



SAINT LOUIS COUNTY, MINNESOTA

LAND AND MINERALS DEPARTMENT

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

Tax Forfeited Properties Auction

Thursday, October 8, 2015



INSIDE:

Lakeshore Property

Homes

Recreational Land

Investment Property

Pre-Registration Form

October 8, 2015

11:00 A.M.

**Miners Memorial Building
821 South 9th Avenue
Virginia, MN 55792**

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, October 8, 2015
Time: 11:00 A.M.
Location: Miners Memorial Building
Address: 821 S. 9th Ave. · Virginia, MN 55792

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

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

<p>Duluth Office 320 W. 2nd St., 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Receive notification via email any time the Land Sale List or Available Lands List is altered (if a parcel is withdrawn from sale).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 serve basis. The county reserves the right to reject any bidder who has defaulted on a land sale contract. Payment must be made by personal check, cashier's check, certified check, or money order made payable to "St. Louis County Auditor".
3. Properties sold through this auction are subject to local zoning ordinances. Please contact the local zoning administrator to obtain copies of these ordinances. No structure or part thereof shall be erected, constructed, moved or structurally altered, and no land shall change in use until the local zoning authority has approved and issued a land use permit.
4. All sales are subject to existing liens, leases, easements, and rights-of-way.
5. Any lands offered for sale may be subject to unpaid assessments against the property. Before purchasing, any prospective buyer should consult the City Treasurer's Office for properties in the City of Duluth, or the City/Town Clerk for all other locations, in respect to any unpaid assessments that may exist. Any assessments against the property for public improvements after the property forfeited to the State shall be assessed against the property and paid for at the time of purchase, pursuant to Minnesota Statutes, 282.01, Subd. 3. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a parcel in an amount equal to the remaining unpaid original assessment at the time of forfeiture. Minnesota Stat. 429.071, Subd. 4 and 435.23.
6. Some non-platted lands listed for sale may contain non-forested marginal land or wetland as defined in Minnesota Statutes. The deed for these parcels will contain a restrictive covenant, which will prohibit enrollment of the lands in a State funded program providing compensation for conservation of marginal land or wetlands. Notice of the existence of non-forested marginal land or wetlands will be available to prospective bidders 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. 218/825-1234 to arrange to see the property for such an inspection or assessment.
9. The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated concentrations are found. Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling. St. Louis County has not performed nor is aware of any radon testing on parcels offered for sale, unless otherwise noted. The County will provide a copy of the Minnesota Department of Health's Radon in Real Estate Transactions publication to any purchaser of residential tax forfeited property.
10. The County Auditor shall charge and collect in full at the time of sale for the State of Minnesota, an assurance fee of 3% of the total sale price of the land, timber, and structures. Additional fees such as recording fees, deed fees, and deed taxes will be explained at the time of payment.
11. For each parcel of land sold, a down payment of 10% of the purchase price or \$500, whichever is greater (Board Resolution # 1988-348), must be paid at the time of the sale, or the parcel will be sold to the next highest bidder. Those parcels purchased under an installment plan will require execution of a purchase contract. The length of the contract cannot exceed ten (10) years and the remaining principal balance will be payable in equal annual installments plus simple interest at the rate set pursuant to Minnesota Stat. 549.09. Other terms and conditions will be explained at the time of signing. The county reserves the right to require payment in full at time of sale if the bidder has previously defaulted on a land sale contract or repurchase agreement.
12. For those parcels for which there is an estimated volume of timber, the value of the timber must be paid in full at the time of purchase, in addition to the down payment stated above. If a parcel with timber sells for more than the list price, the amount bid in excess of the list price will be allocated between the land and the timber in proportion to the respective totals. The amount allocated to timber must be paid in full at the time of purchase. (Board Resolution # 1988-348)
13. ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEE WITH RESPECT TO ACCESS TO STATE TAX FORFEITED LANDS SOLD. ALL LANDS ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.
14. ANNUAL PROOF OF INSURANCE WILL BE REQUIRED ON ALL PARCELS WITH INSURABLE STRUCTURES. Proof must be supplied to the Land and Minerals Department within 30 days of purchase, and within ten (10) days of cancellation of insurance.
15. If a contract is canceled, and less than 50% of the principal (original sale price) has been paid, reinstatement will not be allowed. To retain the property, payment in full must be received.

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

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

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

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

Amount Due Upon Purchase

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



St. Louis County Land and Minerals Department
 Government Services Center
 20 WYgh2nd 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 October 8th, 2015 auction will immediately be placed on our Available Lands List and can be purchased over-the-counter for the full total price that is listed on each tract! Purchase offers for less than the total price will not be accepted.

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

We have 3 state tax forfeited land sales per year, one each in February, June and October. The dates will be posted by January each year to our website located at www.stlouiscountymn.gov. Click on the "Tax Forfeit Land Sales" button, then select the "Upcoming Land Sale" link. Listings for the next land sale will be available approximately one month before the sale date.

2. When and where are your tax sales advertised?

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

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

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

4. What are the payment requirements at the sale?

We require payment by check or money order.

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

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

6. Does your county offer a financing program?

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

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

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

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

There is no redemption period once a property is acquired.

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

Bidders or their representatives must be present at our sales.

