



SAINT LOUIS COUNTY, MINNESOTA LAND AND MINERALS DEPARTMENT

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

Tax Forfeited Properties Auction

Thursday, February 11, 2016



INSIDE:

Lakeshore Property

Homes

Recreational Land

Investment Property

Pre-Registration Form

February 11, 2016
10:00 A.M.

Public Safety Building
2030 N. Arlington Ave.
Duluth, MN 55811

All listings advertised in this booklet are subject to change. The Land and Minerals Department encourages all prospective buyers to conduct their own research prior to bidding at auction. Please call us, and we will be happy to answer your questions.

Please visit our website:

www.stlouiscountymn.gov

And click on the Tax Forfeit
Land Sales tab.

OR



Scan this QR code
with your smartphone.



stlouiscountymn.gov

218-726-2606



Saint Louis County, Minnesota
Land and Minerals Department

State Tax Forfeited Land Sale Information

Notice of Land Sale Auction – Saint Louis County
State Tax Forfeited Lands to be offered for sale by the Auditor of St. Louis County
Date: Thursday, February 11, 2016
Time: 10:00 A.M.
Location: Public Safety Building
Address: 2030 N. Arlington Ave. - Duluth, MN 55811

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

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

<p>Duluth Office 320 W. 2nd Street, Suite 302 Duluth, MN 55802 218-726-2606 landdept@stlouiscountymn.gov</p>	<p>Pike Lake Office 5713 Old Miller Trunk Highway Duluth, MN 55811 218-625-3700 landdept@stlouiscountymn.gov</p>	<p>Virginia Office 7820 Highway 135 Virginia, MN 55792 218-742-9898 landdept@stlouiscountymn.gov</p>
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Email Notification System

Receive notification via email any time the Land Sale List or Available Lands List is altered (if a parcel is withdrawn from sale).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

For specific questions regarding a tract, please contact:

- Countywide**
Karen Zeisler, Tax Forfeited Land Coordinator.....218-726-2606
- Urban Properties**
Christopher (Cricker) Johnson, Land Staff Appraiser.....218-726-2606
- Southern St. Louis County Rural Properties**
Jeri Georges, Land Staff Appraiser.....218-726-2606
- Northern St. Louis County Rural Properties**
Ruth Harristhal, Land Staff Appraiser.....218-742-9898
- Countywide**
Stacy Melcher, Planner I.....218-726-2606

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

Disclaimer Page

1. The right to withdraw or add any parcels to this list is hereby reserved by the County Auditor and all sales will be considered **FINAL**.
2. Properties will be sold at public auction. All property will be sold to the highest responsible bidder. Bidding will begin at the minimum bid specified on the list. If a parcel is not sold at auction, it will be for sale, over-the-counter, on a first come, first served basis. The county reserves the right to reject any bidder who has defaulted on a land sale contract. Payment must be made by personal check, cashier's check, certified check, or money order made payable to "St. Louis County Auditor".
3. Properties sold through this auction are subject to local zoning ordinances. Please contact the local zoning administrator to obtain copies of these ordinances. No structure or part thereof shall be erected, constructed, moved or structurally altered, and no land shall change in use until the local zoning authority has approved and issued a land use permit.
4. All sales are subject to existing liens, leases, easements, and rights-of-way.
5. Any lands offered for sale may be subject to unpaid assessments against the property. Before purchasing, any prospective buyer should consult the City Treasurer's Office for properties in the City of Duluth, or the City/Town Clerk for all other locations, in respect to any unpaid assessments that may exist. Any assessments against the property for public improvements after the property forfeited to the State shall be assessed against the property and paid for at the time of purchase, pursuant to Minnesota Statutes, 282.01, Subd. 3. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a parcel in an amount equal to the remaining unpaid original assessment at the time of forfeiture. Minnesota Stat. 429.071, Subd. 4 and 435.23.
6. Some non-platted lands listed for sale may contain non-forested marginal land or wetland as defined in Minnesota Statutes. The deed for these parcels will contain a restrictive covenant, which will prohibit enrollment of the lands in a State funded program providing compensation for conservation of marginal land or wetlands. Notice of the existence of non-forested marginal land or wetlands will be available to prospective bidders if requested.
7. St. Louis County has not performed any wetland delineation on parcels offered for sale, unless otherwise noted. No refunds will be made due to presence of wetlands.
8. Some properties may present exposure to lead from lead-based paint that may place young children at risk of developing lead-based poisoning. If you are interested in purchasing a single-family dwelling built prior to 1978, you have the right to conduct a risk assessment or inspection for lead-based paint hazards at your expense at least ten (10) days before the sale date. Please contact the Land and Minerals Department, Government Services Center, 320 West 2nd Street, Suite 302, Duluth, MN 55802, Phone No. 218-726-2606, to arrange to see the property for such an inspection or assessment.
9. The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated concentrations are found. Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling. St. Louis County has not performed nor is aware of any radon testing on parcels offered for sale, unless otherwise noted. The County will provide a copy of the Minnesota Department of Health's Radon in Real Estate Transactions publication to any purchaser of residential tax forfeited property.
10. The County Auditor shall charge and collect in full at the time of sale for the State of Minnesota, an assurance fee of 3% of the total sale price of the land, timber, and structures. Additional fees such as recording fees, deed fees, and deed taxes will be explained at the time of payment.
11. For each parcel of land sold, a down payment of 10% of the purchase price or \$500, whichever is greater (Board Resolution # 1988-348), must be paid at the time of the sale, or the parcel will be sold to the next highest bidder. Those parcels purchased under an installment plan will require execution of a purchase contract. The length of the contract cannot exceed ten (10) years and the remaining principal balance will be payable in equal annual installments plus simple interest at the rate set pursuant to Minnesota Stat. 549.09. Other terms and conditions will be explained at the time of signing. The county reserves the right to require payment in full at time of sale if the bidder has previously defaulted on a land sale contract or repurchase agreement.
12. For those parcels for which there is an estimated volume of timber, the value of the timber must be paid in full at the time of purchase, in addition to the down payment stated above. If a parcel with timber sells for more than the list price, the amount bid in excess of the list price will be allocated between the land and the timber in proportion to the respective totals. The amount allocated to timber must be paid in full at the time of purchase. (Board Resolution # 1988-348)
13. **ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD. ALL LANDS ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.**
14. **ANNUAL PROOF OF INSURANCE WILL BE REQUIRED ON ALL PARCELS WITH INSURABLE STRUCTURES.** Proof must be supplied to the Land and Minerals Department within 30 days of purchase, and within ten (10) days of cancellation of insurance.
15. If a contract is canceled, and less than 50% of the principal (original sale price) has been paid, reinstatement will not be allowed. To retain the property, payment in full must be received.

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

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

What happens to the money that the Land and Minerals Department brings in?

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

Amount Due Upon Purchase

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



St. Louis County Land and Minerals Department
 Government Services Center
 320 West 2nd Street, Suite 302, Duluth, MN 55802
 Phone 218-726-2606 • Fax 218-726-2600
www.stlouiscountymn.gov

Annual Payment Schedule

<u>Parcel Value</u>	<u>Length of Contract</u>
Less than \$500.....	Must be paid in full
\$500 - \$999.....	2 years
\$1,000 - \$1,999.....	4 years
\$2,000 - \$2,999.....	6 years
\$3,000 - \$3,999.....	8 years
\$4,000 or greater.....	10 years

REMEMBER!!! All of the tracts shown in this booklet that do not sell at our February 11, 2016 auction will immediately be placed on our Available Lands List and can be purchased over-the-counter for the full total price that is listed on each tract! Purchase offers for less than the total price will not be accepted.

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

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

2. When and where are your tax sales advertised?

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

3. How and when do I register for your tax sales?

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

4. What are the payment requirements at the sale?

We require payment by check or money order.

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

Payment in full may not be required (if \$500 or more) at the time of sale, depending upon the advertised total value listed for each parcel.

6. Does your county offer a financing program?

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

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

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

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

There is no redemption period once a property is acquired.

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

Bidders or their representatives must be present at our sales.

10. What happens to a tax sale property that has an unsatisfied mortgage held against it?

The law is unclear whether a tax forfeited property is subject to an unsatisfied mortgage against it. The Land and Minerals Department advises all buyers to consult a real estate attorney prior to purchasing tax forfeited lands with unsatisfied mortgages held against them.

11. What happens to the properties that do not sell at the auction? Are they still available for purchase?

Properties that do not sell at auction can be purchased over-the-counter from the Land and Minerals Department, and can even be purchased or financed through the mail. Properties on our Available Lands List are offered on a first come, first served basis and can be viewed on our website www.stlouiscountymn.gov. Click on the "Tax Forfeit Land Sales" button, then select the "Available Land Sale" link.

