfeited properties auction questions, the location of our auctions or other inquiries, call **218-726-2606**.

Copies of our 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 Government Services Center 320 West 2nd Street 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 Auction or Available Properties Lists are 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 Johnson, Land Staff Appraiser.....218-726-2606

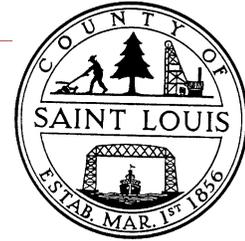
Southern St. Louis County Rural Properties

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

Northern St. Louis County Rural Properties

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

Disclaimer Page



1. This sale is governed by Laws of Minnesota, Chapter 282 and by resolutions of the County Board.
2. 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.
3. 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 contract. Payment must be made by personal check, cashier's check, certified check, or money order made payable to "St. Louis County Auditor".
4. Properties sold through this auction could be subject to local zoning ordinances. Please contact your local zoning administrator to obtain copies of these ordinances.
5. All sales are subject to existing liens, leases, easements, and rights-of-way.
6. Any properties 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.
7. 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.
8. 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.
9. 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, Duluth, MN 55802, Phone No. 218-726-2606 to arrange to see the property for such an inspection or assessment.
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 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 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 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 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).
14. ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEE WITH RESPECT TO ACCESS TO STATE TAX FORFEITED PROPERTIES SOLD. ALL PROPERTIES ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.
15. 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 10 days of cancellation of insurance.
16. Reinstatement of a contract will not be allowed if less than 50% of the original sale price has not been paid.
17. No structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered, and no land shall change in use until the local zoning authority has approved and issued a land use permit.

Could you tell me about the St. Louis County tax forfeited property sales?

- Tax forfeited properties, classification and sale are governed by Minnesota State Statute § 282 (Tax forfeited lands; classification, sale) and resolutions of the County Board.
- Tax forfeited properties 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 properties 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 the 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 properties.

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, 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
 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>
\$500 or Less.....	Must be paid in full
\$501 - \$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, February 13th, 2014 at 10:00 am at the Depot in Duluth!

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

We have three State tax forfeited land sales each 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 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 more than \$500) 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 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 properties 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 can be purchased over-the-counter from the Land and Minerals Department, and can even be purchased or financed through the mail. Parcels on our Available Properties List are offered on a first come, first serve basis and can be viewed on our website at 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 and Auction Properties 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 properties 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 properties?

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

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 properties.

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, then select the "Access" link from the menu on the left side of the page. 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 St. Louis County tax forfeited properties. Please use one of the following to contact the St. Louis County Land and Minerals Department:

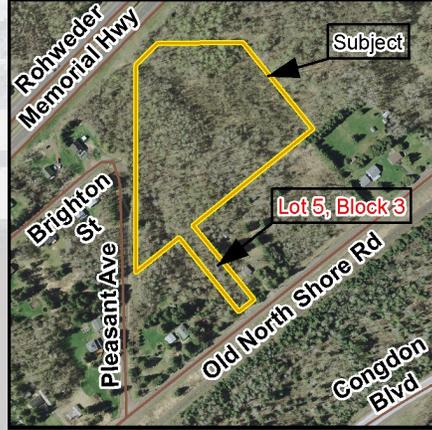
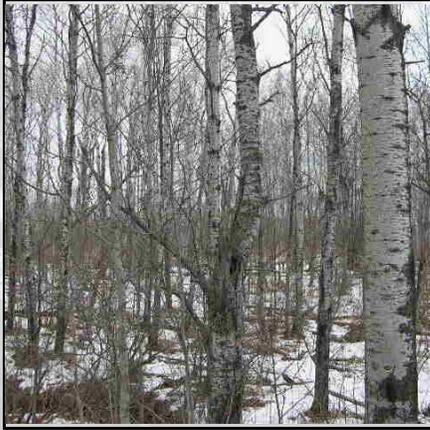
Phone.....218-726-2606
Email.....landdept@stlouiscountymn.gov
Write.....St. Louis County Land and Minerals Dept.
320 West 2nd St, Gov't Services Center
Duluth, MN 55802

CJ Tract# 1 C22120147

City Of Duluth
Twp: 51 Rng: 13 Sec: 34

Acres +/-6.01
Zoning: RR-2

CVT: 10 Plat: 280
Parcel(s): 940, 1150, 1160, 1180, 1190, 1200

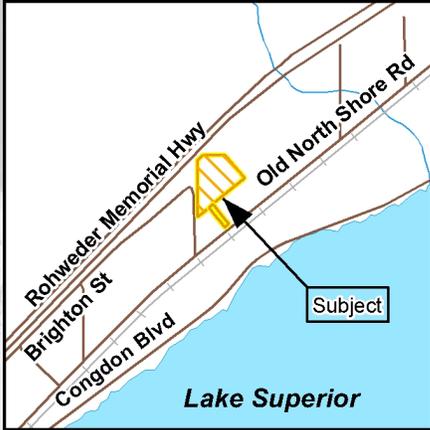


Land	\$40,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$40,000.00

Potential Future Assessments: \$0.00
 City of Duluth Building Safety.. 218-730-5300
 City of Duluth Treasurer..... 218-730-5017
 County Assessor Duluth..... 218-726-2304

Legal Description:

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



Comments:

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.

A nicely wooded parcel within walking distance of beautiful Lake Superior located in the North Shore neighborhood of Duluth. This irregularly shaped, 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 approximately 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 \$86.00.

Driving Directions:

Travel northeast on East Superior St. (Old North Shore Rd.). Turn northwest (left) on Pleasant Ave. The subject starts approximately 443 feet north of East Superior St. The parcel that fronts Superior St. is approximately 447 feet northeast of the center of Pleasant Ave.

KZ Tract# 2 C22110122

City Of Duluth
Twp: 49 Rng: 14 Sec: 7

Acres +/-2.3
Zoning: R-1

CVT: 10 Plat: 420
Parcel(s): See PIDs below

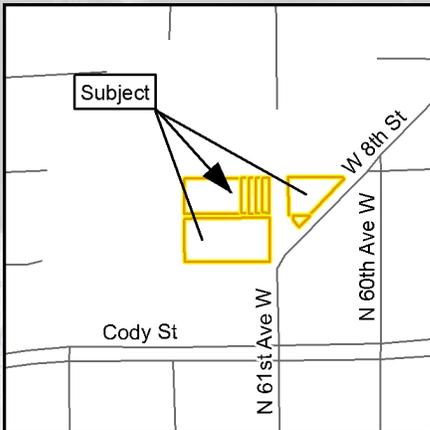


Land	\$51,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$51,500.00

Potential Future Assessments: \$0.00
 City of Duluth Building Safety.. 218-730-5300
 City of Duluth Treasurer..... 218-730-5017
 County Assessor Duluth..... 218-726-2304

Legal Description:

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 12, BLOCK 56 KIMBERLEY AND STRYKERS ADD TO DULUTH; also LOTS 1 THRU 7, BLOCK 67, WEST DULUTH 6TH DIVISION



Comments:

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.

Vacant and wooded lots between 62nd Ave. West and 61st Ave. West above vacated Petre or south of nondeveloped Elinor, which includes a triangular piece on the upper side of West 8th St. This approximately 2.3 acre parcel is zoned R-1 (Traditional Residential) under the UDC (Unified Development Code), which is determined by finding the larger of 4,000 sq. ft. or the average of developed single family lots on the block face. Utilities would have to be extended. 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

Driving Directions:

From Cody St., turn right on 61st Ave. West. Property is behind the Elim Lutheran Church parking lot.

CJ Tract# 3 C22120020

City Of Duluth
Twp: 49 Rng: 14 Sec: 5

Acres +/-0.32
Zoning: R-2

CVT: 10 Plat: 1140
Parcel(s): 2320, 2360

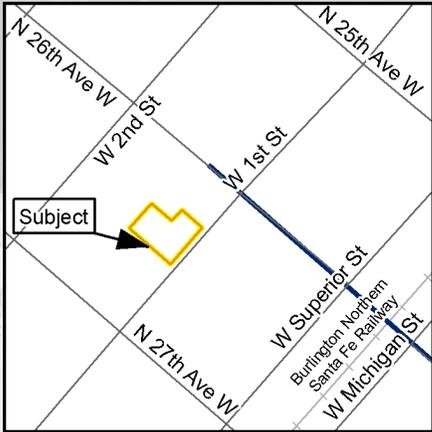


Land	\$18,900.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,900.00

Potential Future Assessments: \$0.00
 City of Duluth Building Safety.. 218-730-5300
 City of Duluth Treasurer..... 218-730-5017
 County Assessor Duluth..... 218-726-2304

Legal Description:

S LY 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



Comments:

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.

Vacant parcel located in the Lincoln Park neighborhood of Duluth, with a low area covered with alder, ash and maple. This irregularly shaped parcel 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 assessments that may be pending or reinstated. Recording fee \$106.00. T#264074, T#160198, T#136431.

Driving Directions:

From I-35, turn north onto North 27th Ave. West and travel 0.1 of a mile to 1st St. West. Turn east (right) onto 1st St. and travel for 0.5 of a block to the subject, which is located on the north (left) side of 1st St. West.

KZ Tract# 4 C22120110

City Of Duluth
Twp: 48 Rng: 15 Sec: 3

Acres +/-0.33
Zoning: R-2

CVT: 10 Plat: 1800
Parcel(s): 9060, 9070, 9080, 9090, 9100

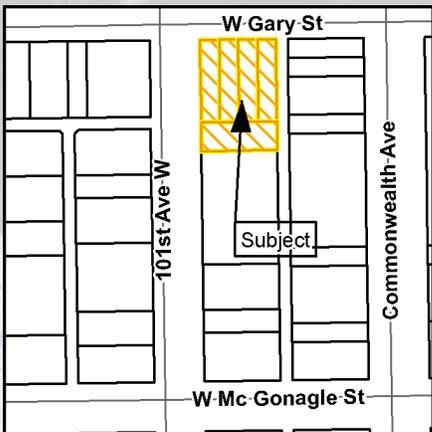


Land	\$12,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,500.00

Potential Future Assessments: \$0.00
 City of Duluth Treasurer..... 218-730-5350
 City of Duluth Building Safety... 218-730-5300
 County Assessor Duluth..... 218-726-2304

Legal Description:

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



Comments:

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.

Vacant, grassy 138' x 108' lot on the southeast corner of 101st Ave. and Gary St. This parcel is zoned R-2 (Residential), which requires 5,000 sq. ft. of lot area and 50 feet of frontage on a maintained city street to meet minimum standards. All utilities are available to this site. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$86.00. T#17151, T#189270, T#189273.

Driving Directions:

While traveling on Commonwealth Ave. in the Gary neighborhood of Duluth, turn west onto Gary St. and follow for a half block to the subject, which is located at the southeast corner of the Gary St. and 101st Ave. West intersection.

CJ Tract# 5 C22110116

City Of Duluth
Twp: 49 Rng: 15 Sec: 13

Acres +/-0.14
Zoning: R-1

CVT: 10 Plat: 2420
Parcel(s): 900, 910

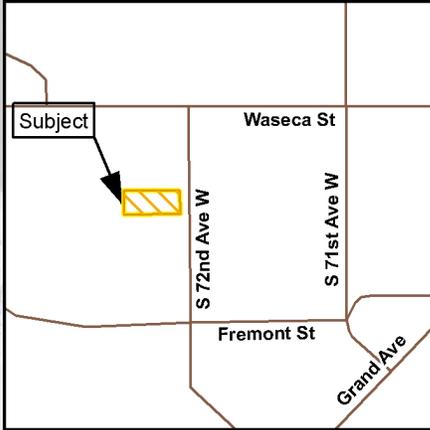


Land	\$13,125.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$13,125.00

Potential Future Assessments: \$0.00
 City of Duluth Treasurer..... 218-730-5350
 City of Duluth Building Safety.. 218-730-5300
 County Assessor Duluth..... 218-726-2304

Legal Description:

LOTS 7 AND 8, BLOCK 6, HUNTER/MARKELLS
GRASSY POINT ADDN TO DULUTH



Comments:

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.

Vacant, grass covered lots on the west side of 72nd Ave. West and very close to the Lake Superior Zoo in the Fairmount neighborhood of Duluth. This 50' x 125' parcel is zoned R-1 (Traditional Residential) under the UDC (Unified Development Code), which is determined by finding the larger of 4,000 sq. ft. or the average of developed single family lots on the block face. All utilities are available for extension to this site. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. See tract 6 for additional property in this area. Recording fee \$46.00.

Driving Directions:

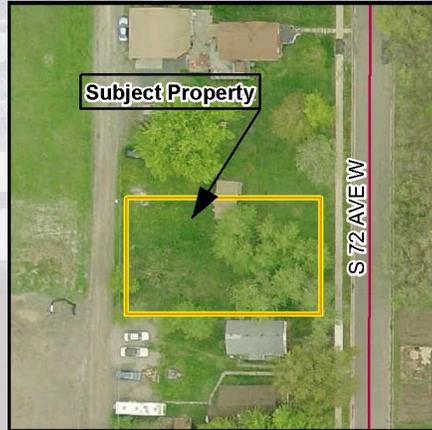
When traveling west out of Duluth on Grand Ave., turn north (right) onto 72nd Ave. West (Zoo entrance) and follow past Fremont St. Parcel will be on your left.