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

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

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

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

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

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

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

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

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

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

We hope this information is of use to you, and thank you for your interest in 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



SAINT LOUIS COUNTY MINNESOTA

Land Sale Auction Pre-Registration Form

E-mail: landdept@stlouiscountymn.gov

Mail: St. Louis County Land and Minerals Department
325 W. 5th Street, Suite 100
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)

Purchase 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 _____

Under _____ 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)

Tract 1 City Of Duluth See Comments Starting Bid **\$410,620.00** ± 69.00 acres C22150111 ^{KZ}



Location: south of Martin Road, west of Vermilion Road, north of Pleasant View Road
Legal: NE1/4 OF NE1/4 EX N 33 FT FOR RD & EX S 350 FT OF N 383 FT OF E 500 FT, Sec 35 Twp 51N Rge 14W CITY OF DULUTH also LOTS 1 THRU 10, BLOCK 1, WOODLAND PARK ACRE TRACTS DULUTH also LOTS 1 THRU 13 AND LOTS 16 THRU 26, BLOCK 2, WOODLAND PARK ACRE TRACTS DULUTH also LOT 6, BLOCK 4, GREYSOLON FARMS 1ST DIVISION OF DULUTH

Land	\$410,620.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$410,620.00



This approximately 69 acre tract is located in the Woodland area of Duluth, and fronts the Martin Rd., Vermilion Rd. and Pleasant View Rd. The property is nicely wooded and is generally high ground. There is no city water or sewer in this area. The northern half of this tract is zoned RR-1 (Rural Residential) and the southern half is zoned R-1 (Residential). The RR-1 zoning allows for residential development with 5 acre lots. The R-1 district has a minimum lot area of the average of developed lots on the block face. Easements for a Hiking Trail and a Snowmobile Trail pass through these parcels, running from Martin Rd. to Pleasant View Rd. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$92.00.
 PIDs: 010-2010-00910; 010-2720-00010; 010-4730-00010 thru -00100, -00140 thru -00260, -00290 thru -00390
 ST. LOUIS COUNTY MAKES NO 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 010-2250-00590 Starting Bid **\$900.00** ± 0.02 acres C22140078 ^{KZ}



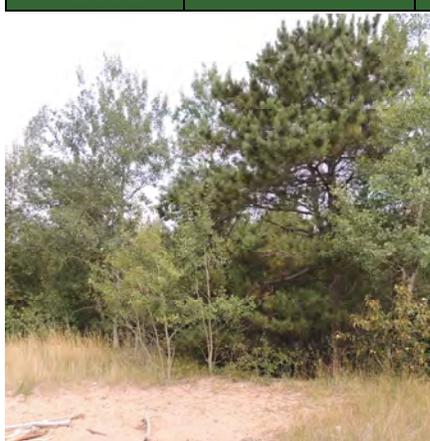
Location: south side of Hutchinson Road between address #1926 and #2002
Legal: LOT 1, BLOCK 4, HOMEBUILDERS PARK DULUTH

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



A non-conforming, triangularly shaped parcel, located on the south side of Hutchinson Rd. between Selkirk St. and Exhibition Dr. This +/- 753 sq. ft. parcel is zoned R-1 (Residential), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#179568
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 3 City Of Duluth 010-4400-01330 Starting Bid **\$789,000.00** ± 3.33 acres C22140218 ^{KZ}



Location: on the bay side of Park Point, off of undeveloped 17th St.
Legal: LOTS 32 THRU 44 EVEN NUMBERED LOTS, UPPER DULUTH ST LOUIS AVENUE

Land	\$789,000.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$789,000.00



A large, undeveloped parcel, with a mix of tree cover and sand beach adjacent to St. Louis Bay in the Park Point neighborhood of Duluth. Approximately 3.33 acres, this property is zoned R-1 (Residential Traditional), which requires finding the smaller of 4,000 sq. ft. or the average of developed lots on the block face, and the smaller of 40 feet or the average of developed lots with similar uses on the block face to meet minimum standards. This property contains mostly level ground, with many potential development options. Check with the City of Duluth for any pending or future assessments that may be reinstated. Recording fee \$92.00. T#331494 and Abstract
 ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.



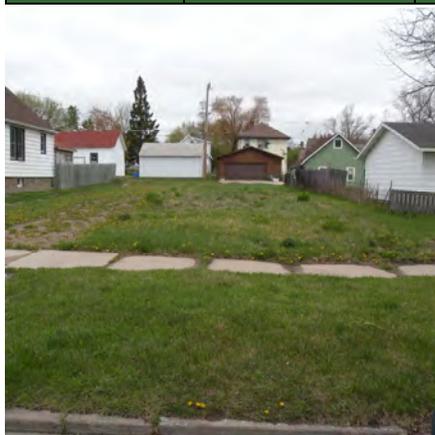
Location: 601 Main Street, Biwabik
Legal: LOT 1, BLOCK 31, BIWABIK

Land	\$3,500.00
Timber	\$0.00
Improvements	\$22,000.00
Certified Assessments	\$0.00
Total	\$25,500.00



Commercial building on Main St. in the city of Biwabik. This structure is divided into 3 areas. The front portion contains an open floor space, office, storage and 1/2 bath, followed by another open area, with a kitchenette space, storage room and 1/2 bath. North of this area is a garage space with an overhead electric door and additional storage areas. The rear of the building houses a separate business area with open floor space, an office and 1/2 bath. Zoning is C-1 (Commercial). Contact the City of Biwabik for zoning questions, and for any pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee \$46.00.