12. Would you please send me a current list of properties available for purchase?

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

13. Are you seeking access across State tax forfeited lands?

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

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

To request access across St. Louis County State Tax Forfeited land, please fill out the "Application for Access Across Tax Forfeited Lands" and return it to a St. Louis County Land and Minerals Department office nearest you. Filling out the application does not guarantee that access will be granted. All requests are evaluated on a case-by-case basis. To download the form from our website, click on the "Tax Forfeit Land Sales" button at www.stlouiscountymn.gov, then click on the "Access" link. Print the Application form (Adobe PDF format), or pick one up at any Land and Minerals Department office. Please read the "Instructions for Applying for Access Across Tax Forfeited Lands" for detailed information on requirements within the application.

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

Phone.....218-726-2606

Email.....landdept@stlouiscountymn.gov

Write.....St. Louis County Land and Minerals Dept.
320 West 2nd Street, Suite 302
Duluth, MN 55802

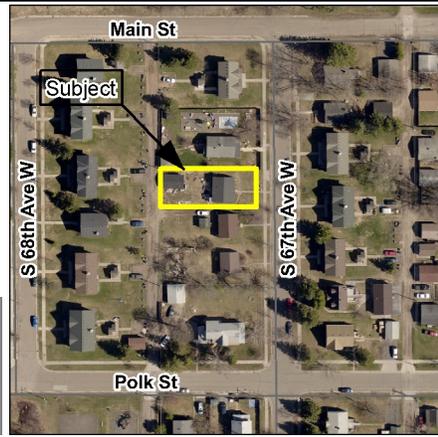
Tract 1	City Of Duluth	010-0580-02140	Starting Bid \$37,000.00	± 0.14 acres	C22150164 ^{CJ}
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Location: 15 South 67th Avenue West, Duluth

Legal: LOTS 9 AND 10, BLOCK 13, CLINTON PLACE ADDITION TO DULUTH

Land	\$10,000.00
Timber	\$0.00
Improvements	\$23,318.43
Certified Assessments	\$3,681.57
Total	\$37,000.00



A 1 story, single family home with a detached single stall garage located in the Fairmount neighborhood of Duluth. This 26' x 32' home features an eat-in kitchen, living room, 2 bedrooms, and a full bathroom. This +/- 50' x 125' lot is zoned R-1 (Traditional Residential), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face, and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face. This property has been condemned for habitation due to disconnected utilities. Contact the City of Duluth Building Safety office for information on the necessary steps to have this status lifted. Check with the City of Duluth Treasury for details regarding a certified assessment of \$3,681.57 held against this property, and any additional pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 2	City Of Duluth	010-3030-02070	Starting Bid \$8,800.00	± 0.16 acres	C22110084 ^{CJ}
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Location: south side of Jay Street, west of 44th Avenue East

Legal: LOT 4, BLOCK 82, LONDON ADDITION TO DULUTH

Land	\$8,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,800.00



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

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Tract 3	City Of Duluth	010-3030-02080	Starting Bid \$8,800.00	± 0.16 acres	C22110083 ^{CJ}
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Location: south side of Jay Street, west of 44th Avenue East

Legal: LOT 5, BLOCK 82, LONDON ADDITION TO DULUTH

Land	\$8,800.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,800.00



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

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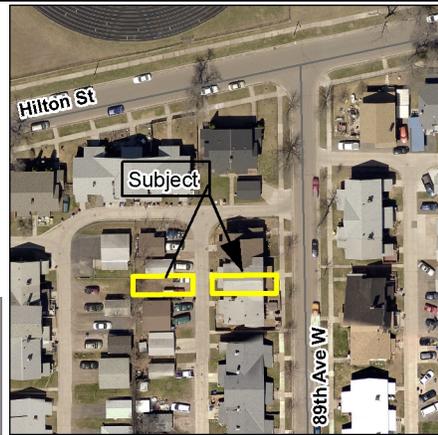
Tract 4	City Of Duluth	010-3305-01630	Starting Bid \$26,900.00	± 0.04 acres	C22150163 ^{CJ}
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Location: 1425 89th Avenue West, Duluth

Legal: LOTS 75 AND 76, BLOCK 11, REARRANGEMENT OF BLKS 10 11 12 OF MORGAN PARK OF DULUTH

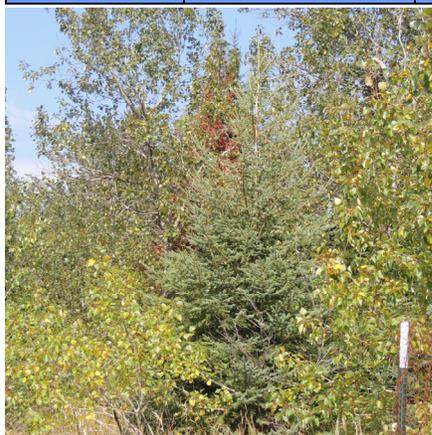
Land	\$2,500.00
Timber	\$0.00
Improvements	\$22,573.52
Certified Assessments	\$1,826.48
Total	\$26,900.00



A 3 story rowhouse located in the Morgan Park neighborhood of Duluth. The first floor features a living room and a kitchen that suffered fire damage in 2010. The second floor contains 2 bedrooms and a full bathroom, while the third floor houses an additional 2 bedrooms. There are 2 off-street parking spaces located west of the subject building, across the alleyway. This +/- 16' x 110' parcel is zoned R-2 (Residential-Urban), which requires a minimum lot width of 50 feet and 750 sq. ft. of total lot area per family to meet multi-family zoning standards. This structure has been condemned for human habitation as a result of the fire/smoke damage. Contact the City of Duluth Building Safety office for details on the requirements for having this status removed. Check with the City of Duluth Treasurer for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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Tract 5	City Of Duluth	010-4400-00150,00160	Starting Bid \$12,000.00	± 0.18 acres	C22150184 ^{KZ}
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Location: west of Minnesota Avenue, north of 18th Street South

Legal: LOT 27 also LOT 29, UPPER DULUTH ST LOUIS AVENUE

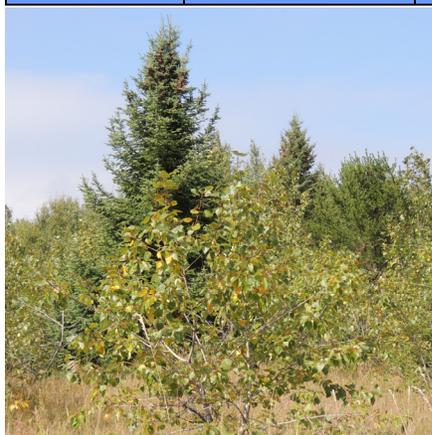
Land	\$12,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,000.00



Vacant parcel on Park Point, near Minnesota Ave. and 18th St. S. Level ground with mix of tree cover. This +/- 8,000 sq. ft. parcel is zoned R-1 (Traditional Residential), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face, and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face. Check with the City of Duluth for any pending or future assesments that may be reinstated. Recording fee \$46.00. T#326632

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Tract 6	City Of Duluth	010-4400-00240	Starting Bid \$6,000.00	± 0.09 acres	C22140197 ^{KZ}
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Location: west of Minnesota Avenue, south of 16th Street South

Legal: LOT 45, UPPER DULUTH ST LOUIS AVENUE

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



Vacant parcel on Park Point, near Minnesota Ave. between 17th and 18th St. S. Level ground with mix of tree cover. This +/- 4,000 sq. ft. parcel is zoned R-1 (Traditional Residential), which requires the smaller of 40 feet or average of developed lots with similar uses on the block face, and the smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face. Check with the City of Duluth for any pending or future assesments that may be reinstated. Recording fee \$46.00. T#326632

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Tract 7	City Of Chisholm	020-0060-00220,00280,00300,00380	Starting Bid \$3,500.00	± 3.90 acres	C22150024 ^{KZ}
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Location: north side of McNiven Road, just east of address #5357

Legal: LOT 21, also LOTS 27 AND 28, also LOT 29, also LOTS 36 AND 37 EX HWY EASEMENT, CARLIN 2ND ADDITION TO CHISHOLM

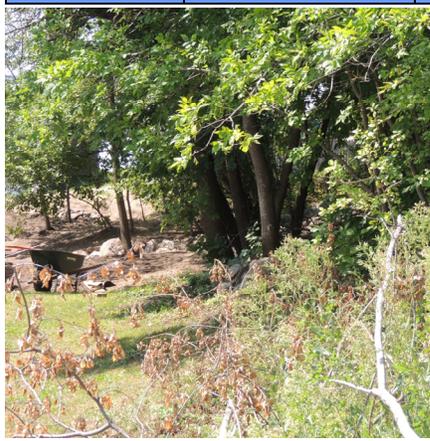
Land	\$3,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,500.00