CJ Tract# 6 C22110117

City Of Duluth
Twp: 49 Rng: 15 Sec: 13

Acres +/-0.21
Zoning: R-1

CVT: 10 Plat: 2420
Parcel(s): 920, 930, 940

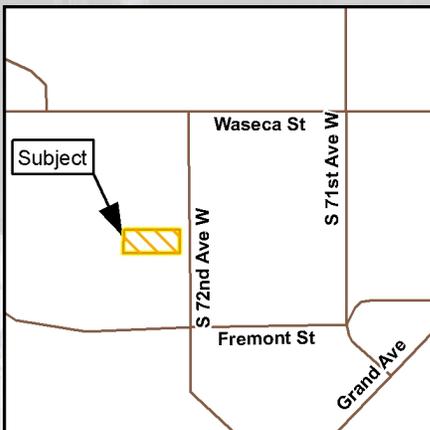


Land	\$19,700.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$19,700.00

Potential Future Assessments: \$0.00
 City of Duluth Treasurer..... 218-730-5350
 City of Duluth Building Safety.. 218-730-5300
 County Assessor Duluth..... 218-726-2304

Legal Description:

LOTS 9, 10 AND 11, BLOCK 6, HUNTER/MARKELLS
GRASSY POINT ADDN TO DULUTH



Comments:

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.

Vacant, grass covered lots on the west side of 72nd Ave. West and very close to the Lake Superior Zoo in the Fairmount neighborhood of Duluth. This 75' x 125' parcel is zoned R-1 (Traditional Residential) under the UDC (Unified Development Code), which is determined by finding the larger of 4,000 sq. ft. or the average of developed single family lots on the block face. All utilities are available for extension to this site. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. See tract 5 for additional property in this area. Recording fee \$46.00.

Driving Directions:

When traveling west out of Duluth on Grand Ave., turn north (right) onto 72nd Ave. West (Zoo entrance) and follow past Fremont St. Parcel will be on your left.

CJ Tract# 7 C22110084

City Of Duluth
Twp: 50 Rng: 13 Sec: 7

Acres +/-0.16
Zoning: R-1

CVT: 10 Plat: 3030
Parcel(s): 2070

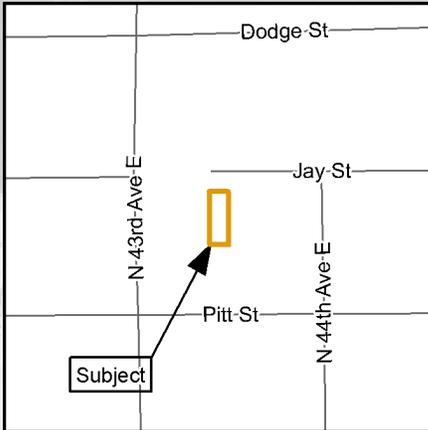


Land	\$12,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,600.00

Potential Future Assessments: \$0.00
 City of Duluth Treasurer..... 218-730-5017
 City of Duluth Building Safety.. 218-730-5300
 County Assessor Duluth..... 218-726-2304

Legal Description:

LOT 4, BLOCK 82, LONDON ADDITION TO DULUTH



Comments:

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.

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 stormwater 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. An adjoining +/- 50' x 140' lot (parcel# 010-3030-02080) just to the east of this parcel is also available for purchase over-the-counter. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From London Rd. in the Lakeside neighborhood of Duluth, turn north onto North 43rd Ave. East and follow for 0.7 of a mile until reaching Pitt St. Turn east (right) on Pitt St. and travel for 1 block to North 44th Ave. East. Turn north (left) on North 44th Ave. East and travel for 1 block to Jay St. Turn west (left) on Jay St. and travel for 230 feet to the subject, which is on the south (left) side of the street.

CJ Tract# 8 C22120023

City Of Duluth
Twp: 48 Rng: 15 Sec: 10

Acres +/-1.28
Zoning: MU-B

CVT: 10 Plat: 3430
Parcel(s): 9710 thru 9860

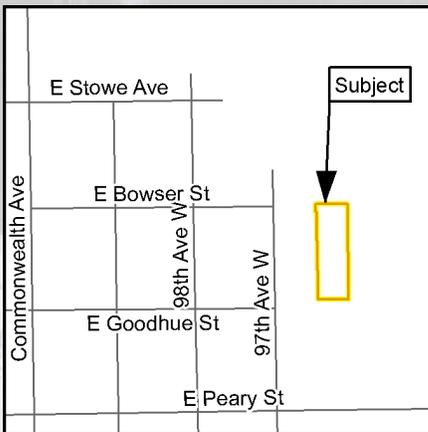


Land	\$14,350.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$14,350.00

Potential Future Assessments: \$0.00
 City of Duluth Treasurer..... 218-730-5350
 City of Duluth Building Safety.. 218-730-5300
 County Assessor Duluth..... 218-726-2304

Legal Description:

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



Comments:

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.

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

Driving Directions:

While traveling on Commonwealth Ave. near the Gary neighborhood of Duluth, turn east onto Goodhue St. The subject is located northeast of the intersection of Goodhue St. and 97th Ave. West, directly behind addresses 510, 526, and 530 97th Ave. West, respectively.



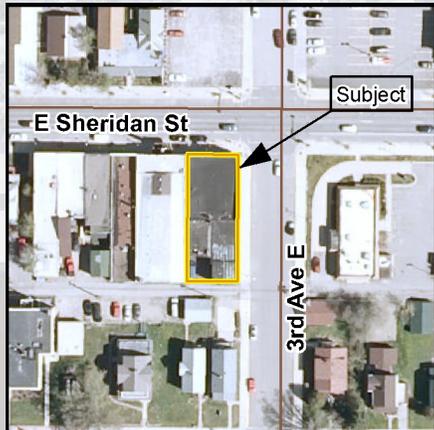
Land	\$12,600.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,600.00

Potential Future Assessments: \$0.00
 City of Duluth Treasurer..... 218-730-5350
 City of Duluth Building Safety.. 218-730-5300
 County Assessor Duluth..... 218-726-2304
Legal Description:
 LOTS 11 AND 12, BLOCK 107, PORTLAND DIV OF DULUTH



Comments:
 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.
 This parcel with high ground located in the East Hillside neighborhood of Duluth. This 75' x 130' tract is zoned R-2 (Residential Urban), which requires 4,000 sq. ft. of total lot area and 30 feet of frontage to meet standards. Utilities are available. Check with the City of Duluth Treasurer's office for any pending or future assessments that may be reinstated. Recording fee \$92.00. T#200491.

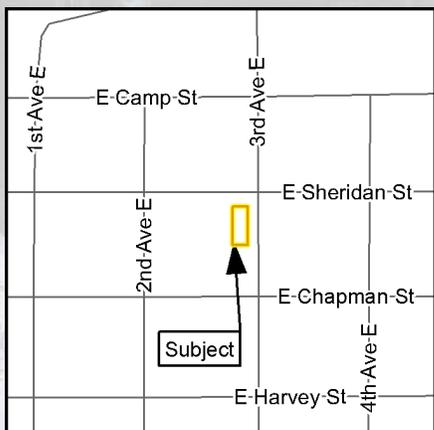
Driving Directions:
 From Superior St. East, turn north (left) onto North 8th Ave. East. Turn west (left) onto 5th St. East, subject is on your left.



Land	\$17,150.00
Timber	\$0.00
Improvements	\$65,550.00
Certified Assessments	\$0.00
Total	\$82,700.00

Potential Future Assessments: \$0.00
 City of Ely..... 218-365-3224

Legal Description:
 LOTS 11 AND 12, BLOCK 9, ELY



Comments:
 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.
 Commercial building on the main thoroughfare in the northern MN city of Ely. This brick structure sits on a 50' x 125' lot and is zoned C-1 (Commercial), which allows structures to encompass no more than 90% of the total lot area to meet standards. The building previously housed two businesses, with each having its own store front. The east store front features 12 office spaces, 2 bathrooms and a storage room on the main floor with additional storage and living space on the second floor. The west store front contains a large open area sales floor on the main floor with three additional storage rooms. A separate door between the two businesses leads to the second floor which houses 19 rooms previously used for office space, storage, mens and womens bathrooms, and a kitchen. The large basement offers shared storage spaces as well as access to utilities. A 1 stall attached garage is near the rear of the east side of the structure off of the adjoining alley. There is an unsatisfied mortgage held against this property. Consult a real estate attorney for details regarding this status. MNDOT holds a "Temporary Right to Construct" agreement for replacement/construction of pedestrian ramps through December 1, 2015. Check with the City of Ely for any pending or future assessments that may be reinstated. (Proof of homeowners insurance for this structure is required within 30 days if purchased under contract.) Recording fee \$46.00.

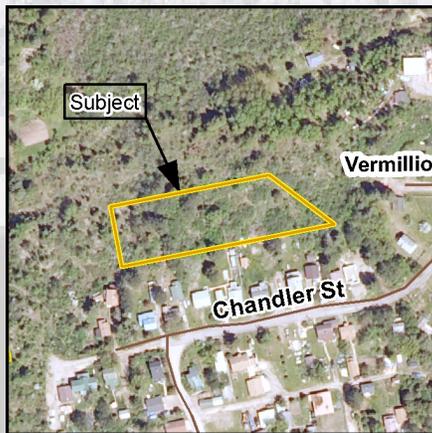
Driving Directions: 242 E Sheridan St.
 From MN Highway #1 (East Sheridan St.) in Ely, travel east for 0.5 of a mile to the subject, located on the southwest corner of the 3rd Ave. East and East Sheridan St. intersection.

KZ Tract# 11 C22120025

City Of Ely
Twp: 63 Rng: 12 Sec: 28

Acres +/-1.07
Zoning: R-1

CVT: 30 Plat: 30
Parcel(s): 1760

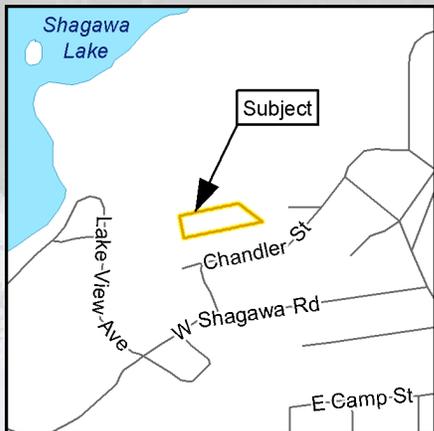


Land	\$13,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$13,000.00

Potential Future Assessments: \$0.00
City of Ely..... 218-365-3224

Legal Description:

LOTS 1 THRU 15, BLOCK 8, AUDITORS PLAT OF CHANDLER ADDITION TO ELY



Comments:

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.

A vacant, 1.07 acre, irregularly shaped parcel located in the northern MN city of Ely. This wooded lot with rocky terrain is east of Lakeview Ave., between Chandler St. and undeveloped Vermillion 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. See tracts 12 and 13 for additional property in this area. Recording fee \$46.00.

Driving Directions:

From Sheridan St., travel north onto North Central Ave. (Pioneer Rd.) for 0.3 of a mile to Chandler St. Turn east (left) onto Chandler St., parcel is approximately 140 feet north of Chandler St., and 200 feet to the west of the termination of Vermillion Pl.

KZ Tract# 12 C22120026

City Of Ely
Twp: 63 Rng: 12 Sec: 28

Acres +/-1.7
Zoning: R-1

CVT: 30 Plat: 30
Parcel(s): 2000, 2290, 2350



Land	\$40,325.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$40,325.00

Potential Future Assessments: \$0.00
City of Ely..... 218-365-3224

Legal Description:

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



Comments:

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.

A 1.7 acre wooded tract 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. See tracts 11 and 13 for additional property in this area. Recording fee \$46.00.

Driving Directions:

For the lower portion of the parcel, from East Sheridan St., turn left (north) onto North Central Ave., then turn left (west) onto West Shagawa Rd., then turn right (north) onto Lake View Ave. OR for the upper portion of the parcel, from Old Pioneer Rd., turn left (west) onto Chandler St., parcel is to the northwest of the end of Chandler St.

KZ Tract# 13 C22120027

City Of Ely
Twp: 63 Rng: 12 Sec: 28

Acres +/-0.57 CVT: 30 Plat: 30
Zoning: R-1 Parcel(s): 3340



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

Potential Future Assessments: \$0.00
City of Ely..... 218-365-3224

Legal Description:

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



Comments:

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.

Vacant, wooded lots on the north side of West Shagawa Rd., just east of address 525 West 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 or 50 feet of lot width and 4,000 sq. ft. for 2 families. All utilities are available for this parcel. Check with the City of Ely for any pending or future assessments that may be reinstated. See tracts 11 and 12 for additional property in this area. Recording fee \$46.00.

Driving Directions:

From Sheridan St., turn north (left) onto North Central Ave., then turn west (left) at the second Shagawa Rd. sign. Subject will be on the north (right), just past (west of) address 425 West Shagawa Rd.

KZ Tract# 14 C22120114

City Of Hibbing
Twp: 57 Rng: 20 Sec: 18

Acres +/-0.14 CVT: 140 Plat: 90
Zoning: C2-B Parcel(s): 10

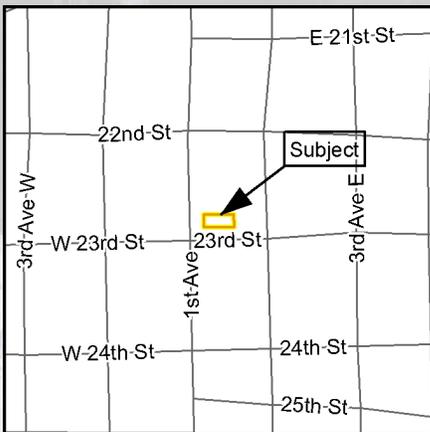


Land	\$68,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$68,800.00

Potential Future Assessments: \$0.00
City of Hibbing 218-262-3486

Legal Description:

LOTS 1 AND 2, BLOCK 1, FAIRVIEW C OF HIBBING



Comments:

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.

This 3 story commercial building is on the corner of 23rd St. and 1st Ave. in the Iron Range city of Hibbing. The first floor features an open floor sales area and a storage area on the east side of the building. The second floor (the former International Order of Odd Fellows Lodge) contains a large banquet area that includes a kitchen area and multiple storage rooms and bathrooms. There is also a balcony overlooking the ballroom area. The third floor has an open unfinished floor space and a bathroom. This building also has a large basement that allows for a vast amount of storage options. This 50' x 125' lot and building are zoned C2-B (Commercial), which allows flexibility in uses allowed under City of Hibbing zoning. Check with the City of Hibbing for zoning questions and 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.