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Location: between 616 and 622 2nd Street NW, Chisholm
Legal: LOTS 26 AND 27, BLOCK 3, WESTERN ADDITION TO CHISHOLM

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



A vacant lot located in the city of Chisholm. This +/- 50' x125' parcel is zoned R-1 (Residential), which requires a minimum lot width of 50 feet and 6,000 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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Location: 424 NW 3rd Street, Chisholm
Legal: BEGINNING AT NW CORNER OF LOT 5 BLK 8 RUNNING THENCE S TO SW CORNER OF SAID LOT THENCE E ALONG THE S LINE OF SAID LOT 24 8/10 FT THENCE N TO THE N LINE OF LOT 24 BLK 8 NORTHERN ADD TO CHISHOLM THENCE W ALONG THE SAID LINE AND THE N LINE OF LOT 5 BLK 8 A DISTANCE OF 25 FT TO PLACE OF BEGINNING AND ELY 5 FT OF LOT 6, BLOCK 8, WESTERN ADDITION TO CHISHOLM

Land	\$1,500.00
Timber	\$0.00
Improvements	\$11,750.00
Certified Assessments	\$0.00
Total	\$13,250.00



A stucco-clad, single family home with a detached single stall garage located on the Iron Range in the city of Chisholm. This parcel is zoned R-1 (Residential), which requires a minimum lot width of 50 feet and 6,000 sq. ft. of total lot area to meet standards, making it a non-conforming lot of record. The main floor features a living and dining room, full kitchen, and a 3-seasons porch. The second story contains 3 bedrooms and a full bathroom. An additional 1/2 bath area can be found in the basement. Water and sewer lines have been removed and will need to be reconnected. Check with the City of Chisholm regarding an unpaid utilities assessment of \$101.27, a future assessment for street improvements, and any other pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee \$46.00.

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Tract 7

City Of Virginia

090-0010-06260

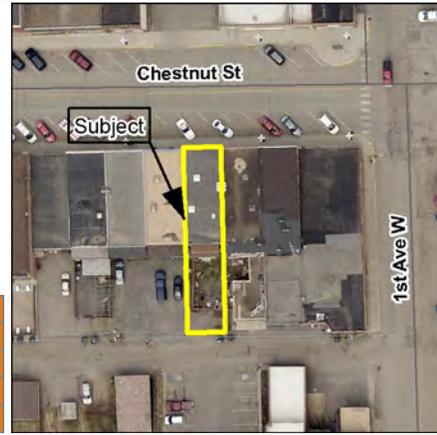
Starting Bid
\$19,900.00

± 0.06 acres

C22130141 CJ

**Location:** 110 & 110 1/2 Chestnut Street, Virginia**Legal:** LOT 4, BLOCK 27, VIRGINIA

Land	\$3,721.30
Timber	\$0.00
Improvements	\$16,178.70
Certified Assessments	\$0.00
Total	\$19,900.00



A 2 story commercial building located on the Iron Range in the downtown area of Virginia. The main level features 4 office spaces, mens and womens restrooms, and a display/showroom area. The second floor can be accessed via a separate entrance on Chestnut St., and contains 5 common rooms, 2 bedrooms, and separate mens and womens restrooms. This 25' x 120' lot is zoned B-1 (Central Business District). Please contact the City of Virginia for business zoning standards and requirements, for payment options regarding a utilities assessment of \$15,137.62 held against this parcel, and for any pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee \$46.00.

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Tract 8

City Of Virginia

090-0030-02130

Starting Bid
\$24,200.00

± 0.07 acres

C22150131 CJ

**Location:** 232 5th Street South, Virginia**Legal:** LOT 16, BLOCK 83, VIRGINIA 2ND ADDITION

Land	\$2,000.00
Timber	\$0.00
Improvements	\$17,300.00
Certified Assessments	\$4,900.00
Total	\$24,200.00



A 2 1/2 story home with attached 2 stall garage located on the Iron Range in the city of Virginia. This +/- 25' x 120' parcel is zoned R-2 (Residential), which requires a minimum lot width of 25 feet and 5,000 sq. ft. of total lot area to meet minimum standards. The first floor features separate living and dining rooms, a full kitchen, and a 1/2 bath. The second floor contains 3 bedrooms, and a full bathroom. The 1/2 story attic is a walk-up, and offers bonus living space potential. There is a certified assessment held against this property in the amount of \$4,900.00 that must be paid at the time of sale. Check with the City of Virginia for any other certified, pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee \$46.00.

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Tract 9

City Of Babbitt

105-0010-01220

Starting Bid
\$21,700.00

± 0.21 acres

C22150132 CJ

**Location:** 27 Hemlock Circle, Babbitt**Legal:** LOT 25, BLOCK 6, BABBITT 1ST DIVISION CITY OF BABBITT

Land	\$3,000.00
Timber	\$0.00
Improvements	\$18,700.00
Certified Assessments	\$0.00
Total	\$21,700.00



A 1 story, single family home along with a detached single stall garage located in the City of Babbitt. This home features 2 bedrooms, 1 bathroom, combination living and dining room, and a full kitchen. This 75' x 120' parcel is zoned R-2 (single family residential), which requires a minimum lot width of 80 feet and 9,600 sq. ft. of total lot area to meet standards. This property does not meet the minimum standards, and is considered a legal, non-conforming lot of record. Check with the City of Babbitt for details regarding a pending assessment for unpaid utility and garbage services of +/- \$483.00 that may be reinstated, 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.