A vacant property comprised of 4 parcels, located in the City of Chisholm. This irregularly shaped parcel is zoned R-2 (Residential), which requires a minimum lot width of 100 feet and 40,000 sq. ft. of total lot area to meet standards. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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Tract 8	City Of Eveleth	040-0145-01020	Starting Bid \$3,500.00	± 0.13 acres	C22150141 ^{KZ}
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Location: east side of Auburn Avenue, south of Jones Street

Legal: LOT 7, BLOCK 98, NEVILLE ADDITION TO EVELETH

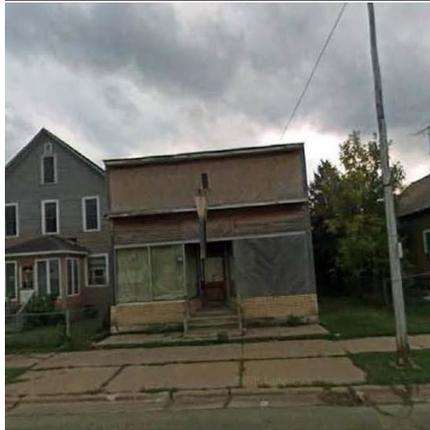
Land	\$3,500.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,500.00



A vacant parcel consisting of a single platted lot, located in the City of Eveleth. This +/- 44' x 127' property is zoned R-1 (Residential), which requires determining the average lot area and width on the block to determine conformity. Contact the City of Eveleth Zoning Administrator for more information. Check with the City of Eveleth for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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Tract 9	City Of Buhl	115-0030-00470	Starting Bid \$3,500.00	± 0.12 acres	C22150142 ^{KZ}
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Location: 410 Pennsylvania Avenue, Buhl

Legal: LOT 6 AND ELY 1/2 OF LOT 7, BLOCK 2, BUHL SECOND ADDITION

Land	\$1,500.00
Timber	\$0.00
Improvements	\$2,000.00
Certified Assessments	\$0.00
Total	\$3,500.00



A 1 story commercial building located in the City of Buhl, which features a large open sales floor, half bathroom, and storage area. This structure resides on a +/- 37.5' x 140' lot, and is zoned C-1 (Commercial). Please contact the City of Buhl for information regarding allowable uses in this zoning district. Check with the City of Buhl for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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Tract 10	City Of Hoyt Lakes	142-0024-01160	Starting Bid \$16,700.00	± 0.21 acres	C22150161 ^{CJ}
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Location: 312 Coventry Road, Hoyt Lakes

Legal: LOT 4, BLOCK 22, HOYT LAKES SUBDIVISION NO 4

Land	\$4,000.00
Timber	\$0.00
Improvements	\$12,700.00
Certified Assessments	\$0.00
Total	\$16,700.00



A 2 stall, detached garage, along with a block basement foundation, located in the City of Hoyt Lakes. The condition and suitability of improving this foundation to a single family home is unknown. This +/- 80' x 114' parcel is zoned R-3 (Residential), which requires a minimum lot width of 65 feet and 8,250 sq. ft. of total lot area to meet standards. Check with the City of Hoyt Lakes for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. T#264523

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

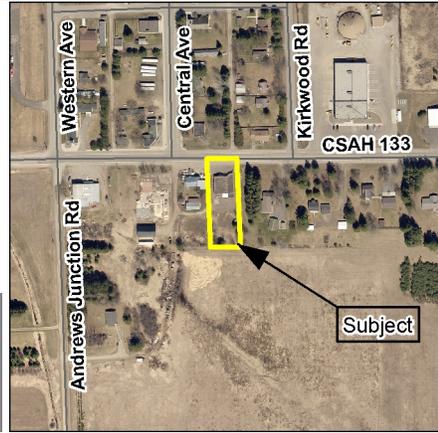
Tract 11	City Of Meadowlands	165-0020-00300	Starting Bid \$5,000.00	± 0.32 acres	C22150140 ^{CJ}
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Location: 9982 Highway 133, Meadowlands

Legal: W 93 FT OF E 847 FT OF N 278 FT OF NW 1/4 OF NE 1/4, Sec 22 Twp 53N Rge 19W, CITY OF MEADOWLANDS

Land	\$1,800.00
Timber	\$0.00
Improvements	\$3,200.00
Certified Assessments	\$0.00
Total	\$5,000.00



A 1 story commercial building located on a +/- 93' x 278' parcel in the City of Meadowlands. This building formerly housed the "Rocket Saloon", and features separate bar and restaurant areas, a kitchen area, an informal stage/performance area, storage rooms, and commercial (men's/women's) bathrooms. Check with the City of Meadowlands for zoning requirements associated with this property type. Contact the City of Meadowlands for details regarding a pending assessment for unpaid utility services of \$196.94, and for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 12	Balkan Township	235-0010-03050	Starting Bid \$22,400.00	± 40.00 acres	C22130103 ^{RH}
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Location: south and west sides of Sever Road

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

Land	\$20,035.00
Timber	\$2,365.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$22,400.00



This parcel is approximately 40 acres, crossed by a stream in the northeast. There are areas of aspen in the west and southeast with low land through the center. This +/- 1,320' x 1,320' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Check with Balkan Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 13	Clinton Township	295-0017-01950	Starting Bid \$400.00	± 0.26 acres	C22150064 ^{RH}
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Location: north side of Town Line Road, west of CSAH #7

Legal: BEGINNING 416 FT W OF SE CORNER OF SE 1/4 OF SE 1/4 RUNNING THENCE N 109 FT THENCE W 104 FT THENCE S 109 FT THENCE E 104 FT TO POINT OF BEGINNING, Sec 34 Twp 57N Rge 18W, TOWN OF CLINTON



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

This parcel is approximately 0.26 of an acre, with about 104 feet of frontage on Town Line Rd. Parcel is fairly level, timbered with aspen, cedar, spruce and fir. This +/- 104' x 109' parcel is zoned MU-4 (Multiple Use), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Check with Clinton Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

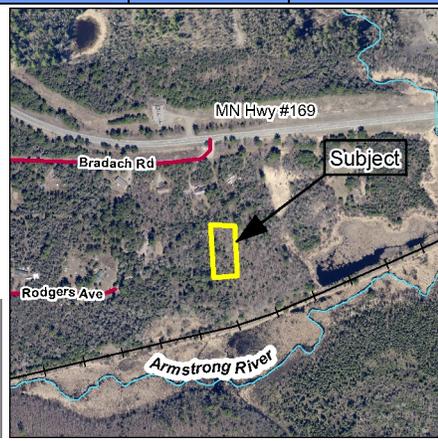
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 14	Eagles Nest Township	317-0220-01080	Starting Bid \$2,450.00	± 0.77 acres	C22130091 ^{RH}
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Location: south of MN Highway #1, east of the end of Rodgers Road

Legal: LOTS 12 THRU 22 INC, BLOCK 5, VERMILION TRAIL LODGE T OF EAGLES NEST



Land	\$2,250.00
Timber	\$200.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$2,450.00

This rectangularly shaped parcel is approximately 0.77 of an acre located on undeveloped platted roads. The parcel is level, then slopes to the south and is timbered with aspen and scattered balsam fir. This +/- 125' x 270' parcel is zoned RES-7 (Residential), which requires 1 acre, a minimum width of 150 feet and 20 foot setbacks to meet standards. Parcel is a lot of record. Check with Eagles Nest Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 15	Eagles Nest Township	See Comments	Starting Bid \$7,350.00	± 2.63 acres	C22130104 ^{RH}
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Location: south of MN Highway #1, east of the end of Rodgers Road

Legal: LOT 1, also LOT 2, also LOT 3, also LOTS 4 THRU 10 INC, also LOTS 11 AND 12, also LOTS 13 THRU 20 INC, BLOCK 6, also LOTS 1 THRU 12 INC, BLOCK 7, also ALL BLOCK 8, VERMILION TRAIL LODGE T OF EAGLES NEST



Land	\$7,209.00
Timber	\$141.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$7,350.00

Parcel is approximately 2.63 acres consisting of 5 pieces, divided by undeveloped platted roads. The pieces are +/- 125'x270', 110'x250', 125'x165', 125'x95' and 80'x40'x90'. The terrain has deep rolls with level areas in the southwest and in the north central. Areas are timbered with aspen and scattered balsam fir, and there are low areas with brush and grass. This parcel is zoned RES-7 (Residential), which requires 1 acre, a minimum width of 150 feet and 20 foot setbacks to meet standards. Check with Eagles Nest Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