Driving Directions: 2232 1st Ave.

From U.S. Highway #169 in Hibbing, take the Howard St. exit and travel to 1st Ave. Follow to 23rd St. The subject is on the northeast corner of the intersection.

JG Tract# 15 C22130056

City Of Proctor
Twp: 49 Rng: 15 Sec: 3

Acres +/-1.7
Zoning: R-2

CVT: 185 Plat: 210
Parcel(s): 10 thru 260



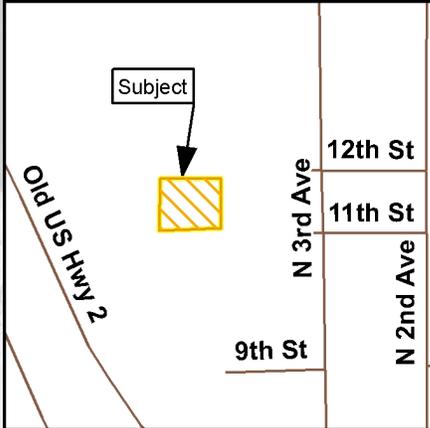
Land	\$27,900.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$28,000.00

Potential Future Assessments: \$0.00

City of Proctor..... 218-624-3641

Legal Description:

LOTS 1 THRU 26, BLOCK 1, PROCTOR HEIGHTS



Comments:

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.

These nicely wooded lots have northern hardwoods and aspen on a gently rolling site. Located in the northwest part of the city of Proctor between undeveloped 11th and 12th Sts., they have platted but undeveloped access from either street. Undeveloped 4th Ave. is on the tract's eastern border. There are no utilities to the site. At this time, the City of Proctor has no immediate plans to extend the avenue or utilities toward this site. It was stated that a building permit would likely be issued to a purchaser seeking residential use with a private well and septic until such time as utilities are extended. The parcel 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 zoning standards. There is a possibility for multiple site development or total privacy. Check with the City of Proctor for any pending or future assessments that may be reinstated. See tracts 17 and 18 for additional property in this area. Recording fee \$86.00. T#310710, T#222771, T#291412.

Driving Directions:

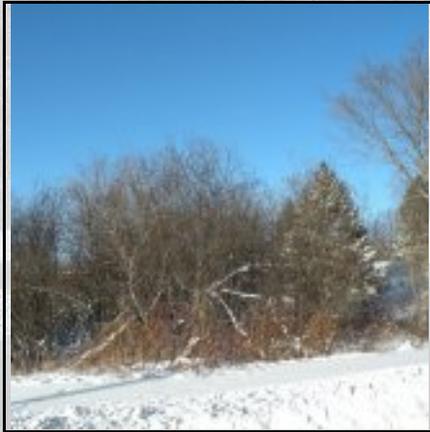
From the stoplight at the intersection of U.S. Highway #2 and 2nd St. in (downtown) Proctor, take 2nd St. east 1 block. Turn north (left) on North 2nd Ave. (a.k.a. LaVaque Rd. or County Road #48) and travel just over 0.5 of a mile to 12th St. Turn west (left), parcel is approximately 200 feet past the last house on the south side of undeveloped 12th St. (Also about 300 feet past the end of 11th St., on the north side.)

CJ Tract# 16 C22110121

City Of Proctor
Twp: 49 Rng: 15 Sec: 3

Acres +/-0.23
Zoning: R1b

CVT: 185 Plat: 210
Parcel(s): 3010



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

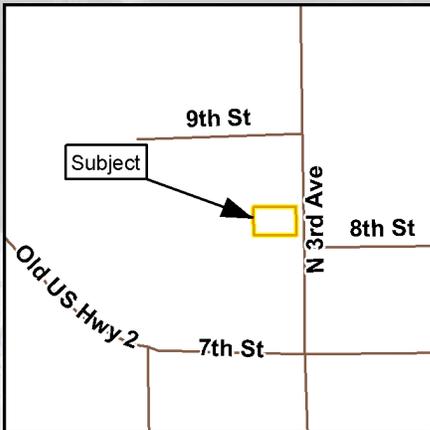
Potential Future Assessments: \$0.00

City of Proctor..... 218-624-3641

County Assessor Duluth..... 218-726-2304

Legal Description:

LOTS 1, 2, AND 3, BLOCK 11, PROCTOR HEIGHTS



Comments:

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.

Primarily low lying, vacant parcel located at the northeast corner of North 3rd Ave. and 8th St. 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 a road improvement assessment or any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

While traveling on U.S. Highway #2 in Proctor, turn east on 6th St. and follow to 3rd Ave. Turn left (north) on 3rd Ave. and travel on it for 700 feet until reaching the subject parcel, which is located on the left (west) side of 3rd Ave., just north of 8th St.

JG Tract# 17 C22110131

City Of Proctor
Twp: 49 Rng: 15 Sec: 3

Acres +/-1.58
Zoning: R1b

CVT: 185 Plat: 220
Parcel(s): 870 thru 1080

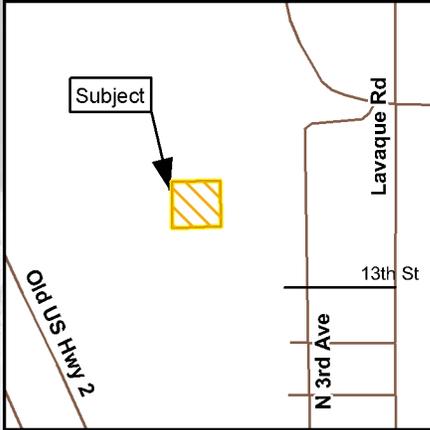


Land	\$34,250.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$34,250.00

Potential Future Assessments: \$0.00
 City of Proctor..... 218-624-3641
 County Assessor Duluth..... 218-726-2304

Legal Description:

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



Comments:

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.

Vacant, wooded lots west of non-developed 4th Ave. between non-developed 14th and 15th Sts. in Proctor. Approximately 1.58 acres (22 lots) with no improved streets or utilities to the site. Water extends west from center of 3rd Ave. about 328 feet down 14th St. This parcel is zoned R1b (Residential), which requires 60 feet of frontage and 7,500 total sq. ft. to meet standards. Check with City of Proctor for information about extension of utilities and for any pending or future assessments that may be reinstated. See tracts 15 and 18 for additional property in this area. Recording fee \$46.00. T#291412.

Driving Directions:

From the LaVaque Rd. (CSAH #48), take 13th St. to 3rd Ave. Turn north (right) on 3rd Ave. and travel for 1 block, then turn west (left) on 14th St. Parcel is located another 200 feet west and to the northwest of undeveloped 4th Ave.

JG Tract# 18 C22110132

City Of Proctor
Twp: 49 Rng: 15 Sec: 3

Acres +/-1.7
Zoning: RES

CVT: 185 Plat: 220
Parcel(s): 2610 thru 2840

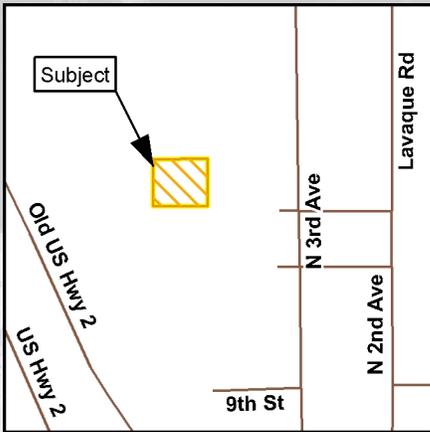


Land	\$36,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$36,800.00

Potential Future Assessments: \$0.00
 City of Proctor..... 218-624-3641
 County Assessor Duluth..... 218-726-2304

Legal Description:

LOTS 1 THRU 24, BLOCK 10, QUINNS ADDITION TO PROCTOR



Comments:

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.

Nicely wooded vacant lots west of non-developed 4th Ave. in Proctor. This 125' x 600', 1.7 acre parcel is located between undeveloped 12th and 13th Sts. This parcel is zoned R1b/R-2 (Residential), which requires 60 feet of frontage and 7,500 sq. ft. to meet standards. There are no utilities to this site. See tracts 15 and 17 for additional property in this area. Recording fee \$66.00. T#310710, T#222771.

Driving Directions:

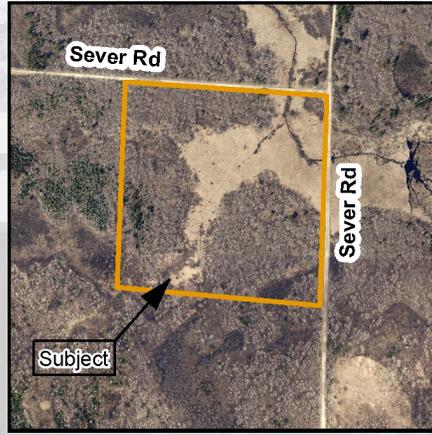
Travel on U.S. Highway #2 in Proctor and turn north on the LaVaque Rd. (CSAH #48) for 0.75 of a mile. Travel west (left) on 12th St. to the dead end. Parcel is located another 350 feet west, across undeveloped 4th Ave., on the north (right) side of undeveloped 12th St.

RH Tract# 19 C22130103

Balkan Township
Twp: 58 Rng: 20 Sec: 18

Acres +/-40
Zoning: FAM-3

CVT: 235 Plat: 10
Parcel(s): 3050

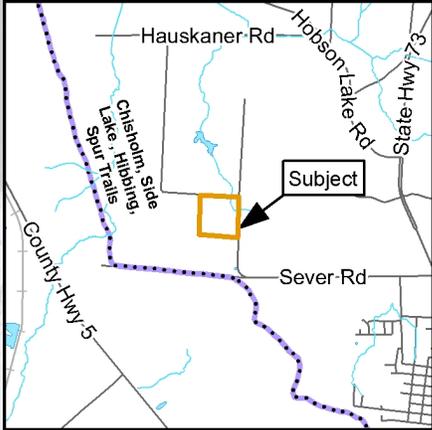


Land	\$29,635.00
Timber	\$2,365.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$32,000.00

Potential Future Assessments: \$0.00
Town of Balkan..... 218-254-5283
County Planning & Development (N) .. 218-749-7103

Legal Description:

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



Comments:

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.

This approximately 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 feet for setbacks to meet zoning standards. Check with Balkan Township for any pending or future assessments that may be reinstated. See tract 20 for additional property in this area. Recording fee \$46.00.

Driving Directions:

From Chisholm, take MN Highway #73 north approximately 1 mile and turn west (left) on County Road #66 (Sever Rd). Follow County Road #66 approximately 1.3 miles, the road will turn north. Parcel is located approximately 0.25 of a mile north on the west (left) side of the road (or on the corner as the road turns west).

RH Tract# 20 C22110039

Balkan Township
Twp: 58 Rng: 20 Sec: 18

Acres +/-40
Zoning: IND-4

CVT: 235 Plat: 10
Parcel(s): 3190, 3191

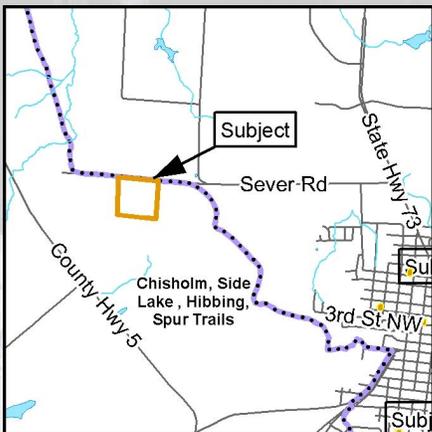


Land	\$15,951.20
Timber	\$2,248.80
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,200.00

Potential Future Assessments: \$0.00
Town of Balkan..... 218-254-5283
County Planning & Development (N) .. 218-749-7103

Legal Description:

UND 7/15 NW1/4 OF SE1/4 also UND 8/15 NW1/4 OF SE1/4, Sec 18 Twp 58N Rge 20W, TOWN OF BALKAN



Comments:

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.

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 appropriate for cabin/recreational use. This parcel is zoned IND-4 (Industrial), which requires 4.5 acres, a minimum width of 300 feet and 50 feet for setbacks to meet zoning standards. Check with the clerk of Balkan Township for any pending or future assessments that may be reinstated. See tract 19 for additional property in this area. Recording fee \$46.00.

Driving Directions:

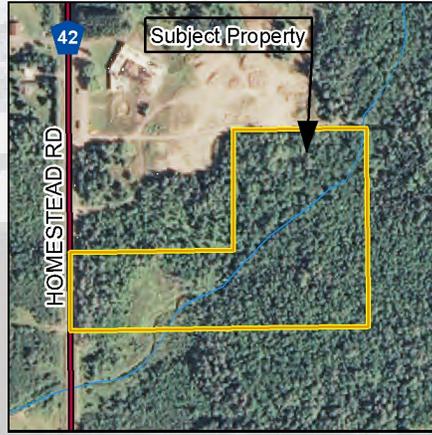
From Chisholm, take MN Highway #73 north approximately 1 mile and turn west (left) onto County Road #73 (Sever Rd.). Travel approximately 1.3 miles, until the road turns north. Continue traveling west onto a trail for 0.25 of a mile. The parcel will be located south (left) of the trail.