Location: 42 Balsam Circle, Babbitt

Legal: LOT 6, BLOCK 2, BABBITT 4TH DIVISION CITY OF BABBITT

Land	\$3,500.00
Timber	\$0.00
Improvements	\$21,000.00
Certified Assessments	\$0.00
Total	\$24,500.00



A 1 story, single family home and detached single stall garage located in the city of Babbitt. This +/- 75' x 125' parcel is zoned R-2 (single family residential), which requires a minimum lot width of 80 feet and 9,600 sq. ft. of total lot area to meet standards. This property does not meet the minimum standards, and is considered a legal, non-conforming lot of record. This home features 3 bedrooms, 1 1/2 bathrooms, combination living and dining room, and a full kitchen. There is a 1 stall detached garage, with an attached lean-to that was previously utilized as a shop area. Check with the City of Babbitt for details regarding a pending assessment for unpaid utility and garbage services of +/- \$364.00 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee \$46.00.

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



Location: 416 East Howard Street, Hibbing

Legal: LOTS 9 10 AND 11, BLOCK 9, CENTRAL ADDITION TO HIBBING

Land	\$15,850.00
Timber	\$0.00
Improvements	\$34,150.00
Certified Assessments	\$0.00
Total	\$50,000.00



A 2 story commercial building located on historic Howard St. in the Iron Range city of Hibbing. This structure sits on a +/- 80' x 125' lot, and is zoned C2a (Commercial), which requires the preservation of the architectural characteristics. This expansive building previously housed an Asian food establishment on the first floor and business storage on the second. Check with the City of Hibbing for details on this special zoning, and any certified, pending or future assessments that may be reinstated. (Proof of insurance for this structure is required within 30 days if purchased under contract.) Recording fee \$46.00.

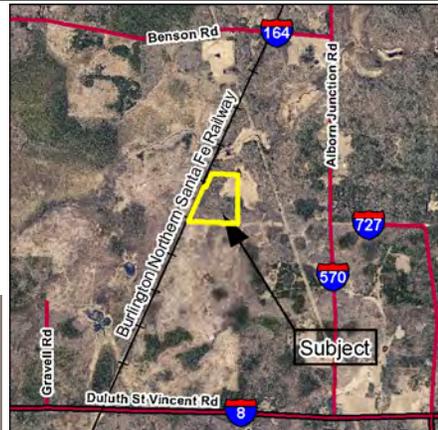
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.



Location: approximately 0.5 mile west of the Alborn Junction Rd.

Legal: THAT PART OF S1/2 OF SE1/4 LYING E OF RY R/W, Sec 34 Twp 52N Rge 18W, TOWN OF ALBORN

Land	\$23,100.00
Timber	\$4,400.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$27,500.00



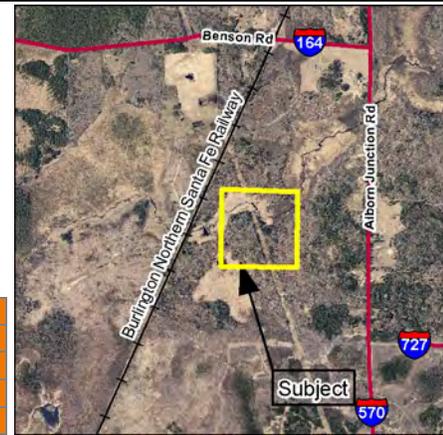
This irregularly shaped parcel is approximately 29 acres, located southwest of the town of Alborn. It is nicely wooded with hardwoods and conifers, is mostly level, and has an open marsh in the northeast. There is no known legal access. Its western border abuts the Great Northern Railway, an active railroad route, beyond which are several hundred acres of public land. The remaining borders abut private property. Zoning is FAM-3 (Forest Agricultural Management), which requires a minimum lot width of 300 feet and 9 acres to meet standards. Check with the Town of Alborn for any pending or future assessments that may be reinstated. Recording fee \$46.00. Please respect private property by asking permission to cross for viewing of 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 13 Alborn Township 205-0010-06210 Starting Bid **\$31,200.00** ± 40.00 acres C22150114 ^{JG}



Location: approximately 0.5 of a mile west of the Alborn Junction Rd.
Legal: NW 1/4 OF SW 1/4, Sec 35 Twp 52N Rge 18W, TOWN OF ALBORN

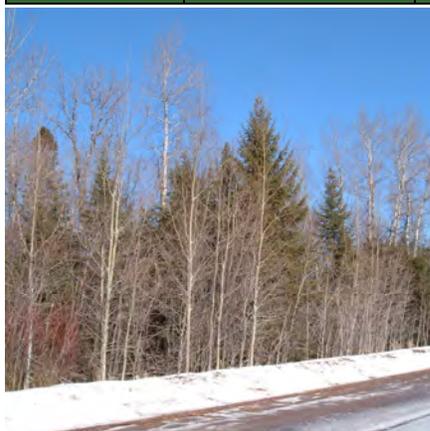


Land	\$25,100.00
Timber	\$6,100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$31,200.00