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

Tract 16	Ellsburg Township	320-0020-00830	Starting Bid \$40,200.00	± 26.04 acres	C22130090 ^{RH}
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Location: east side of Stone Lake Road, west shore of East Stone Lake
Legal: LOT 2 EX 1 34/100 AC AT SW CORNER, Sec 6 Twp 55N Rge 17W, TOWN OF ELLSBURG



Land	\$36,130.00
Timber	\$4,070.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$40,200.00

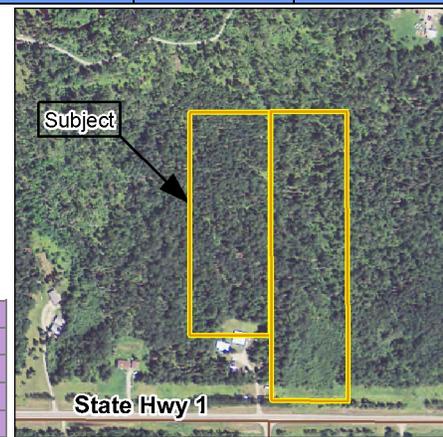
This irregularly shaped parcel is approximately 26.04 acres, with about 1,083 front feet on East Stone Lake. East Stone Lake is a natural environment lake and requires a 150 foot set-back from shore. It adjoins E. Stone Lake Rd. for about 325 feet on the western border, and a power line crosses the southwest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

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

Tract 17	Field Township	350-0010-01292,01300	Starting Bid \$12,825.00	± 15.90 acres	C22110134 ^{RH}
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Location: north side of MN Highway #1, west of Alango Road
Legal: E1/2 OF E1/2 OF SW1/4 OF SE1/4 EX HWY R/W AND EX S 396 FT, also SE1/4 OF SE1/4 EX 3.46 AC FOR HWY AND EX W1/2 OF E1/2 AND EX E1/2 OF W1/2 AND EX E1/2 OF E1/2, Sec 8 Twp 62N Rge 19W, TOWN OF FIELD



Land	\$8,960.00
Timber	\$3,865.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$12,825.00

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

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

Tract 18	Grand Lake Township	380-0010-07861	Starting Bid \$26,700.00	± 1.57 acres	C22150170 ^{JG}
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Location: south side of Old Miller Trunk Highway, west of Solway Road
Legal: ELY 150 FT OF WLY 437.08 FT OF LOT 3 EX HWY EASEMENT AND EX PART N OF CENTERLINE OF OLD HWY #53, Sec 36 Twp 51N Rge 16W, TOWN OF GRAND LAKE



Land	\$26,635.00
Timber	\$65.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$26,700.00

This irregularly shaped parcel is approximately 1.57 acres, with 150 feet lot width and frontage on Old Miller Trunk Hwy. It is nicely wooded with rolling topography. There is an overhead power line in the northern portion parallel to Old Miller Trunk Hwy., and buried telephone cable in the southern portion parallel to U.S. Highway #53. There is sewer available, but not city water. The Pike Lake Area Wastewater Collection System (PLAWCS) is the authority and can be reached at 218-729-9007. Zoning is Res-9 (Residential), which requires a minimum lot width of 150 feet and 1 acre of total lot area to meet standards. Check with Grand Lake Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#289535

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

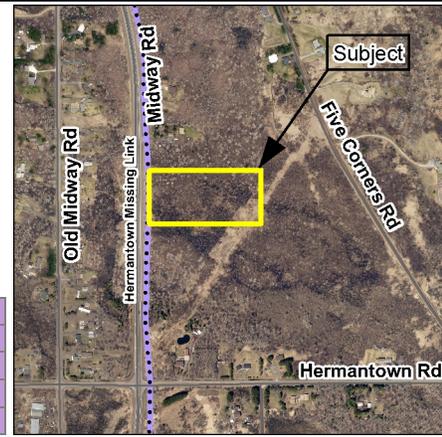
Tract 19	City of Hermantown	395-0010-05525	Starting Bid \$11,000.00	± 5.92 acres	C22150168 ^{JG}
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Location: east side of Midway Road, north of Hermantown Road

Legal: SLY 1398.70 FT OF W1/2 OF SW1/4 EX SLY 1048.70 FT AND EX PT PLATED AS BIRCHLAND ESTATES, Sec 20 Twp 50N Rge 15W, CITY OF HERMANTOWN

Land	\$10,900.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$11,000.00



Approximately 5 acres of mostly black ash low land, with a small area of aspen in the northwest corner. There is a grant-in-aid snowmobile trail along the Midway Rd. on the west edge of the parcel. An overhead power line crosses the southeast corner of the property. There are no city utilities available in this area. This +/- 350' x 729' parcel is zoned S-1 (Suburban), which requires a minimum lot width of 300 feet and 5 acres of total lot area to meet standards. Wetlands will likely have to be delineated prior to application of a building permit. Zoning and land use questions should be directed to the Hermantown Engineering Department. Check with the City of Hermantown clerk for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 20	Midway Township	450-0010-00445	Starting Bid \$700.00	± 0.31 acres	C22150068 ^{JG}
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Location: north side of Stark Road, north and west of Summit Avenue

Legal: S 133 FT OF E 150 FT OF W 695 5/10 FT OF SE 1/4 OF SE 1/4 EX ELY 50 FT, Sec 4 Twp 49N Rge 15W, TOWN OF MIDWAY

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



This parcel is approximately 0.31 of an acre, with about 100 feet of frontage on Stark Rd. Zoning is RR-1 (Rural Residential), which requires a minimum of 5 acres. Parcel partially resides in an Environmental Protection Zone that prohibits development within 300 feet of the high water mark of Kingsbury Creek. Contact Midway Township regarding questions for use requirements, and for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 21	Morse Township	465-0290-00820,00830,01060	Starting Bid \$20,000.00	± 0.80 acres	C22150162 ^{RH}
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Location: west of CSAH #88, north side of Shagawa River

Legal: LOT 1, also LOT 2, also LOTS 25 THRU 32, BLOCK 30, TOWN OF SPALDING TOWN OF MORSE

Land	\$19,792.00
Timber	\$208.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$20,000.00



This tract is approximately 0.8 of an acre divided by an undeveloped, platted alley. It is timbered with aspen in the north and ash in the south with a low, rocky and grassy shoreline. This property is fairly level in the north and slopes down to the river. It has approximately 100 front feet on the Shagawa River, and is approximately 325 feet from Shagawa Lake. The Shagawa River requires a 100 foot setback. These +/- 140' x 200' and +/- 140' x 50' parcels are zoned SMU-11 (Shoreland Mixed Use) which requires 0.5 of an acre, a minimum width of 100 feet and 15 foot setbacks to meet standards. Wetlands may impact development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. There are undeveloped, platted roads to the property. Check with Morse Township for access issues, and for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

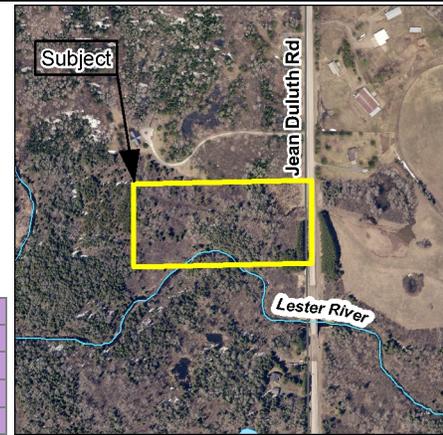
Tract 22	City of Rice Lake	520-0012-00555	Starting Bid \$38,700.00	± 9.22 acres	C22150169 ^{JG}
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Location: west side of Jean Duluth Road, north of the creek crossing

Legal: NLY 435 6/10 FT OF NE 1/4 OF NE 1/4 EX WLY 400 FT, Sec 12 Twp 51N Rge 14W, TOWN OF RICE LAKE

Land	\$36,120.00
Timber	\$2,580.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$38,700.00



Approximately 9.22 acres, this rectangularly shaped, wooded parcel has about 435 feet of frontage on Jean Duluth Rd. The majority of the parcel has aspen and balsam and is mostly level. Portions of the parcel have been planted with red pine. The Lester River, a protected water and designated trout stream, briefly enters the parcel at the southern border. There is a conservation easement lying southerly of the centerline of the stream and 75 feet in width lying northerly of the centerline of the stream to provide riparian protection and angler access. This +/- 435' x 929' parcel is zoned Rural 1 (Residential), which requires a minimum lot width of 300 feet with frontage and 4.5 acres of total lot area to meet standards. Check with the City of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

