

CLOSES FEBRUARY 20, 2025



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Structures
- Recreational Land
- Investment Property
- Lakeshore

FOR SALE

LAND SALE AUCTION ONLINE BIDDING

Starts Thursday, February 6, 2025
 Closes Thursday, February 20, 2025
 at 11:00 a.m. CST
 View and bid at: publicsurplus.com

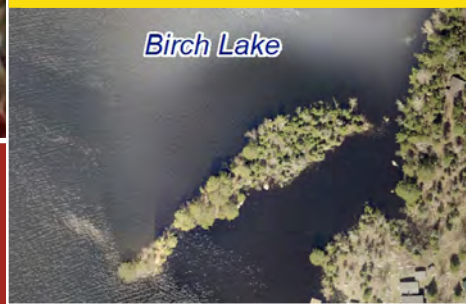


Tax-Forfeited Settlement Sales

RECREATIONAL

UNORGANIZED 61 12

Birch Lake



INVESTMENT PROPERTY

CITY OF RICE LAKE



RESIDENTIAL

CITY OF DULUTH



This sale is governed by Laws of Minnesota, 2024, Chapter 113. All sales must be paid in full.

stlouiscountymn.gov/landsales

218-726-2606



WELCOME

Land and Minerals Department *St. Louis County, Minnesota*

THANK YOU FOR YOUR INTEREST IN PURCHASING TAX-FORFEITED LAND IN ST. LOUIS COUNTY

Greetings from St. Louis County Land and Minerals,

We are excited to offer the properties shown in this catalog. Each of these properties represent opportunities for development, recreation, and building new memories.

We offer these auctions periodically. Our goal is to encourage economic development and to expand the county's property tax base. Thank you for helping us achieve our goals by purchasing property in our auction.

The processes we follow are set by state statute and county board resolutions. Proceeds from these sales support the operations of the Land and Minerals Department.

Please review this catalog closely to ensure you understand the process and the potential fees involved in purchasing any of these properties. We want this to be a positive experience for you. If you have any questions, feel free to call or email us. Our contact information is listed at the bottom of this page.

Good luck with your bidding!

WE'RE HERE TO HELP!

If you have questions or need assistance with any of the following, give us a call or email.

- Tract information sheets
- General land sale questions
- Questions about a specific tract
- Online auction information
- Former shoreland lease lot sales
- Over-the-counter sales



DULUTH OFFICE

Government Services Center
320 West 2nd Street, Suite 302
Duluth, MN 55802
218-726-2606
landdept@stlouiscountymn.gov

VIRGINIA OFFICE

7820 Highway 135
Virginia, MN 55792
218-742-9898
landdept@stlouiscountymn.gov

PIKE LAKE OFFICE

5713 Old Miller Trunk Highway
Duluth, MN 55811
218-625-3700
landdept@stlouiscountymn.gov



LAND SALE INFORMATION

Land and Minerals Department *St. Louis County, Minnesota*

SIGN UP TO RECEIVE LAND SALE EMAIL UPDATES



Receive free email updates about the St. Louis County Tax-Forfeited Land Sales program. Learn when new properties are offered and receive reminders when auctions begin or are coming to a close. You can unsubscribe at any time.

Sign up online at stlouiscountymn.gov/landsales. Click on the Subscribe button.

PROHIBITED BUYERS OR BIDDERS (DELINQUENT TAXES)

Anyone with delinquent real or personal property taxes in St. Louis County is prohibited from purchasing state tax-forfeited land.

If you are interested in purchasing tax-forfeited property, you must pay all your delinquent taxes prior to purchasing or bidding.

AVAILABLE PROPERTIES LIST

Properties that do not sell at auction will be available over the counter on a first come, first served basis for the total price listed on each tract.

Offers to purchase for less than what is listed cannot be accepted pursuant to state statute.

Available properties are posted at stlouiscountymn.gov/landsales. You may also contact any of our offices to learn more, or find these properties referenced in the Tax-Forfeited Land Sale layer on the County Land Explorer at: gis.stlouiscountymn.gov/landexplorer.

SETTLEMENT SALES - REVENUE GENERATED

WHAT HAPPENS TO THE MONEY THAT THE LAND AND MINERALS DEPARTMENT BRINGS IN?

Settlement Sales are not subject to apportionment.