JG Tract# 21 C22120031

Duluth Township
Twp: 52 Rng: 12 Sec: 10

Acres +/-10
Zoning: FAM-3

CVT: 315 Plat: 20
Parcel(s): 1710

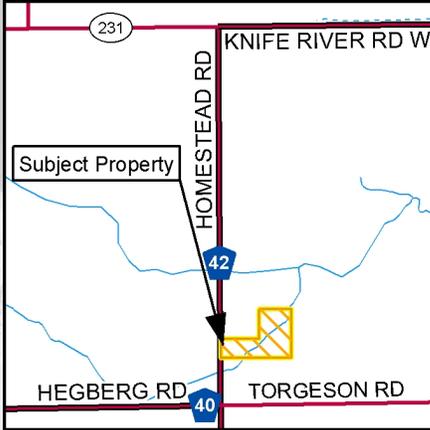


Land	\$31,506.00
Timber	\$694.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$32,200.00

Potential Future Assessments: \$0.00
Town of Duluth..... 218-525-5705

Legal Description:

SW1/4 OF SE1/4 EX 5 AC AT NW COR AND EX S1/2 AND EX E1/2 OF NE1/4, Sec 10 Twp 52N Rge 12W, TOWN OF DULUTH



Comments:

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.
A nicely wooded 9.97 acre parcel located in a rural setting near the Town of Duluth. A beautiful trout stream flows through this property. The deed issued for this parcel will include a conservation easement of 50 feet on either side of the centerline of the stream to provide riparian protection and angler access. It is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres and 600 feet of lot width to meet standards. Contact the Town of Duluth for permitted use, zoning questions, and any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

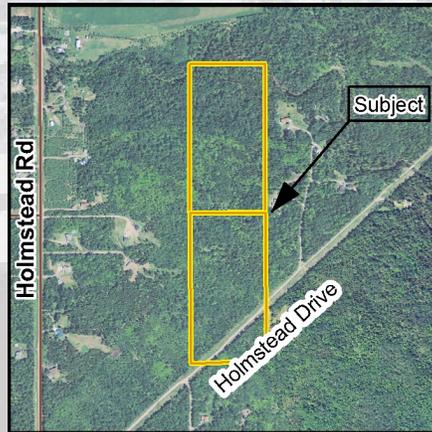
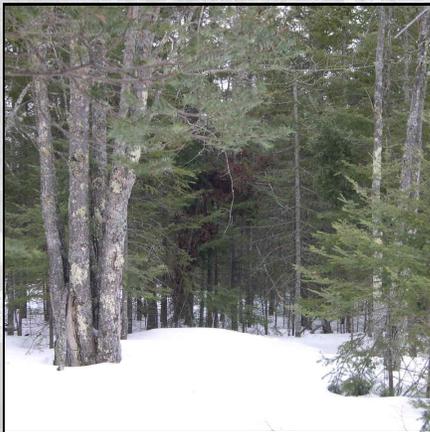
From U.S. Highway #61, travel north on the Homestead Rd. (County Road #42) for 4.5 miles. Parcel is on the east (right) side of the road, 0.25 of a mile north of the Torgeson Rd., just north of a creek crossing.

JG Tract# 22 C22120047

Duluth Township
Twp: 52 Rng: 12 Sec: 27

Acres +/-40
Zoning: MUNS-4

CVT: 315 Plat: 20
Parcel(s): 4395, 4425

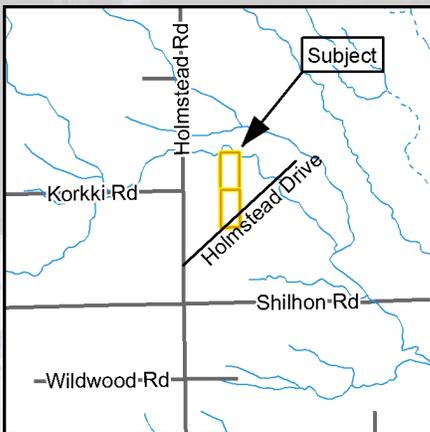


Land	\$104,600.00
Timber	\$7,400.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$112,000.00

Potential Future Assessments: \$0.00
Town of Duluth..... 218-525-5705
County Planning & Development (S) .. 218-725-5000

Legal Description:

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



Comments:

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.
This nicely wooded, 40 acre parcel has 660 feet of frontage on Homestead Dr. (a dead-end private road where the residents share in the cost of road maintenance). If purchaser chooses to use this access, road association membership is required. 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. 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. Check with the Duluth Township clerk for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From U.S. Highway # 61, take County Road #42 (Homestead Rd.) north for approximately 2 miles. Turn east (right) onto Homestead Dr. and travel 0.3 of a mile. Property is on both sides of road (most to the north) prior to address 1538 Homestead Dr.

RH Tract# 23 C22130090

Ellsburg Township
Twp: 55 Rng: 17 Sec: 6

Acres +/-26.04 CVT: 320 Plat: 20
Zoning: RES-5 Parcel(s): 830



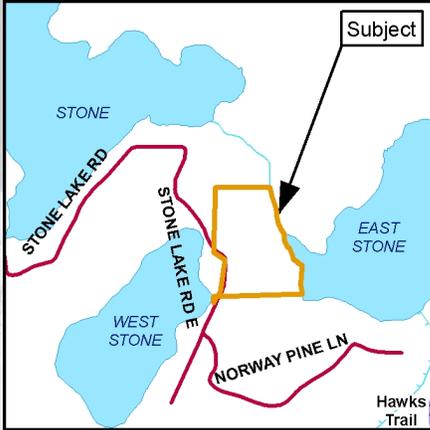
Land	\$53,330.00
Timber	\$4,070.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$57,400.00

Potential Future Assessments: \$0.00

Town of Ellsburg..... 218-780-5510
County Planning & Development (N) .. 218-749-7103

Legal Description:

LOT 2 EX 1 34/100 AC AT SW CORNER, Sec 6 Twp 55N Rge 17W, TOWN OF ELLSBURG



Comments:

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.

Irregularly shaped parcel is 26.04 acres with approximately 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 East Stone Lake Rd. for approximately 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 feet for setbacks to meet zoning standards. Check with Ellsburg Township for any pending or future assessments that may be reinstated. See online tract 68 for additional property in this area. Recording fee \$46.00.

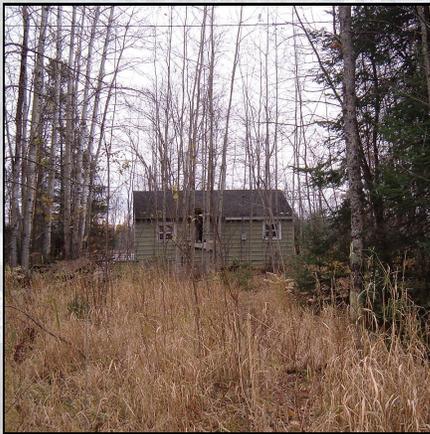
Driving Directions:

From Eveleth, take U.S. Highway #53 south approximately 4.3 miles and turn west (right) onto MN Highway #37. Travel 3.9 miles and turn south (left) on CSAH #7. Travel 8.1 miles and turn east (left) on County Road #319 (Stone Lake Rd.). Follow for approximately 2.7 miles. As the road turns south it becomes East Stone Lake Rd. Continue 0.4 of a mile and parcel is on the east (left) side of the road.

RH Tract# 24 C22120052

Ellsburg Township
Twp: 55 Rng: 17 Sec: 6

Acres +/-1.03 CVT: 320 Plat: 100
Zoning: RES-5 Parcel(s): 200



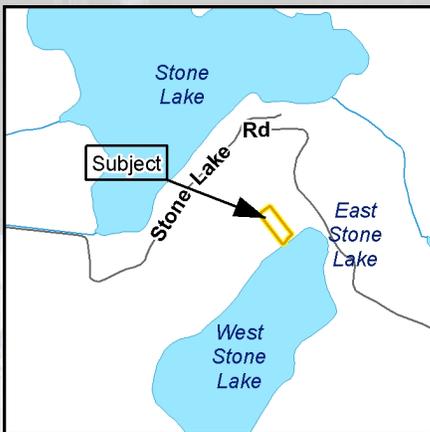
Land	\$37,500.00
Timber	\$0.00
Improvements	\$600.00
Certified Assessments	\$0.00
Total	\$38,100.00

Potential Future Assessments: \$0.00

Town of Ellsburg..... 218-780-5510
County Planning & Development (N) .. 218-749-7103

Legal Description:

ALL OF LOT 20 AND ELY 1/2 OF LOT 21, MICHAELS BEACH TOWN OF ELLSBURG



Comments:

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.

Parcel is 1.03 acres with 150 front feet on West Stone Lake. West Stone Lake is a natural environment lake and requires a 150 foot setback from shore. This 150' x 300' parcel is zoned RES-5 (Residential), which requires 2.5 acres, a minimum width of 200 feet and 20 feet for setbacks to meet zoning standards. This parcel is a lot of record. There is a dilapidated structure, leaning privy and 2 collapsed sheds. The lots are level and sloping down to the shoreline. Scattered small aspen are in the yard that is surrounded by mature aspen and fir. There is tall grass on the shoreline. Check with Ellsburg Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#179706.

Driving Directions:

From Eveleth, take U.S. Highway #53 south approximately 4.3 miles and turn west (right) onto MN Highway #37. Travel 3.9 miles and turn south (left) on CSAH #7. Travel 8.1 miles and turn east (left) on County Road #319 (Stone Lake Rd.). Follow for approximately 3 miles, the road will curve south then west. The parcel is located +/- 100 feet west of the end of the road. Fire #8157.

RH Tract# 25 C22110113

Embarrass Township
Twp: 60 Rng: 15 Sec: 29

Acres +/-37.78 CVT: 330 Plat: 10
Zoning: MUN5-4 Parcel(s): 4620

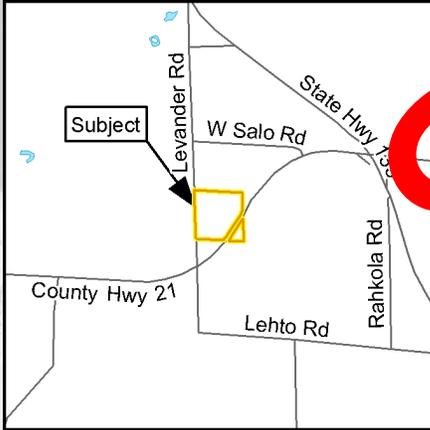


Land	\$25,383.24
Timber	\$116.76
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$25,500.00

Potential Future Assessments: \$0.00
 Town of Embarrass..... 218-984-2084
 County Planning & Development (N) .. 218-749-7103

Legal Description:

SW 1/4 NE 1/4 EX HIGHWAY EASEMENT, Sec 29 Twp 60 Rng 15W, TOWN OF EMBARRASS



Comments:

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.

This 37.78 acre parcel is crossed by CSAH #21 in the southeast and is bordered on the west by County Road #565 (Levander Rd.). The terrain is rolling with a low area in the southwest through the center of the parcel. There are brush and grassy areas with scattered areas of fir, aspen and black spruce. There is aspen regeneration in the southern portion of this parcel. Zoning is MUN5-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum lot width of 300 feet and 50 feet for setbacks to meet zoning standards. Check with Embarrass Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From Aurora, take MN Highway #135 north approximately 11 miles, then turn west onto CSAH #21. Travel southwest for 1 mile on CSAH #21 to the subject, which is located on both the north and south sides of the road.

RH Tract# 26 C22110134

Field Township
Twp: 62 Rng: 19 Sec: 8

Acres +/-15.9 CVT: 350 Plat: 10
Zoning: FAM-3 Parcel(s): 1292, 1300

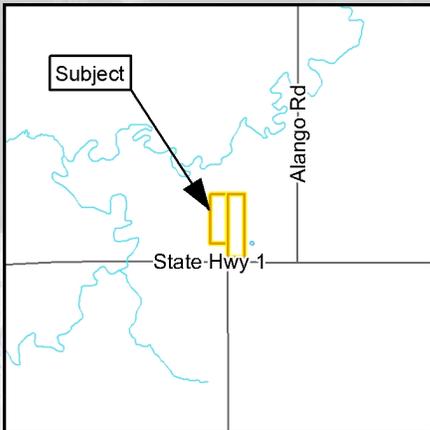


Land	\$21,785.00
Timber	\$3,865.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$25,650.00

Potential Future Assessments: \$0.00
 Town of Field..... 218-666-2487
 County Assessor Virginia..... 218-749-7147
 County Planning & Development (N) .. 218-749-7103

Legal Description:

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



Comments:

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.

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. An adjoining parcel (350-0010-01301) just to the east of this parcel is also available for purchase over-the-counter. Check with Field Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

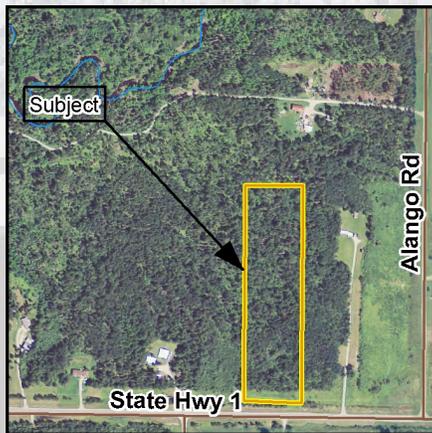
Driving Directions:

From Cook, take U.S. Highway #53 north 1 mile, then turn west (left) on MN Highway #1 and travel for just over 3 miles. Parcel is located on the north (right) side of the road.

RH Tract# 27 C22110124

Field Township
Twp: 62 Rng: 19 Sec: 8

Acres +/-9.1
Zoning: FAM-3
CVT: 350 Plat: 10
Parcel(s): 1301

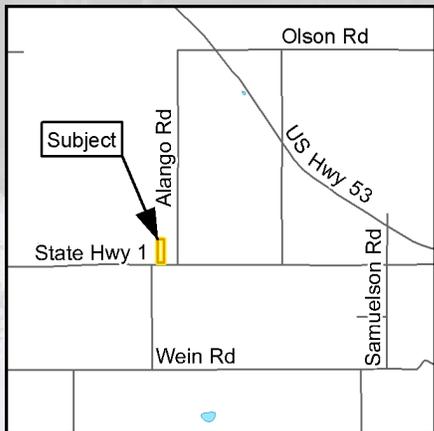


Land	\$15,708.00
Timber	\$3,067.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,775.00

Potential Future Assessments: \$0.00
 Town of Field..... 218-666-2487
 County Assessor Virginia..... 218-749-7147
 County Planning & Development (N) .. 218-749-7103

Legal Description:

E1/2 OF W1/2 OF SE1/4 OF SE1/4, Sec 8 Twp 62N Rge 19W, TOWN OF FIELD



Comments:

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.