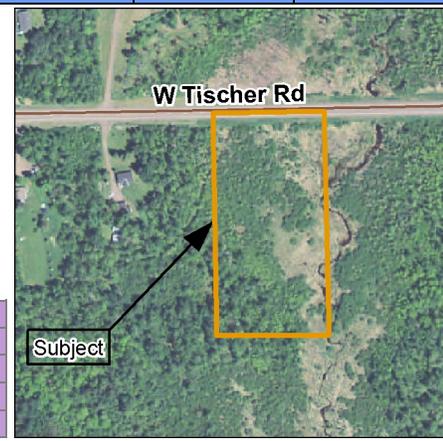
Tract 23	City of Rice Lake	520-0016-02280	Starting Bid \$4,550.00	± 5.00 acres	C22130098 ^{JG}
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Location: south side of West Tischer Road, east of Eagle Lake Road

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

Land	\$4,550.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$4,550.00



This rectangularly shaped, approximately 5 acre tract is lowland brush with Amity Creek flowing through it. This is a protected water stream, its drainage area is listed as type 7 wooded swamp in the National Wetlands Inventory. There is little, if any, high ground. There is a power line along the road, and a conservation easement 200 feet in width or 100 feet on either side of the stream to provide public access and improvement of trout habitat. This +/- 330' x 660' parcel is zoned RR-1 (Rural Residential), which requires 2.5 acres of total lot area and a minimum lot width frontage of 200 feet to meet standards. Check with the City of Rice Lake clerk for any pending or future assessments that may be reinstated, and the Rice Lake zoning administration with questions regarding property use. Recording fee \$46.00.

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

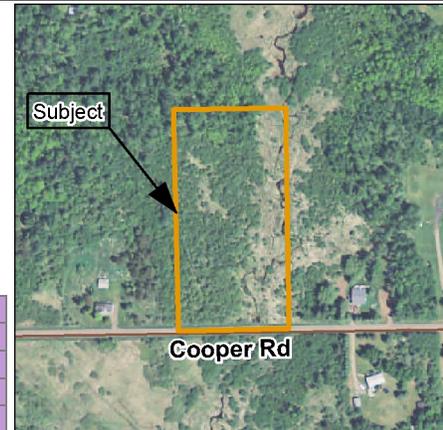
Tract 24	City of Rice Lake	520-0016-02290	Starting Bid \$4,200.00	± 5.00 acres	C22130100 ^{JG}
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Location: north side of Cooper Road, east of Eagle Lake Road

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

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



This rectangularly shaped, approximately 5 acre tract is lowland brush with Amity Creek flowing through it. This is a protected water stream, its drainage area is listed as type 7 wooded swamp in the National Wetlands Inventory. There is little, if any, high ground. There is a conservation easement 200 feet in width or 100 feet on either side of the stream to provide public access and improvement of trout habitat. This +/- 330' x 660' parcel is zoned RR-1 (Rural Residential), which requires 2.5 acres of total lot area and a minimum lot width frontage of 200 feet to meet standards. Check with the City of Rice Lake clerk for any pending or future assessments that may be reinstated, and the Rice Lake zoning administration with questions regarding property use. Recording fee \$46.00.

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

Tract 25	City of Rice Lake	520-0016-03460	Starting Bid \$8,000.00	± 5.00 acres	C22150160 ^{JG}
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Location: south side of Nelson Road, south and west of Berglund Road
Legal: E 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4, Sec 27 Twp 51N Rge 14W, TOWN OF RICE LAKE

Land	\$7,900.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,000.00



This approximately 5 acre parcel has about 330 feet of frontage on the Nelson Rd. in the City of Rice Lake. There is a small creek drainage across the northern third of the property. Amity Creek is a protected water body with a conservation easement 100 feet from the centerline of both sides of the stream to provide riparian protection as well as angler access. On the southern border of the parcel is a 100 foot wide overhead power line with a Grant-in-Aid snowmobile trail on it, encumbering the property. This parcel is zoned RR-1 (Residential), which requires a minimum lot width of 200 feet and 2.5 acres of total lot area to meet standards. Check with the clerk of the City of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 26	City of Rice Lake	520-0090-00020	Starting Bid \$4,400.00	± 0.96 acres	C22110080 ^{JG}
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Location: on the north side of Willard Road, east of Rutter Road
Legal: LOT 2, BLOCK 1, COLMANS 4TH ACRE TRACT ADDN TO DULUTH

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



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

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

Tract 27	Solway Township	530-0010-02570,02580	Starting Bid \$8,666.50	± 3.38 acres	C22150167 ^{JG}
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Location: north of Maple Grove Road, east side of the railway right of way
Legal: S 8 AC OF W 15 AC OF W1/2 OF SW1/4 OF SW1/4 EX RY R/W 71/100 AC AND EX PART LYING W OF RY R/W also N 7 AC OF W 15 AC OF W1/2 OF SW1/4 OF SW1/4 EX RY R/W 1.29 AC AND EX THAT PART OF N 571 FT OF S 1320 FT OF W 385 FT LYING E OF RY R/W AND EX N 571 FT OF S 1320 FT OF W 385 FT LYING W OF R/W, Sec 14 Twp 50 Rge 16, TOWN OF SOLWAY

Land	\$8,666.50
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,666.50



This irregularly shaped property is approximately 186 feet wide, and extends north from the railway right of way into an active gravel pit. Gravel shall not be removed until the purchase price is paid in full. This property is zoned RES-4 (Residential), which requires a minimum lot area of 4.5 acres and 300 feet of lot width to meet standards. Parcels are lots of record. Contact St. Louis County Planning and Community Development regarding questions for use requirements. Check with the Town of Solway for any pending or future assessments that may be reinstated. Recording fee \$46.00. Please respect private property rights and seek permission to view this parcel.

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

Tract 28	Solway Township	530-0010-04580	Starting Bid \$5,000.00	± 5.00 acres	C22150165 ^{JG}
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Location: north of U.S. Highway #2

Legal: S 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4, Sec 24 Twp 50N Rge 16W, TOWN OF SOLWAY



Land	\$4,600.00
Timber	\$400.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$5,000.00

This approximately 5 acre parcel is a lot of record. This +/- 330' x 660' property is partially in FAM-3 (Forest Agricultural Management) and RES-3 (Residential) zone districts, which requires a minimum of 9 acres and 300 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development regarding questions for use requirements. Check with the Town of Solway for any pending or future assessments that may be reinstated. Recording fee \$46.00. Please respect private property rights and seek permission to view this parcel.

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

Tract 29	Solway Township	530-0010-04950	Starting Bid \$3,200.00	± 4.25 acres	C22150166 ^{JG}
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Location: approximately 360 feet south of Jerry Road, on both sides the railroad tracks (mostly west)

Legal: NW1/4 OF SW1/4 EX R.R. R.O.W.& EX NW1/4 & EX N1/2 OF NE1/4 & EX S1/2, Sec 26 Twp 50N Rge 16W, TOWN OF SOLWAY



Land	\$2,200.00
Timber	\$1,000.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,200.00

This approximately 4.25 acre parcel has the CN railway right of way running through it. This parcel is a lot of record in a RES-4 (Residential) zone district, which requires a minimum lot area of 4.5 acres and 300 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development regarding questions for use requirements. Check with the Town of Solway for any pending or future assessments that may be reinstated. Recording fee \$46.00. Please respect private property rights and seek permission to view this parcel.

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

Tract 30	Sturgeon Township	545-0010-03585	Starting Bid \$1,000.00	± 1.54 acres	C22140097 ^{RH}
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Location: west side of MN Highway #73, north of Heino Road

Legal: S 650 FT OF E 300 FT OF NE1/4 OF SE1/4 EX HWY RT OF WAY AND EX N 315 FT, Sec 22 Twp 61N Rge 20W, TOWN OF STURGEON



Land	\$874.00
Timber	\$126.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,000.00

This parcel is approximately 1.54 acres, with Gilmore Creek winding through the west side of the parcel, and a power line running through the east side. Parcel is fairly level, then slopes down to the stream. There is a strip of scattered spruce and aspen near the road, followed by the power line, then another strip of scattered trees before sloping to the stream. This +/- 245' x 300' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. The creek has 150 foot setbacks. Parcel is a lot of record. Contact St. Louis County Planning and Community Development regarding questions for use requirements. Check with Sturgeon Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 31	Unorganized Township	625-0030-00270	Starting Bid \$9,150.00	± 0.50 acres	C22110045 ^{RH}
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Location: west side of Joseph Street, north of the alley

Legal: LOT 27, NORTH BABBITT 61-13

Land	\$9,150.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$9,150.00



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. Zoning is COM-11 (Commercial), which requires a minimum lot width of 100 feet and 0.5 of an acre of total lot area to meet standards. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 32	Unorganized Township	625-0030-00320	Starting Bid \$18,500.00	± 1.74 acres	C22110046 ^{RH}
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Location: north side of CSAH #70 between Robert and Joseph Streets