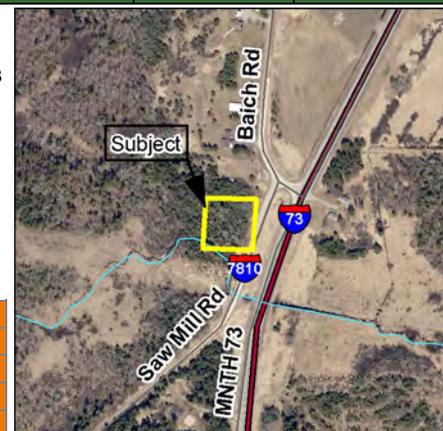
This approximately 40 acre parcel is located southwest of the town of Alborn, about 0.5 of a mile west of the Alborn Junction Rd. There is no known legal access. Most of the property is south of an unnamed creek that flows east into the Artichoke River. An overhead powerline bisects the property. The high ground is wooded with aspen, red maple and balsam. It is surrounded by private property. Zoning is FAM-3 (Forest Agricultural Management), which requires a minimum lot width of 300 feet and 9 acres of total lot area to meet standards. Check with the Town of Alborn for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#203834 Please respect private property by asking permission to cross for viewing 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 14 Balkan Township 235-0010-01231 Starting Bid **\$1,900.00** ± 0.75 acres C22150103 ^{RH}



Location: west side of Sawmill Road, south of Baich Road
Legal: S 208 1/2 FT OF N 408 1/2 FT OF E 208 1/2 FT OF NE 1/4 OF NE 1/4, Sec 8 Twp 58N Rge 20W, TOWN OF BALKAN



Land	\$1,654.00
Timber	\$246.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$1,900.00

This approximately 1 acre parcel is timbered with aspen, fir, ash and spruce. There is a small creek in the southwest corner. This +/- 208.5' x 208.5' parcel is zoned MU-5 (Multiple Use), which requires 2.5 acres and a minimum width of 200 feet to meet standards. Parcel is a lot of record. 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 15 Biwabik Township 260-0015-00655 Starting Bid **\$47,500.00** ± 4.48 acres C22150107 ^{RH}



Location: west of the end of Holly Lane, on Lost (Horseshoe) Lake
Legal: WLY 200FT OF LOT 5, Sec 31 Twp 58N Rge 16W, TOWN OF BIWABIK



Land	\$46,940.00
Timber	\$560.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$47,500.00

This approximately 5 acre parcel has about 220 front feet on Lost (Horseshoe) Lake, a natural environment lake requiring a 150 foot setback. There is no known legal access. Parcel is fairly level then slopes down to the shoreline. The parcel is timbered with aspen, birch, maple, ash, cedar and spruce. This +/- 200' x 1,338' parcel is zoned RES-5 (Residential), which requires 2.5 acres, a minimum width of 200 feet and 20 foot setbacks to meet standards. There may be an acreage discrepancy. Check with Biwabik Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. Please respect private property by seeking permission to access 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.



Location: south of MN Highway #37 between Spirit Lake Road and Saint Road

Legal: NE 1/4 OF NW 1/4 EX 74/100 ACRES FOR ROAD AND EX 4.76 AC ALONG S LINE AND EX N1/2 LYING E OF W 990 FT AND EX S1/2 LYING E OF W 990 FT AND EX N1/2 OF ELY 330 FT OF WLY 990 FT AND EX N1/2 OF WLY 330 FT AND EX S1/2 OF ELY 330 FT OF WLY 660 FT AND EX S1/2 OF WLY 330 FT, Sec 30 Twp 57N Rge 18W, TOWN OF CLINTON

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



This rectangularly shaped parcel is grassy with pockets of brush. It is subject to a 33 foot wide road easement across it's southern border. This 330' x 660' 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. Parcel is a lot of record. Wetlands may impact development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with 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.



Location: east side of Murphy Road, north of Arkola Road

Legal: N 1/2 OF SW 1/4, Sec 8 Twp 54N Rge 17W, TOWN OF COTTON

Land	\$50,500.00
Timber	\$5,500.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$56,000.00



This rectangularly shaped parcel is approximately 80 acres with 0.25 of a mile road frontage and 0.5 of a mile of depth. There is a ditch and power line adjacent to the Murphy Rd. on its western border. It is mostly lowland with spruce and tamarack. There is a slightly higher island of aspen and balsam fir in the south central portion with several blown down trees. This +/- 1,320' x 2,640' parcel is zoned MUNS-5 (Multiple Use Non Shoreland), which requires a minimum lot width of 200 feet and 2.5 acres of total lot area to meet standards. This parcel has limited development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with the Town of Cotton for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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Location: 3947 Clyde Road, Eveleth

Legal: ELY 435.6 FT OF NLY 500 FT OF SE1/4 OF SE1/4, Sec 24 Twp 57N Rge 17W, TOWN OF FAYAL

Land	\$5,500.00
Timber	\$0.00
Improvements	\$7,800.00
Certified Assessments	\$0.00
Total	\$13,300.00



This parcel is approximately 5 acres of fairly level terrain, with lowland spruce in the north, and jack pine and fir in the south. It has a single wide mobile home with an interior that has been exposed to the elements, a 10' x 10' dilapidated shed and a 24' x 36' garage in poor condition. This +/- 500' x 435.6' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Any personal property remaining is part of the sale. The septic system was abandoned in May, 2015 - contact St. Louis County Environmental Services for septic questions. Check with Fayal Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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



Location: east side of Alango Rd., north of Leander Rd.
Legal: SW 1/4 OF NW 1/4, Sec 33 Twp 62N Rge 19W, TOWN OF FIELD

Land	\$20,091.00
Timber	\$909.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$21,000.00