This parcel has a power line on its border along MN Highway #1. Just north of the power line is a low area with ash followed by higher ground with aspen, fir and spruce. Zoned FAM-3 (Forest Agricultural Management), requiring 9 acres, 300 feet width and 50 foot side principle. See tract 26 for additional property in this area. Recording fee \$46.00.

Driving Directions:

From Cook, take U.S. Highway #53 north 1 mile, and turn west (left) on MN Highway #1 for just over 3 miles. Parcel is located on the north (right) side of the road.

RH Tract# 28 C22120139

Field Township
Twp: 62 Rng: 19 Sec: 33

Acres +/-40
Zoning: FAM-1
CVT: 350 Plat: 10
Parcel(s): 5460

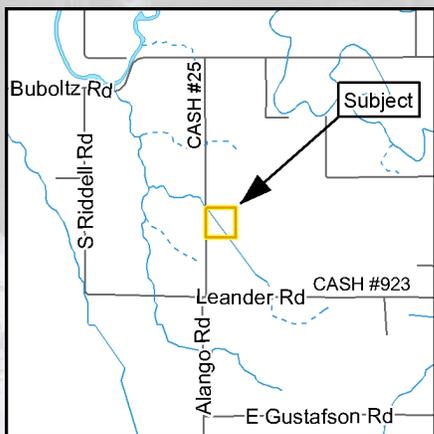


Land	\$29,091.00
Timber	\$909.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$30,000.00

Potential Future Assessments: \$0.00
 Town of Field..... 218-666-2487
 County Assessor Virginia..... 218-749-7147
 County Planning & Development (N) .. 218-749-7103

Legal Description:

SW 1/4 OF NW 1/4 Sec 33 Twp 62N Rge 19W, TOWN OF FIELD



Comments:

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.

This rectangularly shaped parcel is crossed diagonally by a drainage ditch. There is an area of aspen in the northeast, grassy lowland in the southwest and grassy upland in the east. A snowmobile trail adjoins the southern border. This parcel is zoned FAM-1 (Forest Agricultural Management), which requires 35 acres, a minimum width of 600 feet and 100 feet for setbacks to meet zoning standards. Subject to a deed restriction excepting and reserving, an easement for snowmobile access purposes over, under and across the southerly 33 feet. Check with Field Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

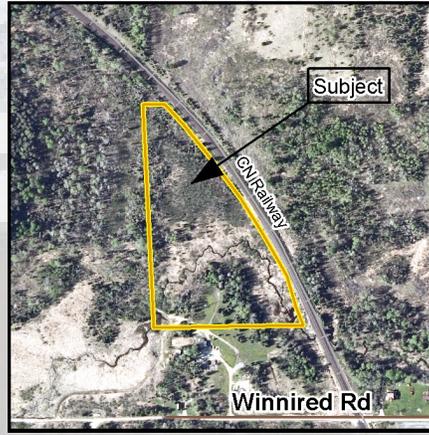
From Virginia, take U.S. Highway #53 north approximately 22.75 miles and turn west (left) on County Road #923 (Leander Rd.). Travel 5.2 miles and turn north (right) on CSAH #25 (Alango Rd.). Travel approximately 0.5 of a mile and parcel is located on the east (right) side of the road.

RH Tract# 29 C22110133

Field Township
Twp: 63 Rng: 19 Sec: 23

Acres +/-7
Zoning: FAM-2

CVT: 350 Plat: 20
Parcel(s): 3730



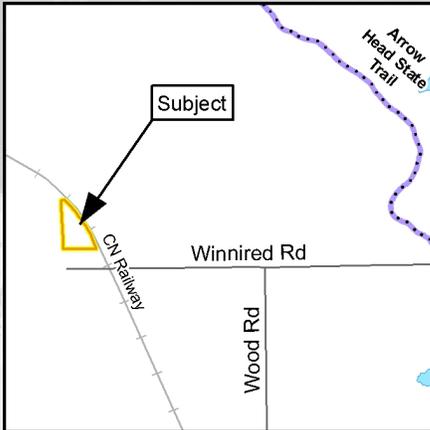
Land	\$15,905.00
Timber	\$245.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,150.00

Potential Future Assessments: \$0.00

Town of Field..... 218-666-2487
County Assessor Virginia..... 218-749-7147
County Planning & Development (N) .. 218-749-7103

Legal Description:

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



Comments:

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.

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. Recording fee \$46.00.

Driving Directions:

From Cook, take US Highway #53 northwest approximately 4.5 miles and turn west (left) on County Road #540. Travel 2.5 miles east and turn north (left) on County Road #937 (Wood Rd.) for 2 miles. Then turn west on County Road #505 (Winnired Rd.) for approximately 0.6 of a mile just past the railroad. Parcel is located on the east approximately 300 feet north along the west side of the railroad.

JG Tract# 30 C22110076

Grand Lake Township
Twp: 51 Rng: 16 Sec: 6

Acres +/-15.6
Zoning: MUNS-3

CVT: 380 Plat: 10
Parcel(s): 1345



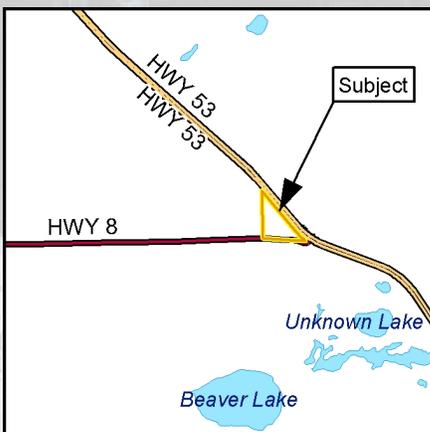
Land	\$45,660.00
Timber	\$1,140.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$46,800.00

Potential Future Assessments: \$0.00

Town of Grand Lake..... 218-729-8978
County Assessor Duluth..... 218-726-2304

Legal Description:

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



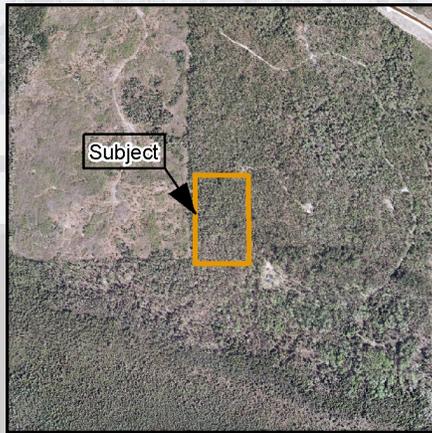
Comments:

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.

This triangularly shaped, +/- 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 available. 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.

Driving Directions:

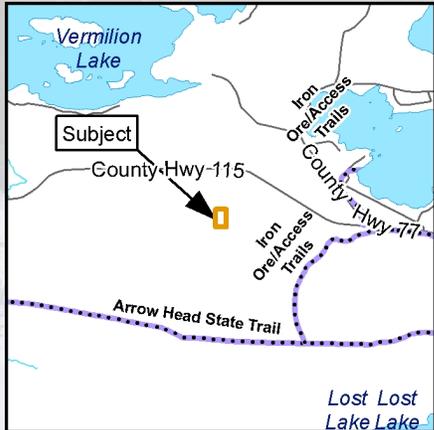
Parcel can be viewed from 5739 U.S. Highway #53 or from County Road #8.



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

Potential Future Assessments: \$0.00
 Town of Greenwood.....218-753-2231

Legal Description:
 S1/2 OF G.L.4 EX ELY 1367 FT, Sec 18 Twp 62N
 Rge 16W, TOWN OF GREENWOOD



Comments:
 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.
 4.92 acres. Easement access. Non-conforming to FAM-2 zoning, which requires 17 acres and 600 feet of lot width. Recording fee \$46.00. T#261604.

Driving Directions:
 From Tower, take MN Highway #169 south 3 miles to CSAH #77 and turn north. Travel 5.5 miles, CSAH #77 becomes CSAH #115. Travel west on CSAH #115 approximately 1.1 miles and turn south on Hunters Pass. Follow the road as it curves, stay to the left at the "V", approximately 0.6 of a mile and parcel will be to the south at the end of the road.



Land	\$16,194.53
Timber	\$305.47
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,500.00

Potential Future Assessments: \$0.00
 Town of Greenwood.....218-753-2231

Legal Description:
 LOTS 44 THRU 52, LAKE VERMILION CLUB PLAT 1
 GREENWOOD



Comments:
 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.
 Slightly irregularly shaped rectangular parcel is approximately 105' x 480'. Parcel is fairly level with aspen, birch and balsam fir. Off of Everett Bay Rd., the platted roads are undeveloped. The southern border is crossed by a non-exclusive driveway easement. This +/- 1.1 acre parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 feet for setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. See tracts 33 through 39 for additional property in this area. Recording fee \$46.00.

Driving Directions:
 From Tower, take MN Highway #169 west approximately 3 miles and turn north (right) on CSAH #77. Travel 3.5 miles and turn east (right) on County Road #414 (Everett Bay Rd.). Travel approximately 0.75 of a mile to the easement driveway and turn west (right). Parcel is approximately 115 feet west on the north (right) side of the road.

RH Tract# 33 C22120104

Greenwood Township
Twp: 62 Rng: 16 Sec: 22

Acres +/-1.66 CVT: 387 Plat: 250
Zoning: RES-9 Parcel(s): 530, 1030



Land	\$19,272.40
Timber	\$227.60
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$19,500.00

Potential Future Assessments: \$0.00
Town of Greenwood.....218-753-2231

Legal Description:

LOT 53 also OUTLOT A, LAKE VERMILION CLUB PLAT 1 GREENWOOD



Comments:

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.

This slightly irregular rectangularly shaped parcel is approximately 1.66 acres off of Everett Bay Rd., the platted roads are undeveloped. Parcel is rocky with pockets of low land and timbered with aspen, fir and cedar. This +/- 100' x 763' parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 feet for setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. See tracts 32 through 39 for additional property in this area. Recording fee \$46.00.

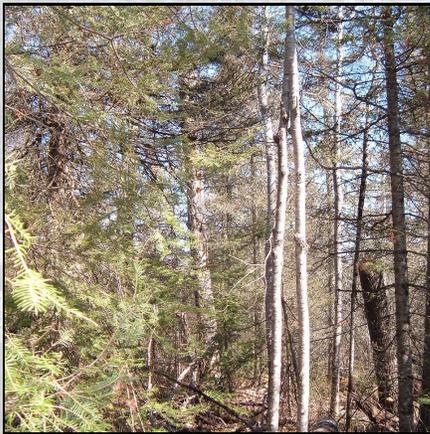
Driving Directions:

From Tower, take MN Highway #169 west approximately 3 miles and turn north (left) onto CSAH #77. Travel 3.5 miles and turn east (right) on County Road #414 (Everett Bay Rd.). Travel approximately 0.75 of a mile. Parcel is approximately 118 feet west, on the north side of the undeveloped road.

RH Tract# 34 C22120106

Greenwood Township
Twp: 62 Rng: 16 Sec: 22

Acres +/-1.85 CVT: 387 Plat: 250
Zoning: RES-9 Parcel(s): 580

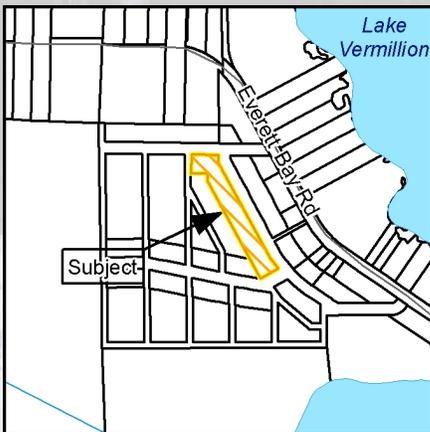


Land	\$27,615.62
Timber	\$184.38
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$27,800.00

Potential Future Assessments: \$0.00
Town of Greenwood.....218-753-2231

Legal Description:

LOTS 70 THRU 84 INCL, LAKE VERMILION CLUB PLAT 1 GREENWOOD



Comments:

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.

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 feet for setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. See tracts 32 through 39 for additional property in this area. Recording fee \$46.00.

Driving Directions:

From Tower, take MN Highway #169 west approximately 3 miles and turn north (right) on CSAH #77. Travel 3.5 miles and turn east (right) on County Road #414 (Everett Bay Rd.). Travel approximately 0.75 of a mile. Parcel is approximately 266 feet west on the south side of the undeveloped road. Or, follow the easement driveway.

RH Tract# 35 C22120108

Greenwood Township
Twp: 62 Rng: 16 Sec: 22

Acres +/-1.67 CVT: 387 Plat: 250
Zoning: RES-9 Parcel(s): 730

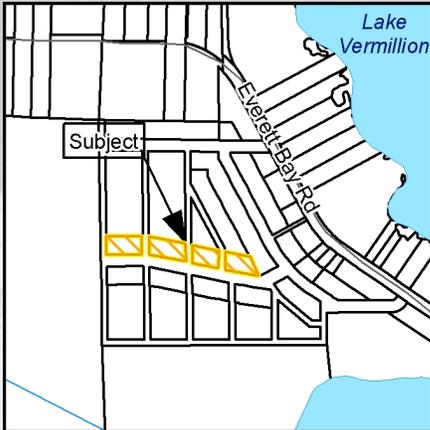


Land	\$22,382.69
Timber	\$117.31
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$22,500.00

Potential Future Assessments: \$0.00
Town of Greenwood.....218-753-2231

Legal Description:

LOTS 93 THRU 106 INCL, LAKE VERMILION CLUB PLAT 1 GREENWOOD



Comments:

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.
This tract contains 4 rectangularly shaped pieces divided by undeveloped platted roads. Approximately 100' x 200', 100' x 200', 100' x 156', and 107' x 160' (irregularly shaped), for a total of 1.67 acres. This tract is fairly level with birch and balsam fir. There is a non-exclusive driveway easement off of Everett Bay Rd. located on the eastern border. This parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 feet for setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. See tracts 32 through 39 for additional property in this area. Recording fee \$46.00.