Legal: LOT 32, NORTH BABBITT 61-13

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



This 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. Zoning is COM-11 (Commercial), which requires a minimum lot width of 100 feet and 0.5 of an acre of total lot area to meet standards. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Tract 33	Unorganized Township	625-0030-00330	Starting Bid \$18,550.00	± 1.74 acres	C22110047 ^{RH}
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Location: north side of CSAH #70 between Joseph and Terrence Streets

Legal: LOT 33, NORTH BABBITT 61-13

Land	\$18,550.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,550.00



This 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. Zoning is COM-11 (Commercial), which requires a minimum lot width of 100 feet and 0.5 of an acre of total lot area to meet standards. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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

Important Phone Numbers

Tract(s)	Entity	Phone Number
9	City of Buhl	218-258-3226
7	City of Chisholm	218- 254-7900
1, 2, 3, 4, 5, 6	City of Duluth Building Safety	218-730-5300
	City of Duluth Treasurer	218-730-5350
	County Assessor Duluth	218-726-2304
8	City of Eveleth	218-744-7444
19	City of Hermantown	218-729-3600
10	City of Hoyt Lakes	218-225-2344
11	City of Meadowlands	218-427-2565
22 – 26	City of Rice Lake	218-721-3778
27, 28, 29	County Assessor Duluth	218-726-2304
	County Planning & Development (S)	218-725-5000
12, 13, 14, 15, 16, 17, 21, 30, 31, 32, 33	County Assessor Virginia	218-749-7147
	County Planning & Development (N)	218-749-7103
31, 32, 33	County Auditor Virginia	218-749-7104
12	Town of Balkan	218-254-5283
13	Town of Clinton	218-780-3678
14, 15	Town of Eagle's Nest	218-365-4573
16	Town of Ellsburg	218-482-3407
17	Town of Field	218-666-2487
18	Town of Grand Lake	218-729-8978
20	Town of Midway	218-624-7985
21	Town of Morse	218-365-2613
27, 28, 29	Town of Solway	218-729-5134
30	Town of Sturgeon	218-969-6381

Lakeshore Lot Sale Information

- Minnesota Session Laws 2012, Chapter 236, Section 28 authorizes St. Louis County to sell tax forfeited lakeshore lots that are currently leased.
- The public sale of tax forfeited lakeshore lots is governed under the provisions of Minnesota Statutes, section 282.01, subdivision 3.
- All properties shall be sold to the highest responsible bidder. Bidding will begin at the minimum bid specified on the list.
- The Lakeshore lots only, separate from improvements, will be offered for sale. The minimum bid is the appraised **land** value.
- At the time of sale the purchaser must pay non-refundable earnest money in the amount of \$1,000.00 by certified check, cashier's check or money order, payable to the St. Louis County Auditor.
- The County Auditor shall charge and collect in full at the time of closing for the State of Minnesota, an assurance fee of three (3) percent of the total sale price of the land. Additional fees such as recording fees, deed fees, and deed taxes will be explained at the time of sale.
- The full balance of the purchase price, with fees, must be made within 15 days of the auction sale, **prior to payment to the leaseholder for improvements**, by certified check, cashier's check or money order.
- The purchaser shall reimburse the county for appraisal and survey costs allocated to the lot purchased.
- ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEE WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD.
- For septic information, please contact the St. Louis County Environmental Services Department at 218-749-0625 or 218-725-5200.

Payment for Lakeshore Lot Improvements

- The purchaser must make payment in full to the leaseholder in the manner provided in Minnesota Statutes, section 92.06, subdivision 4, **for the value of any improvements**.
 - Payment for improvements must be made within 15 days of the auction sale, either in cash or upon terms and conditions agreeable to the owner of the improvements. If payment for improvements is not made in cash, and if there is no agreement between the parties within 15 days of the sale, St. Louis County will void the land sale and reoffer the property at a subsequent sale.

Questions?

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

Tract 34 **C22150173**

Gnesen Township
Twp: 53 Rng: 14 Sec: 12

Acres +/- 2.3
Zoning: W-1

CVT: 375 Plat: 20
Parcel(s): 1940



Land	\$20,400.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,750.00
Survey	\$5,000.00

Town of Gnesen.....218-721-3585
County Assessor Duluth.....218-726-2304
County Environmental Services (S).....218-725-5200

Legal Description:

THAT PART OF GOVT LOT 2 DESC AS FOLLOWS: COMMENCING AT S1/4 CORNER OF SEC 12 AND ASSIGNING A BEARING OF S83DEG18'12"W TO A LINE THAT RUNS TO THE MEANDER CORNER OF SECTIONS 11 AND 14, SAID TWP AND RGE, THAT LIES ON THE WLY SHORELINE OF THOMPSON LAKE, SAID MEANDER CORNER LIES 2640.39 FT FROM SAID S1/4 CORNER; THENCE N34DEG22'53"E 1993.18 FT TO THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE N22DEG59'45"W 224.08 FT; THENCE S67DEG00'15"W 474 FT TO THE SHORELINE OF THOMPSON LAKE, THENCE SELY ALONG SHORELINE TO THE INTERSECTION WITH A LINE BEARING S67DEG00'12"W FROM THE POINT OF BEGINNING; THENCE N67DEG00'12"E 413 FT TO THE POINT OF BEGINNING. Sec 12, Twp 53N, Rge 14W, Town of Gnesen

Comments:

Approximately 2.3 acres with about 240 feet of frontage on Thompson Lake. Water access only. This property is forested primarily of red pine, birch and swamp conifers, with an open lawn area around the cabin. Electricity is run to the subject. Dug well. This parcel is zoned W-1 (Riparian), which requires 2.5 acres and 200 feet of lot width to meet standards. Parcel is a lot of record. Contact the Town of Gnesen zoning administrator at 218-721-3158 for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$13,500.00

Improvements include a +/- 560 sq. ft. cabin, a shed and a privy. 375-0000-09260

Driving Directions: Thompson Lake

From Duluth, travel north on County Road #4 (Rice Lake Rd.). Turn right on Thompson Lake Rd., then right on Needle Lane to an unimproved boat launch area on the left side of the road. Water access only. Cabin can be identified by lease tag L03850180 on structure.



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

Tract 35 **C22150121**

Unorganized Township
Twp: 61 Rng: 13 Sec: 3

Acres +/- 4.6
Zoning: SMU-7

CVT: 625 Plat: 18
Parcel(s): 10



Land	\$85,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$3,022.60

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-9703
County Planning & Development (N).....218-749-7103

Legal Description:

LOT 1, BLOCK 1, EARLY BIRD

Comments:

Approximately 4.6 acres with about 355 feet of frontage on Bear Island Lake. The site is rugged, with a rocky shoreline and a moderately steep path up to the cabin site. Mature trees of various species, primarily balsam, aspen, maple and birch cover the site, screening the cabin from the lake. There is a small lawn area, no well, no septic, no electricity or hard wired telephone service at the site. This +/-355'x400'x537.5'x522' parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Lake access only, from public landings or private resort. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$50,000.00

Improvements include a +/- 524 sq. ft. seasonal cabin and outhouse. 625-0000-09301

Driving Directions: Bear Island Lake

From Virginia, take U.S. Highway #53 north, turn north on U.S. Highway #169, east on County Road #21. Proceed on County Road #21 north of Babbitt, west on County Road #904, north on County Road #490 to public landing. Proceed by water along westerly side of Bear Island to northerly shoreline of lake. No fire numbers present, cabin can be identified by lease tag L03880005 on structure.



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

Tract 36 **C22150120**

Unorganized Township Acres +/- 4.4 CVT: 625 Plat: 18
 Twp: 61 Rng: 13 Sec: 3 Zoning: SMU-7 Parcel(s): 40



Land	\$90,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$3,022.60

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-9703
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 4, BLOCK 1, EARLY BIRD

Comments:
 Approximately 4.4 acres with about 413 feet of frontage on Bear Island Lake. This site is rugged, with a rocky shoreline and a moderately steep path up to the cabin site. Mature trees of various species, primarily balsam, aspen, maple and birch cover the site, screening the cabin from the lake. There is no lawn area, no well, no septic, no electricity or hard wired telephone service at the site. This +/- 413'x423'x400'x420' parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Lake access only, from public landings or private resort. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$7,500.00

Improvements include a +/- 320 sq. ft. seasonal cabin and outhouse. 625-0000-09306

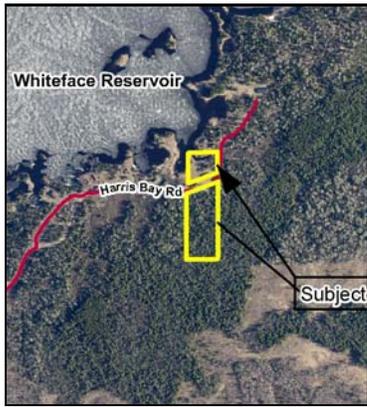
Driving Directions: Bear Island Lake
 From Virginia, take U.S. Highway #53 north, turn north on U.S. Highway #169, east on County Road #21. Proceed on County Road #21 north of Babbitt, west on County Road #904, north on County Road #490 to public landing. Proceed by water along westerly side of Bear Island to northerly shoreline of lake. No fire numbers present, cabin can be located by lease tag L03900006 on structure.