This approximately 40 acre parcel is crossed diagonally by a drainage ditch. There is an area of aspen in the northeast, grassy lowland in the southwest and grassy upland in the east. A snowmobile trail adjoins the southern border. This parcel is zoned FAM-1 (Forest Agricultural Management), which requires 35 acres, a minimum width of 600 feet and 100 feet for setbacks to meet standards. Subject to a deed restriction excepting and reserving, an easement for snowmobile access purposes over, under and across the southerly 33 feet. 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 Field Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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Location: south and west of Everett Bay Road
Legal: LOTS 44 THRU 52, LAKE VERMILION CLUB PLAT 1 GREENWOOD

Land	\$11,194.53
Timber	\$305.47
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$11,500.00



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

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



Location: southeast corner of Anderson Road and Kenroy Road
Legal: LOT 1, BLOCK 2, MORSE ADDITION CITY OF HERMANTOWN

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



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

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



Location: south side of Arkola Road, east of CSAH #7
Legal: W1/2 OF NE1/4 OF NW1/4, Sec 14 Twp 54N Rge 18W, TOWN OF KELSEY

Land	\$13,325.00
Timber	\$4,675.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,000.00



This approximately 20 acre rectangularly shaped parcel has frontage on the Arkola Rd. near the intersection of CSAH #7 and County Road #52 (Arkola Rd.). It has an abandoned gravel pit near the road in the northwest portion. There is a pond surrounded by conifers in the northeast. The southern portion is mostly aspen. There is a power line adjacent to the highway along the northern border. This +/- 660' x 1,320' parcel is zoned Multiple Use Non Shoreland (MUNS-4), which requires a minimum lot width of 100 feet and 4.5 acres of total lot area to meet standards. Check with the Town of Kelsey for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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



Location: approximately 1,120 feet west of the end of the Voltzke Road
Legal: NW 1/4 OF NE 1/4 OF SW 1/4, Sec 4 Twp 49N Rge 15W, TOWN OF MIDWAY

Land	\$2,900.00
Timber	\$100.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$3,000.00



This approximately 10 acre parcel is rural low land without access, about 0.25 of a mile west of the end of the Voltzke Rd. It has minimal amounts of tamarack, black ash, and northern white cedar for tree cover, with abundant amounts of lowland brush throughout. It is located within 0.5 of a mile of the active Proctor Railroad yard. It is also located in the floodplain of Kingsbury Creek, which floods seasonally. This +/- 660' x 660' parcel is zoned RR-1 (Rural Residential), which requires a minimum width of 330 feet and 5 acres to meet standards. An access road would have to be extended from Voltzke Rd. for residential use. Lowland wetland filling would likely be required also. Check with the Town of Midway for any pending or future assessments that may be reinstated. Recording fee \$46.00. Please respect private property by seeking 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.



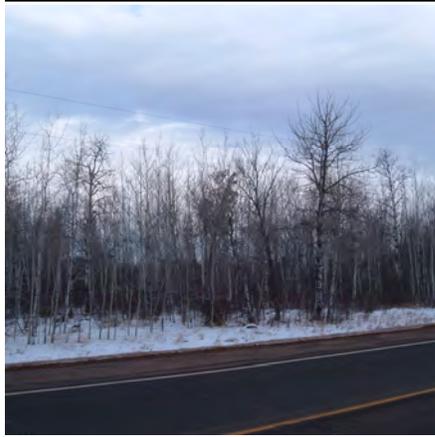
Location: north side of Taylor Road just west of address #6637
Legal: BEGINNING AT THE SW CORNER OF NE 1/4 OF NW 1/4 RUNNING THENCE E ALONG THE S LINE OF SAID FORTY 208 71/100 FT THENCE N 208 71/100 FT THENCE W 208 71/100 FT THENCE S ALONG THE W LINE OF SAID FORTY 208 71/100 FT TO PLACE OF BEGINNING, Sec 28 Twp 60N Rge 16W, TOWN OF PIKE

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



Parcel is approximately 1 acre, with lowland brush in the west and northwest, and an area of ash and tamarack in the southeast. This +/- 208.71' x 208.71' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Parcel is a lot of record. This parcel has limited development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with Pike Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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Location: north side of CSAH #21 (W. Pike Rd.), east of Karki Road

Legal: SE1/4 OF SW1/4 EX PART LYING S AND E OF ST LOUIS COUNTY HWY 21, Sec 32 Twp 60N Rge 16W, TOWN OF PIKE

Land	\$7,893.00
Timber	\$307.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$8,200.00



Parcel is triangularly shaped, approximately 4.31 acres, timbered with aspen and ash with an area of lowland brush in the northwest. This +/- 900' x 655' x 630' parcel is zoned MUNS-4 (Multiple Use Non-Shoreland), which requires 4.5 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Parcel is a lot of record. Check with Pike Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

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



Location: east side of S. 2nd St. W., south of S. 5th Ave. W

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

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



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

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



Location: west side of S. 1st St. W. between S. 5th Ave. W. and South Ave.

Legal: LOTS 4 AND 5, BLOCK 4, GARDENDALE TOWN OF WHITE

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



A +/- 120' x 292' lot of record located just south of the northern MN city of Aurora. This parcel contains partial low land, a grassy brush area near S. 1st St. W., and aspen, conifers and tamarack near the western boundary. This tract is zoned RES-7 (Residential), requiring 1 acre and 20 foot setbacks. Public water (City of Aurora) is located in the alley across S. 1st St. W. (a township road). Check with the Town of White for any pending or future assessments that may be reinstated. Recording fee \$46.00.