Driving Directions:

From Tower, take MN Highway #169 west approximately 3 miles and turn north (right) on CSAH #77. Travel 3.5 miles and turn east (right) on County Road #414 (Everett Bay Rd.). Travel approximately 0.75 of a mile. Turn west (left) on the non-exclusive easement driveway. Travel approximately 370 feet west, parcel is located on the west side of the easement driveway, or on the north side of the undeveloped road.

RH Tract# 36 C22120107

Greenwood Township
Twp: 62 Rng: 16 Sec: 22

Acres +/-1.84 CVT: 387 Plat: 250
Zoning: RES-9 Parcel(s): 890

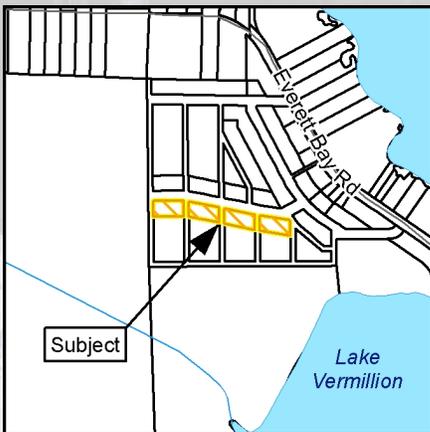


Land	\$24,555.26
Timber	\$144.74
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$24,700.00

Potential Future Assessments: \$0.00
Town of Greenwood.....218-753-2231

Legal Description:

LOTS 107 THRU 122 INCL, LAKE VERMILION CLUB PLAT 1 GREENWOOD



Comments:

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.
Parcel contains 4 pieces, approximately 100' x 200' each, for a total of 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 feet for setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. See tracts 32 through 39 for additional property in this area. Recording fee \$46.00.

Driving Directions:

From Tower, take MN Highway #169 west approximately 3 miles and turn north (right) on CSAH #77. Travel 3.5 miles and turn east (right) on County Road #414 (Everett Bay Rd.). Travel approximately 0.75 of a mile. Turn west (right) on the non-exclusive easement driveway. Travel approximately 425 feet west, parcel is located on the west side of the easement driveway, or the north side of the undeveloped road.

RH Tract# 37 C22120103

Greenwood Township
Twp: 62 Rng: 16 Sec: 22

Acres +/-2.16 CVT: 387 Plat: 250
Zoning: RES-9 Parcel(s): 1040

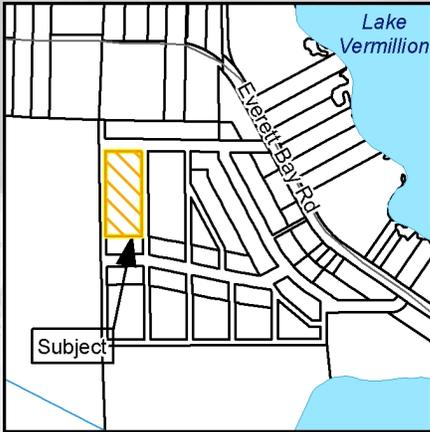


Land	\$26,543.89
Timber	\$56.11
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$26,600.00

Potential Future Assessments: \$0.00
Town of Greenwood.....218-753-2231

Legal Description:

OUTLOT B, LAKE VERMILION CLUB PLAT 1 GREENWOOD



Comments:

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. Parcel is rectangularly shaped and approximately 2.16 acres, bordered on the north by an undeveloped platted road. Parcel is rocky with rolling terrain and timbered with ash, fir and cedar. Off of Everett Bay Rd., the platted roads are undeveloped. This +/- 472' x 200' parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 feet for setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. See tracts 32 through 39 for additional property in this area. Recording fee \$46.00.

Driving Directions:

From Tower, take MN Highway #169 west approximately 3 miles and turn north (right) on CSAH #77. Travel 3.5 miles and turn east (right) on County Road #414 (Everett Bay Rd.). Travel approximately 0.75 of a mile. Parcel is approximately 710 feet west, on the south side of the undeveloped road.

RH Tract# 38 C22120102

Greenwood Township
Twp: 62 Rng: 16 Sec: 22

Acres +/-2.24 CVT: 387 Plat: 250
Zoning: RES-9 Parcel(s): 1050

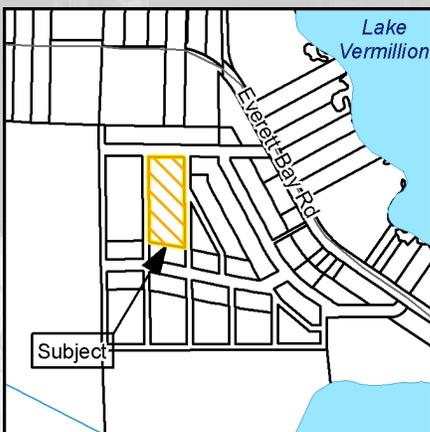


Land	\$30,537.04
Timber	\$162.96
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$30,700.00

Potential Future Assessments: \$0.00
Town of Greenwood.....218-753-2231

Legal Description:

OUTLOT C, LAKE VERMILION CLUB PLAT 1 GREENWOOD



Comments:

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. 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 feet for setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. See tracts 32 through 39 for additional property in this area. Recording fee \$46.00.

Driving Directions:

From Tower, take MN Highway #169 west approximately 3 miles and turn north (right) on CSAH #77. Travel 3.5 miles and turn east (right) on County Road #414 (Everett Bay Rd.). Travel approximately 0.75 of a mile. Parcel is approximately 475 feet west, on the south side of the undeveloped road.

RH Tract# 39 C22120101

Greenwood Township
Twp: 62 Rng: 16 Sec: 22

Acres +/-1.6
Zoning: RES-9

CVT: 387 Plat: 250
Parcel(s): 1060

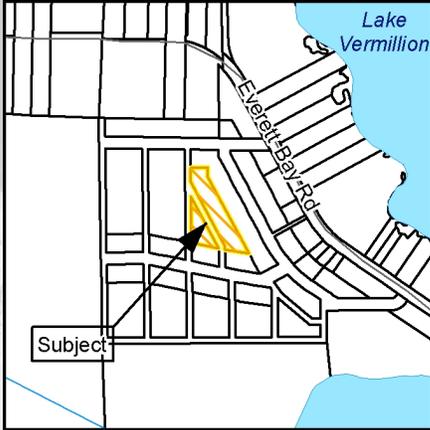


Land	\$21,400.53
Timber	\$299.47
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$21,700.00

Potential Future Assessments: \$0.00
Town of Greenwood.....218-753-2231

Legal Description:

OUTLOT D AND E, LAKE VERMILION CLUB PLAT 1 GREENWOOD



Comments:

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.

Parcel is an irregularly shaped triangle divided by an undeveloped platted road in the southwest. This parcel is approximately 1.6 acres of rolling, rocky terrain with aspen, fir, black spruce and cedar. This parcel is zoned RES-9 (Residential), which requires 1 acre, a minimum width of 150 feet and 15 feet for setbacks to meet zoning standards. Check with Greenwood Township for any pending or future assessments that may be reinstated. See tracts 32 through 38 for additional property in this area. Recording fee \$46.00.

Driving Directions:

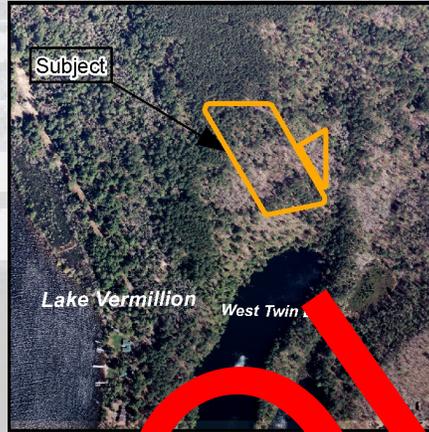
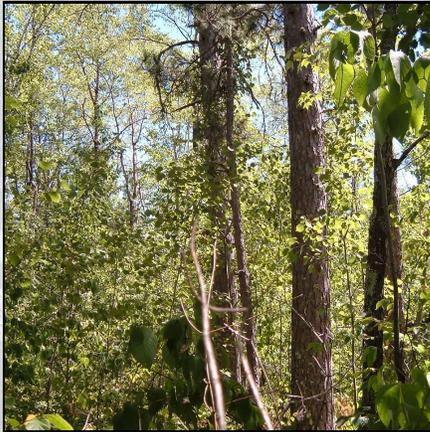
From Tower, take MN Highway #169 west approximately 3 miles and turn north (right) onto CSAH #77. Travel 3.5 miles and turn east (right) onto County Road #414 (Everett Bay Rd.). Travel approximately 0.75 of a mile. Parcel is approximately 350 feet west.

RH Tract# 40 C22130005

Greenwood Township
Twp: 62 Rng: 16 Sec: 2

Acres +/-4.8
Zoning: SMU-9

CVT: 387 Plat: 420
Parcel(s): 1670, 1690

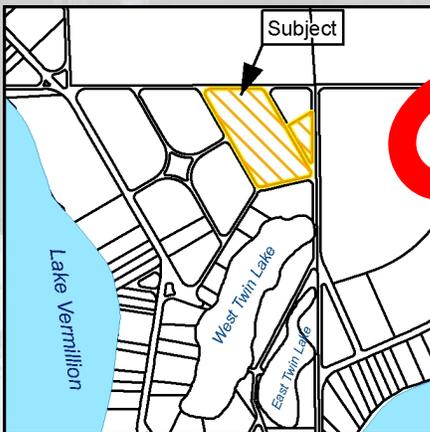


Land	\$16,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$16,100.00

Potential Future Assessments: \$0.00
Town of Greenwood.....218-753-2231

Legal Description:

LOT 157 AND LOTS 157 THRU 162, VERMILION DELLS TRACT GREENWOOD



Comments:

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.

Plat of Vermilion Dells is located on Pine Island, on Lake Vermillion, and is approximately 0.5 of a mile northeast across the lake from Birch Point. Water access only and the platted roads (Vermont and Nevada) are not developed. This interior parcel is gently sloping with aspen and red pine. This parcel meets the requirements of 1 acre and 150 feet of lot width for SMU-9 (Shoreland Mixed Use) zoning. Check with Greenwood Township for any pending or future assessments that may be reinstated. Recording fee \$66.00. T#314795, T#36403.

Driving Directions:

Located on Pine Island, the plat of Vermilion Dells is approximately 0.5 of a mile northeast across Lake Vermillion from Birch Point.

JG Tract# 41 C22110126

City of Hermantown
Twp: 50 Rng: 15 Sec: 6

Acres +/-4.19
Zoning: R-1

CVT: 395 Plat: 10
Parcel(s): 1480

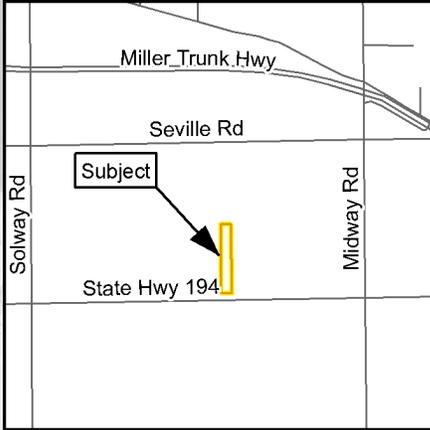


Land	\$20,625.00
Timber	\$525.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$21,150.00

Potential Future Assessments: \$0.00
City of Hermantown..... 218-729-3600

Legal Description:

W1/2 OF E1/2 OF W1/2 OF SW1/4 OF NE1/4 EX 81/100 AC FOR HWY, Sec 6 Twp 50N Rge 15W, CITY OF HERMANTOWN



Comments:

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.

This rural residential parcel in Hermantown is located on MN Highway #194, between CSAH #13 (Midway Rd.) and CSAH #889 (Solway Rd.). It has a driveway and small cleared area by the highway. It has a low area of black ash and then it slopes gently to high ground with northern hardwoods and balsam on the northern half. Parcel is zoned R-1 (Residential), requiring 2 acres and 200 feet of lot width. This tract has +/-165 feet of lot width. Check with the City of Hermantown for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From Duluth, take U.S. Highway #53 to the intersection of MN State Highway #194. Travel west on MN State Highway #194 about 1.4 miles. Parcel is on the north side of the highway between addresses #5771 and #5789 of MN State Highway #194.

JG Tract# 42 C22110130

City of Hermantown
Twp: 50 Rng: 15 Sec: 35

Acres +/-1.7
Zoning: R-3

CVT: 395 Plat: 39
Parcel(s): 120

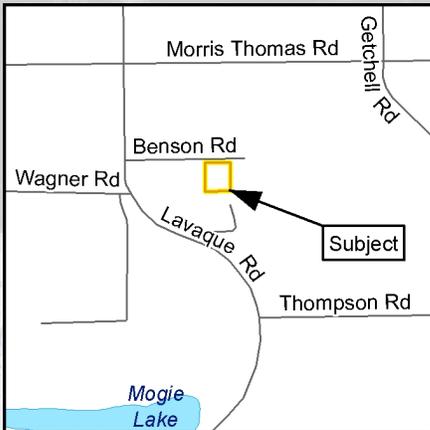


Land	\$24,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$24,500.00

Potential Future Assessments: \$0.00
City of Hermantown..... 218-729-3600

Legal Description:

LOTS 12 & 13, BENGUS ACRES CITY OF HERMANTOWN



Comments:

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.