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

Tract 37 **C22150133**

Unorganized Township Acres +/- 3.1 CVT: 641 Plat: 15
 Twp: 55 Rng: 14 Sec: 5 Zoning: SMU-7 Parcel(s): 50, 110



Land	\$90,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,480.00
Survey	\$1,010.20

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-9703
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 5, BLOCK 1, also LOT 5, BLOCK 2, BETULA BEACH 55-14

Comments:
 Approximately 2.91 land acres with 250 feet of frontage on Whiteface Reservoir. The frontage is mostly in a small shallow bay off the main reservoir and on a narrow peninsula. The property is forested primarily of fir/spruce and aspen. There is an open lawn on the upland and black spruce in the wetland area south of Harris Bay Rd. Utilities are run to the subject. Zoning is SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$33,800.00

Improvements include a +/- 880 sq. ft. cabin and outhouse. 641-0000-09105

Driving Directions: 2267 Harris Bay Road, Makinen
 From Duluth, travel north on County Road #4, (Rice Lake Rd.), which turns into Vermilion Trl. Turn right on Harris Bay Rd. and travel to the property (fire number 2267). Cabin can be identified by lease tag L03850228 on structure.



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

Tract 38 **C22150144**

Unorganized Township Acres +/- 0.8 CVT: 642 Plat: 111
 Twp: 56 Rng: 14 Sec: 28 Zoning: SMU-7 Parcel(s): 190



Land	\$60,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,480.00
Survey	\$1,010.21

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-9703
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 10, BLOCK 2, LINWOOD



Comments:
 Approximately 0.8 of an acre with about 120 feet of frontage on Linwood Lake. This property is fairly level, with wet areas in the back and along the waterfront. It is forested primarily of birch, fir and spruce, with an open lawn area around the cabin. Utilities are run to the subject. This irregularly shaped parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$17,100.00

Improvements include a +/- 640 sq. ft. cabin, a shed building, woodshed, and a privy. 642-0000-09301

Driving Directions: 2730 Linwood Lake Road West
 From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. to the property (fire number 2730). Cabin can also be identified by lease tag L03850107 on structure.

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

Tract 39 **C22150149**

Unorganized Township Acres +/- 0.7 CVT: 642 Plat: 111
 Twp: 56 Rng: 14 Sec: 28 Zoning: SMU-7 Parcel(s): 200



Land	\$62,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,480.00
Survey	\$1,010.21

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-9703
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 11, BLOCK 2, LINWOOD



Comments:
 Approximately 0.7 of an acre with about 116 feet of frontage on Linwood Lake. This property is forested with hardwoods and birch, with an open lawn area around the cabin. There are wet areas along the waterfront and the back of the lot. Utilities are run to the subject. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$17,400.00

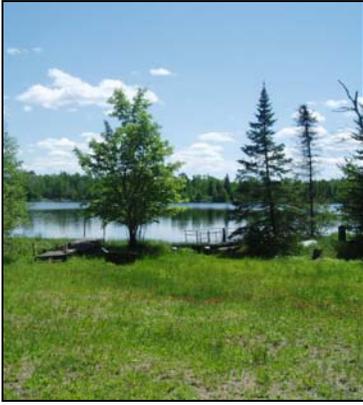
Improvements include a +/- 672 sq. ft. cabin, a sauna, woodshed, and a privy. 642-0000-09302

Driving Directions: 2732 Linwood Lake Road West
 From Duluth, travel north on County Road #4 (Rice Lake Road), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. to the property (fire number 2732). Cabin can also be identified by lease tag L03850087 on structure.

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

Tract 40 **C22150143**

Unorganized Township Acres +/- 0.8 CVT: 642 Plat: 111
 Twp: 56 Rng: 14 Sec: 28 Zoning: SMU-7 Parcel(s): 240



Land	\$62,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,480.00
Survey	\$1,010.21

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-9703
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 15, BLOCK 2, LINWOOD

Comments:

Approximately 0.8 of an acre with about 183 feet of frontage on Linwood Lake. This property is about half forested with aspen, and half open lawn. There are wet areas along the back of the lot and along the waterfront. Utilities are run to the subject. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$10,300.00

Improvements include a +/- 504 sq. ft. cabin, a shed with an attached woodshed, and a privy. 642-0000-09306

Driving Directions: 2700 Linwood Lake Road West

From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. and travel to the property (fire number 2700). Cabin can also be identified by lease tag L03850091 on structure.

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

Tract 41 **C22150151**

Unorganized Township Acres +/- 0.8 CVT: 642 Plat: 111
 Twp: 56 Rng: 14 Sec: 28 Zoning: SMU-7 Parcel(s): 250



Land	\$62,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,480.00
Survey	\$1,010.21

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-9703
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 16, BLOCK 2, LINWOOD

Comments:

Approximately 0.8 of an acre with about 158 feet of frontage on Linwood Lake. This property is forested primarily of birch, fir and spruce, with an open lawn area around the cabin. There are wet areas in the back and along the waterfront. Utilities are run to the subject. Point well. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$13,350.00

Improvements include a +/- 396 sq. ft. cabin, a screen house, 2 sheds, and a privy. 642-0000-09307

Driving Directions: 2698 Linwood Lake Road West

From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. and travel to the property (fire number 2698). Cabin can also be identified by lease tag L03850092 on structure.

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

Tract 42 **C22150123**

Unorganized Township Acres +/- 0.9 CVT: 642 Plat: 111
 Twp: 56 Rng: 14 Sec: 28 Zoning: SMU-7 Parcel(s): 260



Land	\$62,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,480.00
Survey	\$1,010.21

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-9703
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 17, BLOCK 2, LINWOOD

Comments:

Approximately 0.9 of an acre with about 126 feet of frontage on Linwood Lake. The land cover consists primarily of aspen, birch, fir/spruce and open lawn. Utilities are run to the subject. Zoning is SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of width to meet standards. Parcel is a lot of record. Access easement in place. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$17,450.00

Improvements include a +/- 1,000 sq. ft. cabin attached to a sauna with a breezeway, a small metal shed, and a privy. 642-0000-09308

Driving Directions: 2674 Linwood Lake Road West
 From Duluth, travel north on County Road #4 (Rice Lake Road), which turns into Vermillion Trl. Turn right on Camp 26 Truck Trl., then left on W. Linwood Lake Rd. and travel to the property (fire number 2674). Cabin can also be identified by lease tag L03850093 on structure.

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

Tract 43 **C22150147**

Unorganized Township Acres +/- 2.4 CVT: 662 Plat: 31
 Twp: 55 Rng: 15 Sec: 2 Zoning: SMU-7 Parcel(s): 100



Land	\$105,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,480.00
Survey	\$1,010.20

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-9703
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 7, BLOCK 2, WHITEFACE SHORES WEST

Comments:

Approximately 2.16 land acres with about 275 feet of frontage on the Whiteface Reservoir. This property is mostly forested, primarily with aspen, fir and spruce, with an open lawn area around the cabin. There are wet areas at the rear of the lot, and a narrow strip along the lakeshore. Utilities are run to the subject. This irregularly shaped parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$58,250.00

Improvements include a +/- 1,024 sq. ft. cabin, a garage, and a privy. 662-0000-09107

Driving Directions: 2189 Whiteface Road
 From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermillion Trl. Turn right on Whiteface Rd. and travel to the property (fire number 2189). Cabin can also be identified by lease tag L03870012 on structure.