75 percent of the proceeds of any sale on or before June 30, 2027, and 85 percent of the proceeds of any sale between July 1, 2027, and June 30, 2029, will be remitted to the State of Minnesota for deposit in the general fund to help offset the \$109 million global settlement.

The remaining proceeds will be retained by the county to help cover costs of administering the sales.









This sale is governed by Laws of MN, 2024, Chapter 113, as amended by Chapter 127, Article 70, Sec. 10.

SALES AND PAYMENTS

Land and Minerals Department *St. Louis County, Minnesota*

AMOUNT DUE UPON SALE

When purchasing tax-forfeited property, the following fees apply:

	State Assurance Fee	3% of total sale value. 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.
	Recording Fee	\$46.00 or as set by the County Recorder.
	Well Fee	If there is a well on the property, it is an additional \$50.00 for well disclosure.
	Deed Fee	\$25.00
	Deed Tax	\$1.65 for sales up to \$3,000, or .0033 times the Total Sale Value plus buyer premium for sales over \$3,000.
	Buyer Premium	For online auctions, there is a buyer premium of 3.5% of the total sale price (final bid).

*For purchases in 2025, taxes will be payable in 2026.

MUST BE PAID IN FULL

PAYMENT REQUIREMENTS: Payment must be paid in full and made by personal check, cashier's check, certified check, or money order. Checks should be made payable to the "St. Louis County Auditor".

EXAMPLE

	Sale Price	Bid Up
Sale Price	\$10,000.00	\$15,000.00
Buyer Premium	\$350.00	\$525.00
State Assurance Fee	\$300.00	\$450.00
Recording Fee	\$46.00	\$46.00
Deed Fee	\$25.00	\$25.00
Deed Tax	\$34.16	\$51.23
Total Pay in Full	\$10,755.16	\$16,097.23

Contact any of our offices with questions or to get a cost estimate for any tracts or bid amounts. The final cost will be calculated after the close of the auction.

ADDITIONAL REQUIREMENTS

PREVIOUS DEFAULT: Payment must be made by certified funds if buyer has ever made payment that has been returned non-sufficient funds (NSF).

REGISTRATION must be received within ten (10) business days of the closing of the online auction.

PAYMENT IN FULL and completed **PAPERWORK** must be received within ten (10) business days of receiving figures and initial paperwork.

QUESTIONS

1 WHAT HAPPENS IF A PROPERTY HAS AN UNSATISFIED MORTGAGE OR LIEN HELD AGAINST IT?

It is advised that all buyers consult a real estate attorney prior to purchasing tax-forfeited properties with unsatisfied mortgages or liens held against them.

2 WHAT IF A BID FALLS THROUGH?

We reserve the right to block/ban bidders who refuse to pay for land purchased. A winning bid constitutes a legally binding contract. Failure to make payment and submit paperwork within the allotted time frame may result in the sale going to the next highest bidder.

3 ONCE A PROPERTY IS ACQUIRED, IS THERE A REDEMPTION PERIOD BEFORE I CAN TAKE POSSESSION?

There is no redemption period once a property is acquired. Once your check has been received, the property is yours.

4 WHAT TYPE OF DOCUMENT IS ISSUED UPON SALE?

Once the financial obligations, paperwork, and property conditions are satisfied, a state deed is issued by the Minnesota Department of Revenue.

5 WHAT ABOUT ASSESSMENTS?

Assessments may be reinstated upon sale. Check with the applicable City, Township, and/or St. Louis County for any certified, pending, or future assessments that may be reinstated.



LAND SALE INFORMATION

Land and Minerals Department *St. Louis County, Minnesota*

RESIDENTIAL STRUCTURES

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for a noncommercial personal use. Any buyer of residential property within the first 30 days must sign a form to certify their intended use. Properties that do not sell within 30 days will be reoffered without restriction at online public auction starting **Monday, March 24**, and closing **Thursday, April 3, 2025**.

REAL ESTATE TAXES AND VALUATION

TAX-FORFEITED PROPERTY IS TAX EXEMPT UNTIL SOLD

When a tax-forfeited property is sold, it is returned to the tax rolls. Purchasers of tax-forfeited land will be responsible for paying property taxes the year after their purchase.

ASSESSOR'S OFFICE

Assessors estimate property market values, classify properties according to their use, and review valuations on a regular basis. Contact 218-726-2304 for valuation questions.

AUDITOR'S OFFICE

The Auditor's Office determines tax rates, calculates taxes, and collects taxes. St. Louis County provides the option to pay your property taxes in two installments according to the property's classification. There are a variety of options for submitting your property tax payments. For property tax questions or for an estimate, contact 218-726-2383.