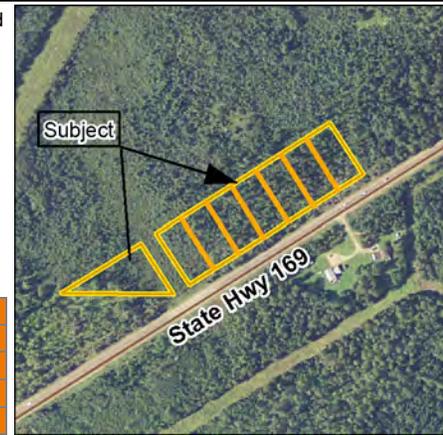
ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Tract 28	Wuori Township	580-0011-00010,00020,00030,00040,00050,00060,00070	Starting Bid \$7,550.00	± 4.33 acres	C22130053 ^{RH}
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Location: north side of MN Highway #169 between Polar Drive and Trilium Road
Legal: LOTS 1 THRU 7, ABRAHAMSONS PINE TREE ACRES TOWN OF WUORI

Land	\$6,623.00
Timber	\$927.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$7,550.00



This tract is located on the northerly side of MN Highway #169, approximately 2 miles east of U.S. Highway #53. Lot 1 is a mixture of jack pine, balsam fir, aspen and birch. Lot 2 is a low swamp area leading into Lots 3-7, with scattered mature red pine, balsam fir and spruce. Lot 7 is mature black spruce. Zoning is MUNS-5 (Multiple Use Non-Shoreland), which requires 2.5 acres, 200 feet of lot width and 20 foot side principal. Check with Wuori 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 29	Unorganized Township	690-0010-05670	Starting Bid \$10,400.00	± 17.10 acres	C22150106 ^{RH}
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Location: approximately 140 feet east of Peat Plant Road
Legal: UNPLATTED PORTION OF NE1/4 OF SE1/4 DESCRIBED AS FOLLOWS BEG AT THE E1/16 COR OF SE1/4 THENCE N TO RR R.O.W. THENCE NWLY AT AN ANGLE OF 129DEG18'30" A DISTANCE OF 410 FT MORE OR LESS THENCE WLY AT AN ANGLE OF 140DEG45'30" TO A PT ON THE W LINE OF SAID FORTY THENCE S 580.37 FT TO SW COR OF SAID FORTY THENCE E AT AN ANGLE OF 90DEG13'30" A DISTANCE OF 1325.8 FT TO PLACE OF BEG EX RY R.O.W., Sec 34 Twp 56N Rge 17W, UNORGANIZED 56 17

Land	\$10,284.00
Timber	\$116.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$10,400.00



This irregularly shaped rectangular parcel is approximately 17.1 acres. Parcel is primarily low land with a power line crossing through the western quarter, widely scattered spruce and tamarack in the western third, and a pocket of aspen in the northwestern third. The remainder is lowland marsh with an active railroad grade along a portion of the eastern border. There is no known legal access. This +/- 455' x 1,155' 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. This parcel has limited development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with the St. Louis County Assessor's office for any pending or future assessments that may be reinstated. Recording fee \$46.00. Please respect private property by seeking 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	Unorganized Township	728-0020-02610,02620	Starting Bid \$900.00	± 0.67 acres	C22150104 ^{RH}
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Location: west side of Janson Road, north of Hoodoo Road
Legal: LOT 8 AND LOTS 9 THRU 14, BLOCK 16, GHEEN 63 19

Land	\$699.00
Timber	\$201.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$900.00



Parcel is rectangularly shaped, approximately 0.67 of an acre. It has a high ridge along the road and then slopes down to the west. The parcel has a lot of blown down trees and is timbered with scattered aspen, white pine and jack pine. There is an active railroad grade off to the west. This +/- 125' x 247' 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 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.

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?

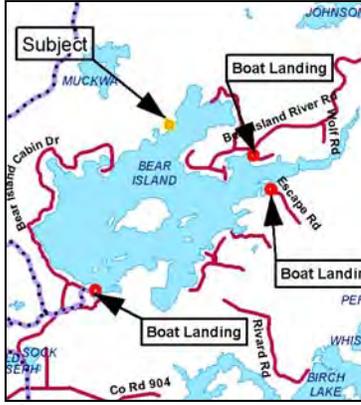
Please contact the St. Louis County Land and Minerals Department at
218-726-2606.

Tract 31 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 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, 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:

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 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 32 C22150120

**Unorganized Township
Twp: 61 Rng: 13 Sec: 3**

**Acres +/- 4.4
Zoning: SMU-7**

**CVT: 625 Plat: 18
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 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, 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:

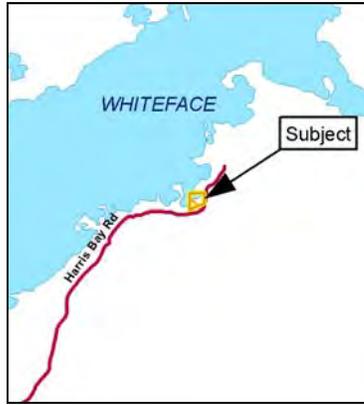
From Virginia, take U.S. Highway #53 north, turn north on U.S. Highway #169, east on County Road #21. Proceed on County Road #21 north of Babbitt, west on County Road #904, north on County Road #490 to public landing. Proceed by water along west side of Bear Island to northerly shoreline of lake. No 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 33 **C22150133**

Unorganized Township
Twp: 55 Rng: 14 Sec: 5

Acres +/- 2.91 **CVT: 641 Plat: 15**
Zoning: RES-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 Planning & Development (N).....218-749-7103

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

Comments:

Approximately 3.1 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 RES-7 (Residential), which requires 1 acre and 150 feet of width to meet standards. Contact St. Louis County Planning and Community Development for zoning questions.