These lots are 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 available. The area is zoned R-3 (Residential), requiring 100 feet of road frontage and 1 acre of lot area. There is a "recreational development" creek drainage 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.

Driving Directions:

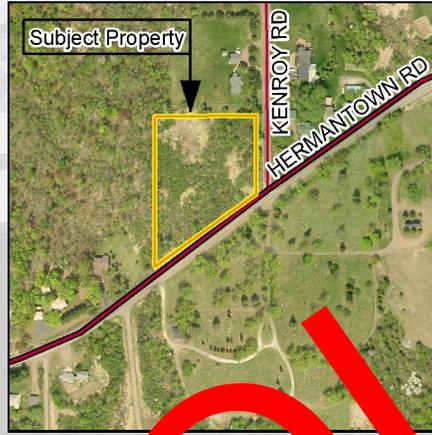
From U.S. Highway #53 (Miller Trunk Highway) in Duluth, take CSAH #48 (LaVaque Rd.) south for 4.2 miles and turn east (left) on Benson Rd. Parcel is 0.16 of a mile down the Benson Rd. on the south (right) side, just before address #5058 Benson Rd.

JG Tract# 43 C22120034

City of Hermantown
Twp: 50 Rng: 15 Sec: 26

Acres +/-2.4
Zoning: R-3

CVT: 395 Plat: 103
Parcel(s): 120, 125

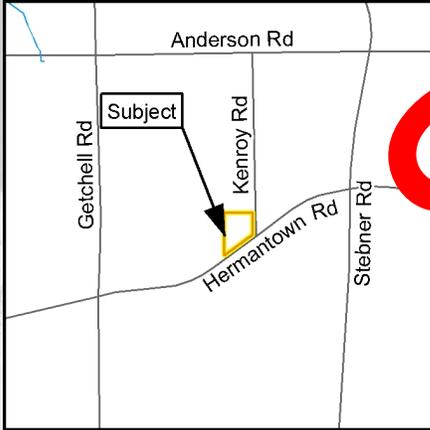


Land	\$25,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$25,200.00

Potential Future Assessments: \$0.00
City of Hermantown..... 218-729-3600

Legal Description:

LOT 12, BLOCK 2, MORSE ADDITION CITY OF HERMANTOWN



Comments:

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.

Vacant, brushy lot on the southeast corner of Anderson and Kenroy Rds. This 2.4 acre lot is located at the intersection of Kenroy and Hermantown Rds. City sewer and water are available. Lot is high in the northeast and slopes southwest to a low drainage area. This parcel is zoned R-3 (Residential), which requires 100 feet of lot width and 1 acre of total lot area to meet zoning requirements. There are utilities to the site. Check with the City of Hermantown for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From U.S. Highway #53, take the Stebner Rd. south 2.5 miles to Hermantown Rd. Turn west (right) on Hermantown Rd. and travel 0.2 of a mile to Kenroy Rd. Parcel is west of the intersection.

CJ Tract# 44 C22130006

City of Hermantown
Twp: 50 Rng: 15 Sec: 26

Acres +/-1.02
Zoning: R-3

CVT: 395 Plat: 103
Parcel(s): 130



Land	\$17,850.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$17,850.00

Potential Future Assessments: \$0.00
City of Hermantown..... 218-729-3600

Legal Description:

LOT 1, BLOCK 2, MORSE ADDITION CITY OF HERMANTOWN

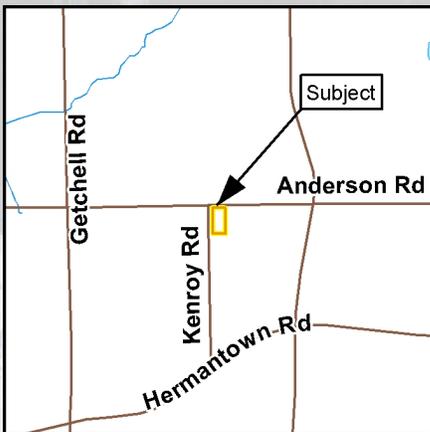
Comments:

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.

Vacant, brushy lot on the southeast corner of Anderson and Kenroy Rds. This +/- 149.38' x 300' lot is zoned R-3 (Residential), which requires 100 feet of lot width and 1 acre of total lot area to meet zoning requirements. There are utilities to the site. Check with the City of Hermantown for any outstanding and/or future assessments. Recording fee \$46.00.

Driving Directions:

While traveling west on Anderson Rd. in Hermantown, turn south (left) onto Kenroy Rd. Parcel is on the southeast corner of Anderson and Kenroy Rds.

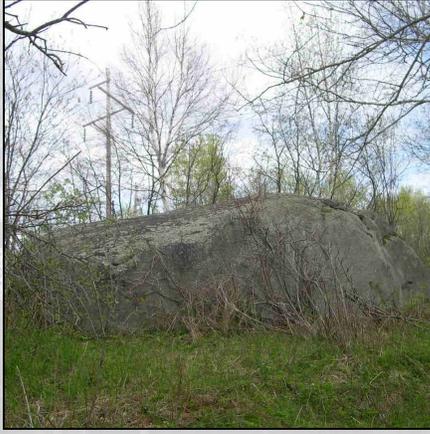


JG Tract# 45 C22110072

City of Hermantown
Twp: 50 Rng: 15 Sec: 7

Acres +/-2.5
Zoning: R-1

CVT: 395 Plat: 124
Parcel(s): 90

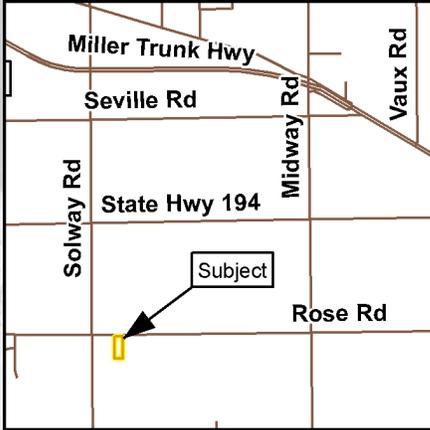


Land	\$20,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$20,000.00

Potential Future Assessments: \$0.00
City of Hermantown..... 218-729-3600

Legal Description:

LOT 4, BLOCK 2, ROSEWOOD ACRES CITY OF HERMANTOWN



Comments:

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

Driving Directions:

From the Duluth Airport/Miller Hill Mall area, travel north on U.S. Highway #53 and turn west (left) on MN State Highway #194 for 2 miles. Turn south (left) on Solway Rd. and travel 0.5 of a mile. Turn east (left) on Rose Rd. Parcel is between addresses 5884 and 5868 Rose Rd.

RH Tract# 46 C22120136

Lavell Township
Twp: 56 Rng: 19 Sec: 3

Acres +/-41.34
Zoning: FAM-3

CVT: 420 Plat: 20
Parcel(s): 330

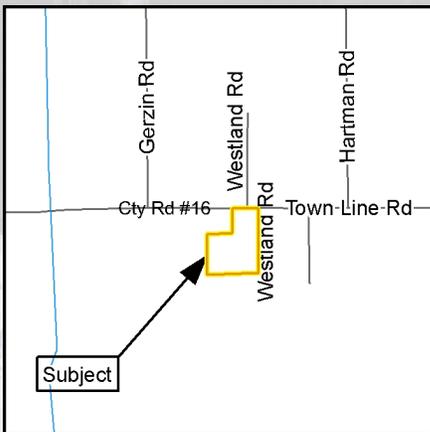


Land	\$28,350.00
Timber	\$4,650.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$33,000.00

Potential Future Assessments: \$0.00
Town of Lavell..... 218-263-8409
County Planning & Development (N) .. 218-749-7103

Legal Description:

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



Comments:

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.
This irregularly shaped parcel is primarily low land with an undesignated creek crossing through the southeast corner. This parcel has stagnant spruce with scattered pockets of aspen and jack pine in the south and east. This parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, a minimum width of 300 feet and 50 feet for setbacks to meet zoning standards. Check with Lavell Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#65752.

Driving Directions:

From Eveleth, take U.S. Highway #53 south approximately 6.3 miles and turn west (right) onto CSAH #16. Travel 10.2 miles and parcel is located on the southwest corner of CSAH #16 (Town Line Rd.) and County Road #668 (Westland Rd.).

RH Tract# 47 C22120036

McDavitt Township
Twp: 56 Rng: 18 Sec: 27

Acres +/-40
Zoning: FAM-3

CVT: 435 Plat: 10
Parcel(s): 4750

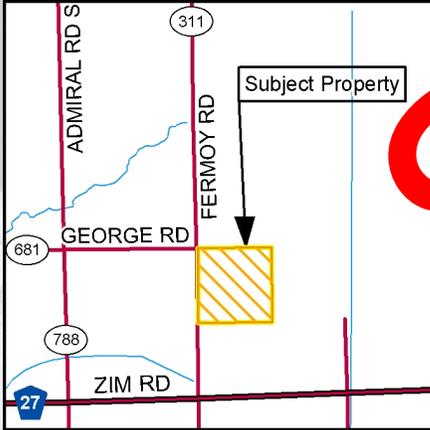


Land	\$17,545.00
Timber	\$3,455.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$21,000.00

Potential Future Assessments: \$0.00
Town of McDavitt 218-744-4213
County Planning & Development (N) .. 218-749-7103

Legal Description:

NW 1/4 of NW 1/4, Sec 27 Twp 56N Rge 18W, TOWN OF MCDAVITT



Comments:

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.

This 40 acre parcel is primarily brush, with an area in the northwest that has a few scattered aspen, black spruce and tamarack. The remainder of the parcel is considered shrub swamp. This parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width and 50 feet of lot depth to meet standards. Check with the Town of McDavitt for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From Eveleth, take U.S. Highway #35 south for 6 miles to CSAH #16 and turn west (right). Travel 4 miles and turn south (left) on CSAH #7. Travel 4.5 miles and turn west (right) on CSAH #27. Travel 0.75 of a mile and turn north (right) onto County Road #311 (Fermoy Rd.). Parcel is less than 0.5 of a mile on the east (right) side of the road (or the southwest corner of County Road #311 and County Road #681).

JG Tract# 48 C22130054

Northland Township
Twp: 53 Rng: 17 Sec: 1

Acres +/-34.8
Zoning: FAM-3

CVT: 490 Plat: 10
Parcel(s): 50

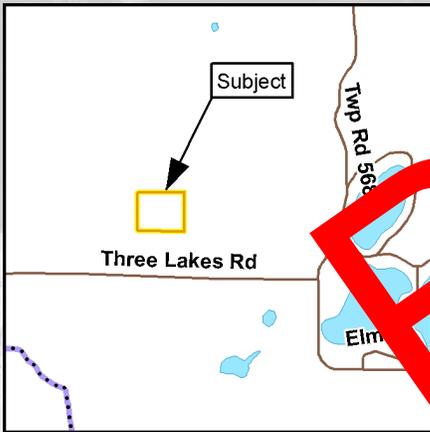


Land	\$7,600.00
Timber	\$4,600.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,200.00

Potential Future Assessments: \$0.00
County Planning & Development (S) .. 218-725-5000

Legal Description:

LOT 3 Sec 1 Twp 53N Rge 17W, TOWN OF NORTHLAND



Comments:

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.

This 34.8 acre tract is a mostly wooded lowland spruce with about 8 acres of upland aspen forest in the southeast and a brushy marsh in the northeast. This parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres and 300 feet of lot width to meet minimum standards. This parcel has no known legal access. Recording fee \$46.00.

Driving Directions:

From U.S. Highway #53 between Canyon and Cotton, take County Road #49 (Three Lakes Rd.) east for 1.25 miles. Parcel is located 0.25 of a mile north of the road. Please respect private property and ask permission to view.

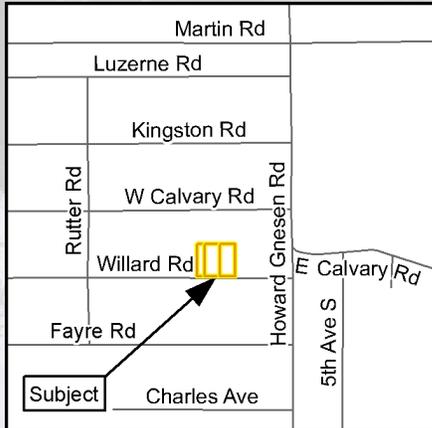


Land	\$25,775.00
Timber	\$225.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$26,000.00

Potential Future Assessments: \$0.00
 Town of Rice Lake..... 218-721-3778
 County Planning & Development (S) .. 218-725-5000

Legal Description:

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



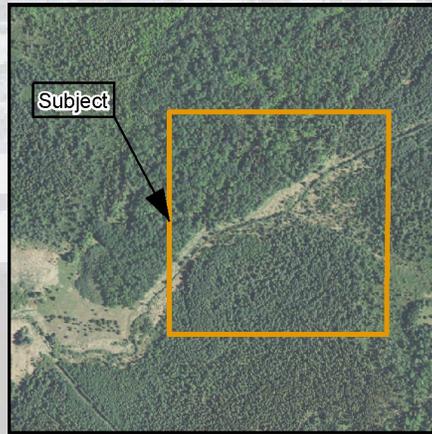
Comments:

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.

A lot to like in this quiet, rural setting in a convenient location near Homecroft School. These lots are partially low with ash, alder and grasses along a small trout stream. In early June the stream can be 2 to 4 feet wide and 1 to 2 feet deep. The lots consist of 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 of no value abandoned on lot 19. Any personal property remaining is sold with the land. This area is zoned RES-7 (Residential), requiring a minimum lot width of 150 feet and 1 acre of total lot area to meet zoning standards. These combined lots have 500 feet of frontage on the Willard Rd. and are approximately 427 feet deep with a total of 4.9 acres. 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.