ADDITIONAL INFORMATION

- The properties being offered for sale were once privately owned, but forfeited to the state due to failure to pay real estate taxes. St. Louis County manages State of MN tax-forfeited properties in St. Louis County.
- 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 nonconservation, it can be sold for private ownership via auction.
- Properties identified for auction are sold to the highest bidder; however, not for less than the sale price listed.
- When a parcel is classified as conservation, it is retained for natural resource management, such as timber production, mining, public recreation, and environmental benefits.
- Minerals in tax-forfeited land and tax-forfeited stockpiled metallic minerals or materials are subject to mining (mineral rights). Mineral rights are retained by the State of Minnesota.



WINNING BIDDER INFORMATION

Land and Minerals Department *St. Louis County, Minnesota*

CONGRATULATIONS ON YOUR WINNING BID!

Here are the next steps to complete your transaction after the auction, and other responsibilities you assume as buyer. Each property is unique and some may have additional requirements or special circumstances.

PUBLIC SURPLUS

- You will receive an email from Public Surplus after the auction closes. This will confirm your winning bid. **DO NOT** pay the amount generated by Public Surplus. (It may not include required fees.) St. Louis County Land and Minerals will provide the correct amount due when we calculate your **FIGURES** (see below).

ST. LOUIS COUNTY

- If not already completed, you will receive an email from the Land and Minerals Department asking you to complete a **REGISTRATION FORM**. This can be done online at stlouiscountymn.gov/landsales, or on the pdf attached to the email. Registration must be received within ten (10) business days of the closing of the auction.
- Upon registration, we will generate your **PAPERWORK**, calculate your **FIGURES** (the total amount of the sale, including all fees). Please see the **SALES AND PAYMENTS** page for details. Once you receive the paperwork and figures, you must sign the paperwork and return it to us with payment in full within ten (10) business days.
- Once you **PAY IN FULL** and **COMPLETE THE PAPERWORK**, the state deed will be requested from the Minnesota Department of Revenue. It takes approximately 6 to 8 weeks to receive the deed from the state, record it and send it to the buyer.

BUYER'S RESPONSIBILITIES

BELOW IS A GENERAL LIST OF ITEMS THAT BECOME THE BUYER'S RESPONSIBILITY UPON SALE.

- Buyer must pay **PROPERTY TAXES** beginning the year after purchase.
- Buyer is responsible for:
 - any **ASSESSMENTS** reinstated after sale.
 - all **MAINTENANCE** of structure(s) and grounds.
 - locating or determining **PROPERTY BOUNDARIES**.
 - determining **PERMITTED USES** and following **ZONING ORDINANCES**.
 - obtaining proper **PERMITS** for constructing, moving, or altering structures, or for any change in land use.
 - locating or obtaining **ACCESS** and obtaining the proper approvals to develop the access.
 - any **TITLE** work.
 - complying with all federal, state, and local **LAWS AND REGULATIONS**.
 - **PROPERTY INSURANCE** on insurable structures.
- Buyer understands that all sales are **SUBJECT TO** existing liens, leases, easements, deed restrictions, dedications, and rights-of-way.



PHONE LIST

Land and Minerals Department *St. Louis County, Minnesota*

The following is a listing of commonly used phone numbers to check on assessments, zoning, and other regulations. All phone numbers listed below are 218 area code unless noted. A list of all city and township officers and contact information can be found at:

stlouiscountymn.gov/departments-a-z/auditor/elections-voting/city-and-township-officers.

ST. LOUIS COUNTY	
Area Code	(218)
Assessors	726-2304
Auditor	726-2380
Economic and Community Development	733-2755
Environmental Services	749-9703
Land and Minerals	726-2606
Planning and Zoning	471-7103
Recorder's Office	726-2677
CITIES	
Aurora	229-2614
Babbitt	827-3464
Biwabik	865-4183
Brookston	507-202-8708
Buhl	258-3226
Chisholm	254-7902
Cook	741-4220
Duluth	
Planning and Development	730-5580
Life Safety	730-4380
Finance	730-5350
Ely	365-3224
Eveleth	744-7444
Floodwood	476-2751
Gilbert	748-2232
Hermantown	729-3600
Hibbing	262-3486
Hoyt Lakes	225-2344
Iron Junction	744-1412
Kinney	248-7487
Leonidas	744-1574
McKinley	749-5313
Meadowlands	427-2565
Mt. Iron	748-7570
Orr	757-3288
Proctor	624-3641
Rice Lake	721-3778
Clerk-Treasurer	721-3778
Zoning Administrator	721-5001
Tower	753-4070
Virginia	748-7500
Winton	365-5941