Additional Costs Paid to Lessee	
Improvements	\$33,800.00

Improvements include a +/- 880 sq. ft. cabin and outhouse. Recording fee \$46.00. 641-0000-09105

Driving Directions:

From Duluth, travel north on County Road #4, (Rice Lake Rd.), which turns into Vermilion Trl. Turn northeast (right) on Harris Bay Rd. and travel to the property. Cabin can be located 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 34 **C22150123**

Unorganized Township
Twp: 56 Rng: 14 Sec: 28

Acres +/- 0.9 **CVT: 642 Plat: 111**
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 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:

From Duluth, travel north on County Road #4 (Rice Lake Rd.), which turns into Vermilion Trl. Turn northeast (right) on Camp 26 Truck Trl., then west (left) on West Linwood Lake Rd. and travel to the property. Cabin can be located 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 35

C22150124

Unorganized Township
Twp: 56 Rng: 16 Sec: 24

Acres +/- 0.72
Zoning: SMU-7

CVT: 676 Plat: 12
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 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 on property, no septic observed. This irregularly shaped, +/- 124.51'x239.14'x150.38'x201.84' parcel is zoned SMU-7, 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:

From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108, travel past Long Lake. Turn right on Long Lake Rd. S. to fire number 5919. Cabin can also be located 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 36

C22150125

Unorganized Township
Twp: 56 Rng: 16 Sec: 24

Acres +/- 0.77
Zoning: SMU-7

CVT: 676 Plat: 12
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 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 on property, no septic. This irregularly shaped, +/- 111.87'x281.17'x115.54'x172.63'x114.46 parcel is zoned SMU-7, 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:

From U.S. Highway #53, travel east on County Road #16 to the Makinen Corner. Turn right on County Road #108, travel past Long Lake. Turn right on Long Lake Rd. S. to fire number 5953. Cabin can also be located 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.

Important Phone Numbers

Tract(s)	Entity	Phone Number
1, 2, 3	City of Duluth Building Safety	218-730-5300
	City of Duluth Treasurer	218-730-5350
	County Assessor Duluth	218-726-2304
26, 27	City of Aurora	218- 229-2614
9, 10	City of Babbitt	218- 827-3464
4	City of Biwabik	218- 865-4183
5, 6	City of Chisholm	218- 254-7900
21	City of Hermantown	218- 729-3600
11	City of Hibbing	218- 262-3486
7, 8	City of Virginia	218-748-7500
12, 13, 17, 22	County Assessor Duluth	218-726-2304
	County Planning & Development (S)	218-725-5000
14, 15, 16, 18, 19, 24, 25, 26, 27, 28, 29, 30, 31 - 36	County Assessor Virginia	218-749-7147
	County Planning & Development (N)	218-749-7103
18	County Environmental Services	218-725-5200
12, 13	Town of Alborn	218- 345-6704
14	Town of Balkan	218- 254-5283
15	Town of Biwabik	218- 865-4238
16	Town of Clinton	218- 780-3678
17	Town of Cotton	218-482-3216
18	Town of Fayal	218- 744-2878
19	Town of Field	218- 666-2487
20	Town of Greenwood	218- 753-2231
22	Town of Kelsey	218- 427-2323
23	Town of Midway	218- 624-7985
24, 25	Town of Pike	218- 749-3613
26, 27	Town of White	218- 229-2813
28	Town of Wuori	218- 741-0997

Frequently Asked Questions

How large is St. Louis County?

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

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

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

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

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

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

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

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

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



For additional properties available for immediate purchase, please visit our website at www.stlouiscountymn.gov.

Click on the tax forfeit land sale button,



- Auction Booklet Distribution Locations
- Available Lands Booklet Distribution Locations
- Pre-Registration Form
- Land Sale Information Booklet
- Land Sale List Subscriptions
- Land Sale E-mail Notification
- Disclaimer

then click on the “Available Land Sale” link under the For Sale sign.

Available List

Available Land Sale List - property for immediate purchase over-the-counter.

The available land sale properties have been offered at a Land and Minerals Department auction, but were not acquired.

Tract 19	City Of Duluth	010-4400-01210	Starting Bid \$749,500.00	± 3.10 acres	C22140217 KZ
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Example

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



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

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

The Available List parcels are available for immediate purchase over-the-counter for the total price listed on each tract.

Offers to purchase for less than what is listed will not be accepted.



SAINT LOUIS COUNTY, MINNESOTA

LAND AND MINERALS DEPARTMENT



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

Tax Forfeited Properties Auction

Thursday, October 8, 2015

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

Date: Thursday, October 8, 2015

Time: 11:00 A.M.

Location: Miners Memorial Building

821 South 9th Avenue

Virginia, MN 55792



Photo provided by:
Chris Lintula
Forester II
Cook Office

Barrier Free: All St. Louis County auctions are accessible to the handicapped. Attempts will be made to accommodate any other individual needs for special services. Please contact the St. Louis County Land and Minerals Department at 218-726-2606 prior to the auction, so necessary arrangements can be made. Notice: Tracts shown in this booklet that do not sell at our October 8, 2015 auction will immediately be placed on our Available Lands List and can be purchased over-the-counter for the full total price that is listed on each tract. Purchase offers for less than the total price will not be accepted. Please contact any of our Land and Minerals Department offices and we would be happy to answer your questions.