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

Tract 44 **C22150145**

Unorganized Township
Twp: 56 Rng: 16 Sec: 24

Acres +/- 0.78
Zoning: SMU-7

CVT: 676 Plat: 12
Parcel(s): 10



Land	\$50,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$573.00

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-9703
County Planning & Development (N).....218-749-7103

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

Comments:

Approximately 0.78 of an acre with about 222.42 feet of frontage on Long Lake. This property has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject lot is mixed, mostly of aspen, balsam and birch. There is a lawn area around the cabin, with a moderate slope to lake. Electricity is run to the subject. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$78,500.00

Improvements include a +/- 1,024 sq. ft. cabin, shed, shed/outhouse, and a sleeper cabin. **Outbuildings encroach on state property.** 676-0000-09201

Driving Directions: 5907 Long Lake Road South, Makinen
From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 5907. Cabin can be identified by lease tag L03850114 on structure.

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

Tract 45 **C22150146**

Unorganized Township
Twp: 56 Rng: 16 Sec: 24

Acres +/- 0.8
Zoning: SMU-7

CVT: 676 Plat: 12
Parcel(s): 30



Land	\$60,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$573.00

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-9703
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 3, BLOCK 1, COOT CREEK ESTATES

Comments:

Approximately 0.8 of an acre with about 169.43 feet of frontage on Long Lake and about 147.24 feet of frontage on S. Long Lake Rd. This property has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject lot is mixed, mostly of aspen, balsam and birch. There is a lawn area around the cabin, with a moderate slope to lake, with a grassy shoreline. Electricity is run to the subject. Drilled well. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$43,000.00

Improvements include a +/- 640 sq. ft. cabin, screen porch/sauna, shed, outhouse and pumphouse. 676-0000-09227

Driving Directions: 5915 Long Lake Road South, Makinen
From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 5915. Cabin can be identified by lease tag L03850242 on structure.

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

Tract 46 **C22150124**

Unorganized Township Acres +/- 0.72 CVT: 676 Plat: 12
 Twp: 56 Rng: 16 Sec: 24 Zoning: SMU-7 Parcel(s): 50



Land	\$51,500.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$573.00

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-9703
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 5, BLOCK 1, COOT CREEK ESTATES

Comments:
 Approximately 0.72 of an acre with about 124.51 feet of frontage on Long Lake and about 150.38 feet of road frontage. This site has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject is mixed, mostly of moderate age to mature aspen, balsam and birch. There is lawn area around the cabin building site, with a moderate slope to the lake, with a grassy shoreline. Sand point well. No septic observed. This irregularly shaped, +/- 124.51' x 239.14' x 150.38' x 201.84' parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$32,500.00

Improvements include a +/- 187 sq. ft. seasonal cabin, screen house, 2 sheds, outhouse, and pumphouse. 676-0000-09205

Driving Directions: 5919 Long Lake Road South, Makinen
 From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 5919. Cabin can also be identified by lease tag L03850117 on structure.

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

Tract 47 **C22150125**

Unorganized Township Acres +/- 0.77 CVT: 676 Plat: 12
 Twp: 56 Rng: 16 Sec: 24 Zoning: SMU-7 Parcel(s): 110



Land	\$51,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$573.00

County Assessor Virginia.....218-749-7147
 County Environmental Services (N).....218-749-9703
 County Planning & Development (N).....218-749-7103

Legal Description:
 LOT 11, BLOCK 1, COOT CREEK ESTATES

Comments:
 Approximately 0.77 of an acre with about 111.87 feet of frontage on Long Lake and about 115.54 feet of road frontage. This site has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject is mixed, mostly of moderate age to mature aspen, balsam and birch. There is lawn area around the cabin building site, with a moderate slope to the lake with grassy shoreline. There is a small ridge in the center of the site, and a small seasonal wet area. Sand point well. No septic. This irregularly shaped, +/- 111.87' x 281.17' x 115.54' x 172.63' x 114.46' parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$50,500.00

Improvements include a +/- 672 sq. ft. seasonal cabin, deck, log shed, outhouse and pumphouse. 676-0000-09211

Driving Directions: 5953 Long Lake Road South, Makinen
 From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 5953. Cabin can be identified by lease tag L03850123 on structure.

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

Tract 48 **C22150148**

Unorganized Township
Twp: 56 Rng: 16 Sec: 25

Acres +/- 0.74 CVT: 676 Plat: 12
Zoning: SMU-7 Parcel(s): 240



Land	\$51,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$573.00

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-7903
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 24, BLOCK 1, COOT CREEK ESTATES

Comments:
Approximately 0.74 of an acre with about 122.35 feet of frontage on Long Lake and about 149.5 feet of frontage on S. Long Lake Rd. This property has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject lot is mixed, mostly of aspen, balsam and birch. There is a lawn area around the cabin, with a moderate slope to lake. Electricity is run to the subject. Drilled well. This parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Parcel is a lot of record. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$140,000.00

Improvements include a +/- 832 sq. ft. cabin, shed, barrel sauna building and pumphouse. 676-0000-09224

Driving Directions: 6007 Long Lake Road South, Makinen
From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 6007. Cabin can be identified by lease tag L03850136 on structure.



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

Tract 49 **C22150174**

Unorganized Township
Twp: 56 Rng: 16 Sec: 25

Acres +/- 1.02 CVT: 676 Plat: 12
Zoning: SMU-7 Parcel(s): 400



Land	\$59,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$573.00

County Assessor Virginia.....218-749-7147
County Environmental Services (N).....218-749-7903
County Planning & Development (N).....218-749-7103

Legal Description:
LOT 40, BLOCK 1, COOT CREEK ESTATES

Comments:
Approximately 1.02 acres with about 119.79 feet of frontage on Long Lake and about 151.15 feet of frontage on S. Long Lake Rd. This property has a gravel driveway leading to the cabin site. Tree cover along the road and into the subject lot is mixed, mostly of aspen, balsam and birch. There is a lawn area around the cabin, with a moderate slope to lake. Electricity is run to the subject. Point well. This irregularly shaped parcel is zoned SMU-7 (Shoreland Mixed Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions. Recording fee \$46.00.

Additional Costs Paid to Lessee	
Improvements	\$37,000.00

Improvements include a +/- 576 sq. ft. cabin, shed, outhouse and pumphouse. 676-0000-09540

Driving Directions: 6103 Long Lake Road South, Makinen
From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108 and travel past Long Lake. Turn right on Long Lake Rd. S. and travel to fire number 6103. Cabin can be identified by lease tag L03850151 on structure.



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



S A I N T LOUIS COUNTY M I N N E S O T A

Land Sale Auction Pre-Registration Form

E-mail: landdept@stlouiscountymn.gov

Mail: St. Louis County Land and Minerals Department
320 West 2nd Street, Suite 302
Duluth, MN 55802
Fax: 218-726-2600

Please PRINT CLEARLY and submit this form to the Land and Minerals Department for pre-registration via mail, fax or email no later than 4:30 P.M. the day prior to the auction. Form submission prior to the auction allows bidder to use the convenient "Pre-Registered Bidder" line at the auction. Pre-registering allows you to simply sign in and pick up your bidder number saving you time. If you choose not to pre-register, simply complete this form and submit it at the auction. If bidding on behalf of a company, you must fill out the "Company Information" portion below.

Bidder Name _____
(First name) (Last name)

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

(First name) (Last name)

(First name) (Last name)

Mailing address _____

City _____ State _____ Zip code _____

Phone number _____ E-mail _____

Marital Status (for Deed purposes only)

Please check appropriate boxes below:

Single ownership

Co-ownership: joint tenancy

Co-ownership: other

Co-ownership: tenancy in common

Company Information

(First name) (Last name)

(Title)

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

(State in which company is organized)



SAINT LOUIS COUNTY, MINNESOTA

LAND AND MINERALS

DEPARTMENT

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

Tax Forfeited Properties Auction

Thursday, February 11, 2016

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

Date: Thursday, February 11, 2016

Time: 10:00 A.M.

Location: Public Safety Building

2030 N. Arlington Ave.

Duluth, MN 55811

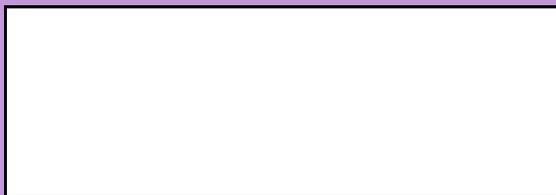


Photo Credit:
Kim Seguin

Barrier Free: All St. Louis County auctions are accessible to the handicapped. Attempts will be made to accommodate any other individual needs for special services. Please contact the St. Louis County Land and Minerals Department at 218-726-2606 prior to the auction, so necessary arrangements can be made. Notice: Tracts shown in this booklet that do not sell at our February 11, 2016 auction will immediately be placed on our Available Lands List and can be purchased over-the-counter for the full total price that is listed on each tract. Purchase offers for less than the total price will not be accepted. Please contact any of our Land and Minerals Department offices and we would be happy to answer your questions.

stlouiscountymn.gov

218-726-2606