Driving Directions:

From the intersection of CSAH #4 (Rice Lake Rd.) and CSAH #9 (Martin Rd.) in Duluth, travel east on the Martin Rd. for 2 miles. Turn south (right) on CSAH #34 (Howard Gnesen Rd.) and travel to the stop sign. Go straight and then turn right on the Willard Rd. Parcels are between addresses 4123 and 4149 Willard Rd.



Land	\$23,150.00
Timber	\$4,850.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$28,000.00

Potential Future Assessments: \$0.00
 Town of White..... 218-229-2813
 County Planning & Development (N) .. 218-749-7103

Legal Description:

SW 1/4 OF NE 1/4, Sec 3 Twp 57N Rge 15W, TOWN OF WHITE

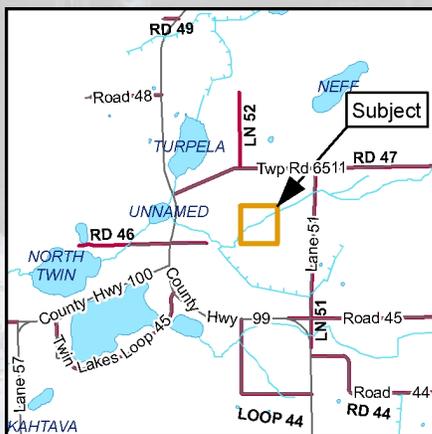
Comments:

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.

This approximately 1,320' x 1,320' parcel is crossed by a perennial stream. The north half is timbered with aspen, birch and fir. The southern half is timbered with tamarack and spruce. There is no known legal access. This parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, a minimum width of 300 feet and 50 feet for setbacks to meet zoning standards. Check with White Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From Aurora, travel south on County Road #100 approximately 5 miles and turn east on Road 46. Parcel is located approximately 0.25 of a mile east of the end of the road. Please respect private property by seeking permission to access the parcel.



RH Tract# 51 C22120040

White Township
Twp: 58 Rng: 15 Sec: 16

Acres +/-0.8 CVT: 570 Plat: 50
Zoning: RES-7 Parcel(s): 110

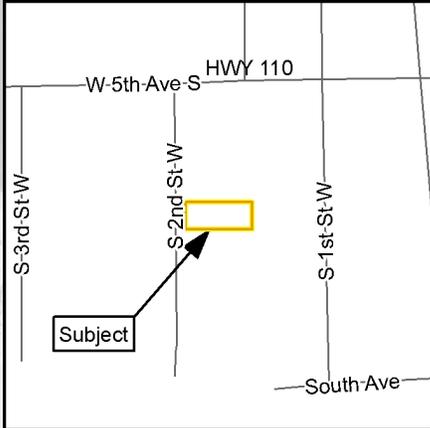


Land	\$14,350.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$14,350.00

Potential Future Assessments: \$0.00
 County Planning & Development (N) .. 218-749-7103
 County Assessor Virginia..... 218-749-7147
 City of Aurora..... 218-229-2614

Legal Description:

LOTS 11 AND 12, BLOCK 1, GARDENDALE TOWN OF WHITE



Comments:

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.

This approximately 120' x 292' parcel has scattered aspen and balsam fir, and a small hill going up from South 2nd St. West (a township road) before leveling out. This parcel is zoned RES-7 (Residential), requiring 1 acre, 150 feet of lot width and 20 foot setbacks to meet zoning standards. Public water and sewer are available (City of Aurora). This parcel is viewed as a lot of record. Check with the Town of White (218-229-2813) for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

From Aurora, take County Road #100 south and turn west (right) on County Road #110. Then turn south (left) on South 2nd St. West. The parcel is located approximately 485 feet south of County Road #100 on the east (left) side of the street.

RH Tract# 52 C22120042

White Township
Twp: 58 Rng: 15 Sec: 15

Acres +/-1.44 CVT: 570 Plat: 60
Zoning: RES-7 Parcel(s): 40, 50, 60

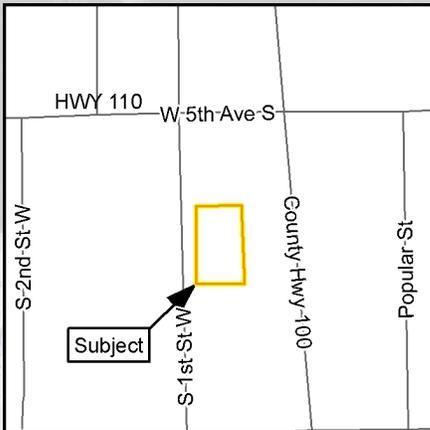


Land	\$12,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,500.00

Potential Future Assessments: \$0.00
 County Planning & Development (N) .. 218-749-7103
 County Assessor Virginia..... 218-749-7147
 City of Aurora..... 218-228-2614

Legal Description:

LOTS 4, 5, AND 6, BLOCK 1, GARDENDALE 1ST ADDITION TOWN OF WHITE



Comments:

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.

This +/- 1.44 acre parcel, on South 2nd St. West (a township road), is timbered with spruce, aspen, and balsam fir. Public water (City of Aurora) is available. Parcel is +/- 187' x 322' and is zoned RES-7 (Residential), requiring 1 acre, 150 feet of lot width and 20 foot setbacks. Check with the City of Aurora and the Town of White (218-229-2813) for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions:

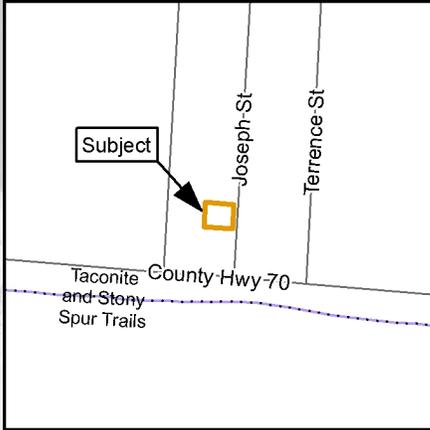
From Aurora, take County Road #100 south and turn west (right) on County Road #110. Then turn south (left) on South 2nd St. West. The parcel is located approximately 350 feet south of County Road #100 on the east (left) side of the street.



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

Potential Future Assessments: \$0.00
 County Auditor Virginia..... 218-749-7104
 County Assessor Virginia..... 218-749-7147
 County Planning & Development (N) .. 218-749-7103

Legal Description:
 LOT 27, NORTH BABBITT 61-13



Comments:

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.

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. See tracts 54 and 55 for additional property in this area. Recording fee \$46.00.

Driving Directions:

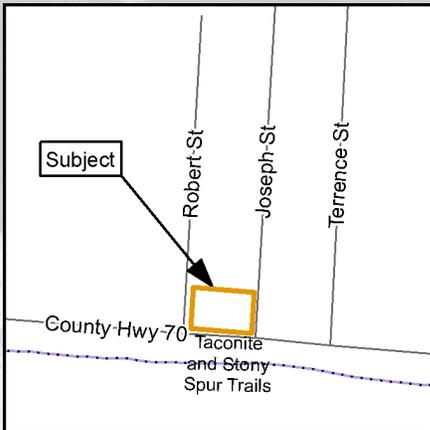
From the City of Babbitt, take CSAH #70 approximately 0.75 of a mile west and turn north (right) on Joseph St. Travel approximately 241 feet, parcel is on the north side of the alley, on the west (left) side of the street.



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

Potential Future Assessments: \$0.00
 County Auditor Virginia..... 218-749-7104
 County Assessor Virginia..... 218-749-7147
 County Planning & Development (N) .. 218-749-7103

Legal Description:
 LOT 32, NORTH BABBITT 61-13



Comments:

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.

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. See tracts 53 and 55 for additional property in this area. Recording fee \$46.00.

Driving Directions:

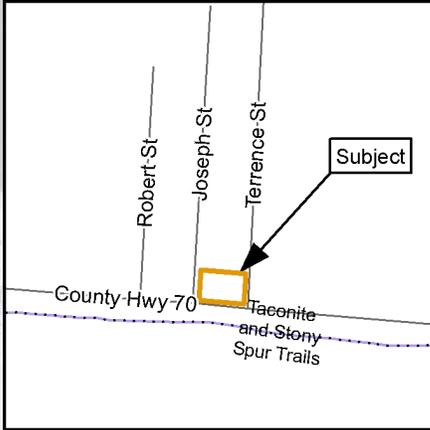
From the City of Babbitt, take CSAH #70 approximately 0.75 of a mile west. The parcel is located on the north (right) side of the road between Robert and Joseph Sts.



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

Potential Future Assessments: \$0.00
 County Auditor Virginia..... 218-749-7104
 County Assessor Virginia..... 218-749-7147
 County Planning & Development (N) .. 218-749-7103

Legal Description:
 LOT 33, NORTH BABBITT 61-13



Comments:

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.

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. See tracts 53 and 54 for additional property in this area. Recording fee \$46.00.

Driving Directions:

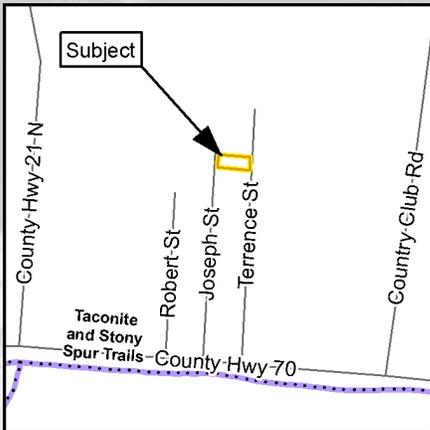
From the City of Babbitt, take CSAH #70 approximately 0.75 of a mile west. The parcel is located on the north (right) side of the road between Joseph and Terrence Sts.



Land	\$23,100.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$23,100.00

Potential Future Assessments: \$0.00
 County Auditor Virginia..... 218-749-7104
 County Assessor Virginia..... 218-749-7147
 County Planning & Development (N) .. 218-749-7103

Legal Description:
 LOT 1 also LOT 16, NORTH BABBITT FIRST ADDITION 61-13



Comments:

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.

A 140' x 336' parcel 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. 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.

Driving Directions:

From the City of Babbitt, take CSAH #70 approximately 0.75 of a mile west. Turn north (right) on Terrence St. The parcel is less than 0.4 of a mile north, located on the west (left) side of the road (or at the end of the pavement on the east (right) side of Joseph St.).

Please visit our website

www.stlouiscountymn.gov

for additional properties

available over-the-counter.

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 and can remain there for up to two (2) years. These may be immediately purchased from us after each auction for the listed price.
- 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.



SAINT LOUIS COUNTY LAND ATLAS & PLAT BOOKS

The 2012 North and South Saint Louis County Land Atlas & Plat Books are available for purchase. Saint Louis County develops these books, and has made them available for the public to purchase since the 1970's. The South book covers the southern part of the county from Cotton to Duluth. The North book covers areas north of Cotton. The latest books are sold through Saint Louis County offices at the following locations:

DULUTH

St. Louis County Auditor Service Center - Miller Hill Mall

1600 Miller Trunk Highway, Duluth, MN 55811 - Phone: (218)-279-2520
Hours: 9 a.m.-5:30 p.m. Monday through Friday and Saturday 10 a.m. to 2 p.m

St. Louis County Auditor's Office - Courthouse 2nd Floor

100 North 5th Avenue West, Duluth, MN 55802 - Phone: (218)-726-2380
Hours: 8 a.m.-4:30 p.m. Monday through Friday

ELY

St. Louis County Commissioner's Office - Ely Services Center

320 Miners Drive East, Ely, MN 55731 - Phone: (218)-365-8200
Hours: 8 a.m.-11:40 and 1-4:20 p.m. Monday through Friday

HIBBING

St. Louis County Recorder's Office

1810 12th Avenue East, Room 100, Hibbing, MN 55746 - Phone: (218)-262-0109
Hours: 8 a.m.-12 noon and 1-4:30 p.m. Monday through Friday

VIRGINIA

St. Louis County Auditor's Office - Northland Office Center, Suite 120

307 1st Street South, Virginia, MN 55792 - Phone: (218) 749-7104

Hours: 8 a.m.-4:30 p.m. Monday through Friday

COST:

NORTH Land Atlas & Plat Book:

\$34.00

SOUTH Land Atlas & Plat Book:

\$28.00

Make checks payable to:

St. Louis County

Sorry, no credit cards accepted.

SEND PURCHASING BY MAIL AND BULK ORDERS TO:

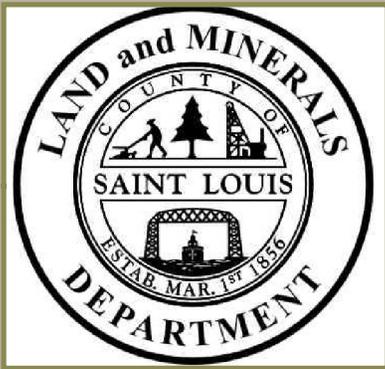
St. Louis County Auditor's Office
Northland Office Center, Suite 120
307 1st Street South, Virginia, MN 55792
Phone: (218) 749-0669

Postage and shipping charges for books ordered through the mail and to be shipped within the state of Minnesota are as follows:

For one book: \$6.00 postage and shipping

For two books: \$7.00 postage and shipping

Please call for additional information on postage and shipping costs for locations outside Minnesota.



SAINT LOUIS COUNTY, MINNESOTA LAND AND MINERALS DEPARTMENT

Government Services Center
320 West 2nd Street, Rm 208
Duluth, MN 55802



Tax Forfeited Available List Winter 2013-2014 www.stlouiscountymn.gov

**Our next Land Sale
will be held on
February 13th, 2014
at 10:00 am
at the
Depot
506 West Michigan Street
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 auctions, 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 these total prices will not be accepted. Please contact any of our Land and Minerals Department offices, and we would be happy to answer your questions.