TOWNS	
Alango	780-1182
Alborn	591-7169
Alden	591-3918
Angora	750-7415
Arrowhead	260-5452
Ault	848-2400
Balkan	254-3967
Bassett	349-8166
Beatty	750-3364
Biwabik (Town)	865-4238
Breitung	559-433-7754
Brevator	391-3634
Camp 5	750-2535
Canosia	260-5600
Cedar Valley	320-237-2234
Cherry	753-6111
Clinton	744-5591
Colvin	969-0242
Cotton	348-5959
Crane Lake	993-1303
Culver	453-1128
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	729-9185
Elmer	343-1726
Embarrass	984-2084
Fairbanks	616-402-5228
Fayal	744-2878
Field	780-7012
Fine Lakes	390-9249
Floodwood	485-1508
Fredenberg	409-1999
French	969-7936
Gnesen	721-3158
Grand Lake	729-8978
Great Scott	969-2121
Greenwood	753-2231
Halden	343-8035
Industrial	729-5268
Kabetogama	875-2082
Kelsey	427-2323
Kugler	248-0606

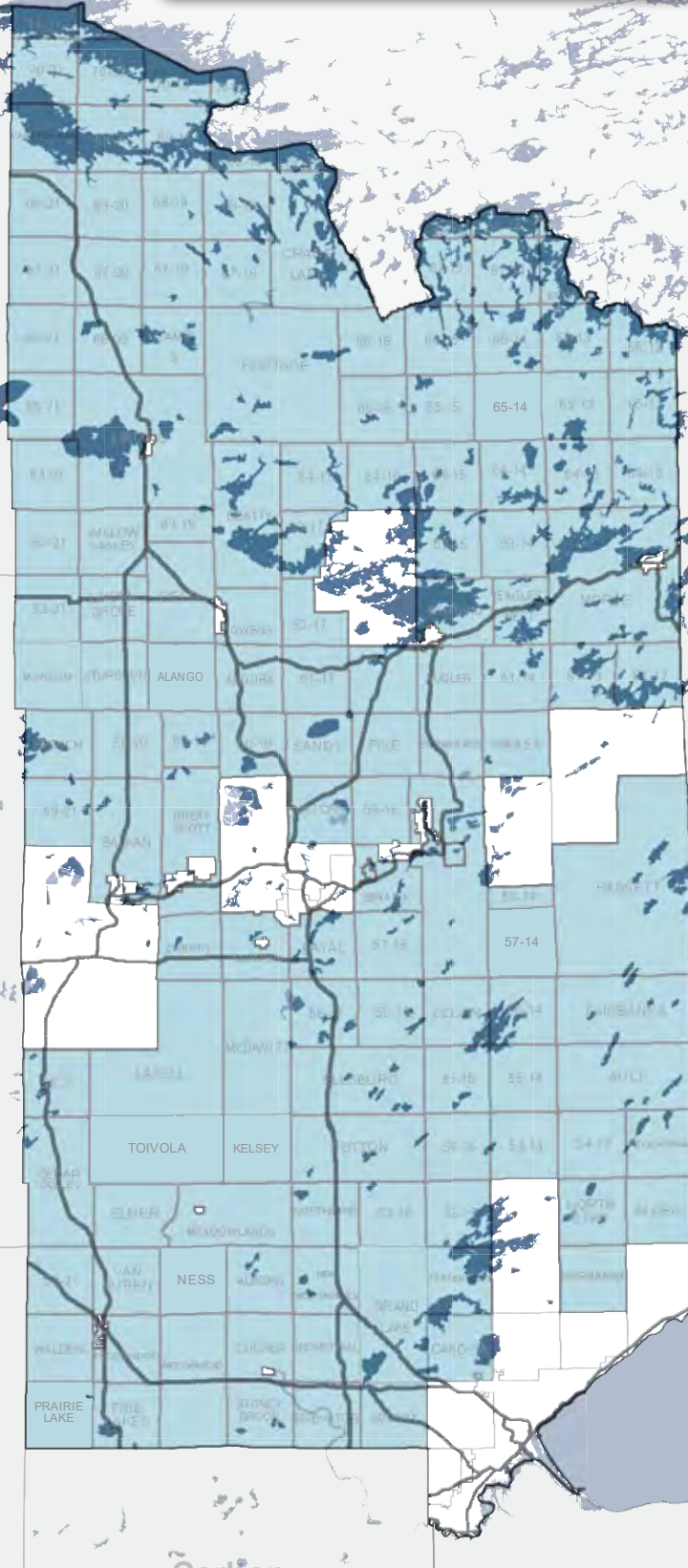
Lakewood	343-9368
Lavell	290-1266
Leiding	355-0163
Linden Grove	909-800-0520
McDavitt	750-4788
Meadowlands (Town)	427-2657
Midway	628-7135
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	343-5666
Normanna	409-1999
North Star	525-1004
Northland	345-8225
Owens	966-1135
Pequaywan	349-0177
Pike	248-0336
Portage	993-2475
Prairie Lake	393-4132
Sandy	750-4487
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	215-285-8222
Van Buren	391-0017
Vermilion Lake	750-4752
Waasa	290-9290
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
STATE	
DNR Waters (Shoreland Permits)	834-1441
MN Department of Health	1-800-383-9808
MN Pollution Control Agency	1-800-657-3864
OTHER	
Pike Lake Area Wastewater Collection System (PLAWCS)	729-9007
Duluth North Shore Sanitary District (DNSSD)	1-877-824-4871



ZONING AND DEVELOPMENT

Land and Minerals Department *St. Louis County, Minnesota*

Land Use and Zoning Areas Administered by St. Louis County



COUNTY ZONING AREAS

If you plan to purchase and develop tax-forfeited property in the blue areas on the adjacent map, please contact the St. Louis County Planning and Zoning Department at:

Duluth and Virginia Offices:
218-471-7103

DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

REVIEW SERVICES

- Zoning
- Wetlands
- Parcel

Local Zoning

If you live in one of the communities below, contact them with your development and zoning questions.

LOCAL ZONING AREAS

If you plan to purchase and develop tax-forfeited property in the white areas on the adjacent map, please contact your local units of government at the phone number listed in the directory available in this booklet.

Cities: Aurora, Babbitt, Biwabik, Brookston, Buhl, Chisholm, Cook, Duluth, Ely, Eveleth, Floodwood, Gilbert, Hermantown, Hibbing, Hoyt Lakes, Iron Junction, Kinney, Leonidas, McKinley, Meadowlands, Mountain Iron, Orr, Proctor, Rice Lake, Tower, Virginia, Winton

Townships: Duluth, Gnesen, Lakewood, Midway

PUBLIC SURPLUS AUCTIONS

publicsurplus.com

HOW TO BID ON ST. LOUIS COUNTY – LAND SALES AUCTIONS

How do I bid on auctions?

Register with Public Surplus at: <https://www.publicsurplus.com/sms/register/user>

For assistance or if you have questions regarding how to make an account, please contact Public Surplus via the chat function on the upper left side of their webpage or email support@publicsurplus.com. After you enter your first bid, Public Surplus may ask for a bid deposit. You will need a credit card and you may be charged a fee if you are the winning bidder and do not follow through with the purchase.

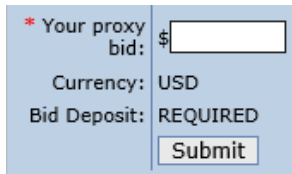
Note: the Registration Form on the St. Louis County Tax-Forfeited Land Sale page is for contract/deed purposes, NOT for Public Surplus registration.



To view/bid on St. Louis County – Land Sales Auctions: On the Public Surplus Home Page, on the right side under Browse Auctions Within Area, click on the *Select Region* drop down box and select Minnesota. Then click on the drop down box *Select Agency*, scroll down and click on St. Louis County. On the left side of the screen, select *Real Estate* from the menu options.

Click on View All Auctions for St. Louis County. Clicking on the auction title will take you to the bid page.

How do I make a bid?



Enter the amount you want to bid and click the "Submit" button.

Before you bid, please read all of the terms, such as payment methods, description and Terms and Conditions. St. Louis County has specific Terms and Conditions for their auctions. **Please make sure you read them carefully.**

Note: There are additional fees that are NOT included in your bid. Additional fees that will be added to the final price ON TOP OF the final bid amount include, but are not limited to: 3.5% Buyer Premium, 3% State Assurance Fee, Certified Assessments, Deed Fee, Deed Tax, Recording Fee, and Well Fee (if applicable).

FAQ'S

How do I know if I am outbid?

As soon as a bid is placed higher than yours, you will be notified by email that you have been outbid. If you have placed a proxy bid, you are only notified once someone has beat your maximum amount.

How do I know if I have won?

After an auction ends, the winning bidder will receive an email from Public Surplus telling them they have won. Do not pay from the Public Surplus notification – St. Louis County does not charge sales tax on tax-forfeited land sales. The St. Louis County Land and Minerals Department will send you an email asking for a completed Registration Form in order to prepare your sale paperwork correctly and calculate the correct amount owed. It is your responsibility to promptly respond in order to complete the transaction in a timely manner.

How does proxy bidding work?

Proxy bidding means you set the maximum amount that you are willing to pay for a tract and Public Surplus automatically increases your initial bid for you in set increments. For example: an item that you would like to bid on is currently listed at \$60 with an increment level of \$5; you don't want to pay more than \$100. The proxy bid will set your first bid at \$65 so that you are the winning bidder. If another bid is made for \$75, the proxy bid will automatically increase your bid amount to \$80. It will continue until it reaches your maximum bid amount of \$100. If you have been outbid, you will receive notification through email.

Keep in mind:

St. Louis County reserves the right to block/ban bidders who refuse to pay for land purchased. Failure to complete registration or make payment and submit paperwork within ten (10) business days may result in the item going to the next highest bidder.

The failure or omission of any bidder to inspect the site or examine any form, instrument, or document shall in no way relieve any bidder from any obligation in respect to their bid.

Remember: Your bid is the same as a contract - Please only bid on land you are serious about buying. **Bogus bidders will be blocked!** A winning bid constitutes a legally binding contract.

Tract 1

CITY OF DULUTH

010-0220-02360

\$4,600.00

± 0.11 acres

D22240109

**Location:** Approximately 310 feet beyond the end of Queen Street, Duluth**Legal:** LOT 7, BLOCK 15, BAY VIEW ADDITION TO DULUTH NO 1**Sale Price****\$4,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 40' x 125' wooded property is in the Bayview Heights neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 2

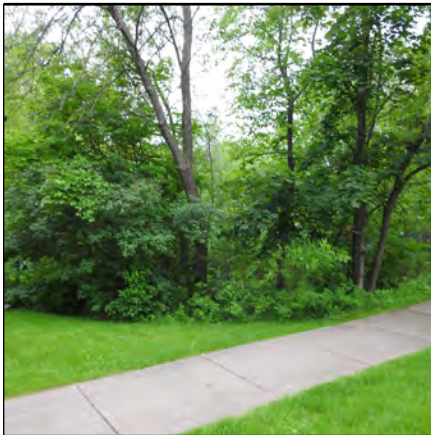
CITY OF DULUTH

010-0830-00290

\$4,600.00

± 0.07 acres

D22240110

**Location:** West of 4428 W 8th Street, Duluth**Legal:** Lots 15 and 16, Block 23, DICKERMANS ADDITION TO WEST DULUTH**Sale Price****\$4,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming, triangularly shaped parcel is approximately 0.07 of an acre in the Denfeld neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#338654).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR 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

010-1030-00380

\$20,300.00

± 0.13 acres

D22240111

**Location:** Between 301 and 309 E 6th Street, Duluth**Legal:** Easterly 40 feet of Lot 51, DULUTH PROPER 1ST DIVISION EAST 6TH STREET AND Easterly 40 feet of Lot 51, Block 83, DULUTH PROPER 3RD DIVISION**Sale Price****\$20,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 40' x 140' parcel is in the Central Hillside neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 4

CITY OF DULUTH

010-1140-02680

\$19,100.00

± 0.10 acres

D22240112

**Location:** Between 2622 and 2628 W 2nd Street, Duluth**Legal:** East 30 feet of Lot 430, Block 79, DULUTH PROPER SECOND DIVISION**Sale Price****\$19,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 30' x 140' parcel is in the Lincoln Park neighborhood of Duluth. Previously 2624 W 2nd St., the structures were removed prior to forfeiture. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$2,852.61 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. There are two unsatisfied mortgages held against this property – consult a real estate attorney for details (doc#1056269, 1028385). Recording fee \$46.00 (T#353425).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 5

CITY OF DULUTH

010-1140-02810

\$15,900.00

± 0.08 acres

D22240113

**Location:** Between 2713 and 2717 W 1st Street, Duluth**Legal:** West 1/2 of Lot 439, Block 80, DULUTH PROPER SECOND DIVISION**Sale Price****\$15,900.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 140' parcel is in the Lincoln Park neighborhood of Duluth. Previously 2715 W 1st St., the structures were removed prior to forfeiture. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 6

CITY OF DULUTH

010-1180-02570

\$133,700.00

± 0.08 acres

D22240114

**Location:** 2712 W 4th Street, Duluth**Legal:** West 1/2 of Lot 438, Block 116, DULUTH PROPER SECOND DIVISION**Sale Price****\$133,700.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 140' property consists of a 1-1/2 story single-family home in the Lincoln Park neighborhood of Duluth. Property is condemned for habitation by the City of Duluth. Main floor features living and dining rooms, bathroom and kitchen. The half story contains an additional bedroom and a common room. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$21,045.22 that may be reinstated, and for any other certified, pending or future assessments. There are unsatisfied mortgages (doc#1216519, 1054022, 1054021, 1054020, 1054019, 1054018) and a medical assistance lien (doc#1051612, 1051246) held against this property – consult a real estate attorney for details. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 7

CITY OF DULUTH

010-1350-06750

\$14,500.00

± 0.09 acres

D22240115

**Location:** North of 303 E 8th Street, Duluth**Legal:** Northerly 40 feet of Lots 49 & 51, Block 120, DULUTH PROPER THIRD DIVISION**Sale Price****\$14,500.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 40' x 100' parcel is in the Central Hillside neighborhood of Duluth. Previously 814 N 3rd Ave. E, the structures were removed prior to forfeiture. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. This site has alley access only. Check with the City of Duluth Finance Department regarding assessments of \$6,444.00 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 8

CITY OF DULUTH

010-1350-08130, 08140

\$90,000.00

± 0.16 acres

D22240116

**Location:** 427 E 9th Street, Duluth**Legal:** East 1/2 of North 40 feet of Lot 75, Block 125, DULUTH PROPER THIRD DIVISION
East 1/2 of Southerly 100 feet of Lot 75 & West 1/2 of Lot 77, Block 125, DULUTH PROPER THIRD DIVISION**Sale Price****\$90,000.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 50' X 140' property is located in the Central Hillside neighborhood of Duluth. There is a 1+ story structure with a living room, dining room, eat-in kitchen, 0.75 bathroom, 2 bedrooms, a common room and an unfinished basement. Condition of the utilities in this distressed structure is unknown. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$192.86 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 9

CITY OF DULUTH

010-1585-00040

\$21,100.00

± 0.32 acres

D22240117

**Location:** North of 3215 Florine Street, Duluth**Legal:** LOT 4, FLOYDS DIVISION**Sale Price****\$21,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 100' x 140' wooded lot on an undeveloped alley north of Florine St. is in the Piedmont Heights neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#342879).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 10

CITY OF DULUTH

010-1800-01810

\$7,000.00

± 0.07 acres

D22240118

**Location:** South of 1425 96th Avenue W, Duluth**Legal:** Lot 21, Block 11, GARY FIRST DIVISION**Sale Price****\$7,000.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



Vacant, partially wooded +/- 30' x 100' lot in the Gary-New Duluth neighborhood. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of sale. Recording fee \$46.00 (T#338362).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR 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 DULUTH

010-1800-03910

\$13,600.00

± 0.14 acres

D22240108

**Location:** North of 1426 104th Avenue W, Duluth**Legal:** Lots 14 AND 15, Block 18, GARY FIRST DIVISION**Sale Price****\$13,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 60' x 100' vacant, wooded lot is in the Gary-New Duluth neighborhood. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area and may impact development. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#338364).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 12

CITY OF DULUTH

010-1800-04370

\$128,600.00

± 0.68 acres

D22240119

**Location:** 1401 104th Avenue W, Duluth**Legal:** LOT 30, BLOCK 19, GARY FIRST DIVISION**Sale Price****\$128,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 30' x 100' property includes a 1-story single family home with a detached single stall garage in the Gary-New Duluth neighborhood. The main level features two bedrooms, full bathroom, living room, and eat-in kitchen. The interior is neat and fully furnished. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$178.65 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#257965).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 13

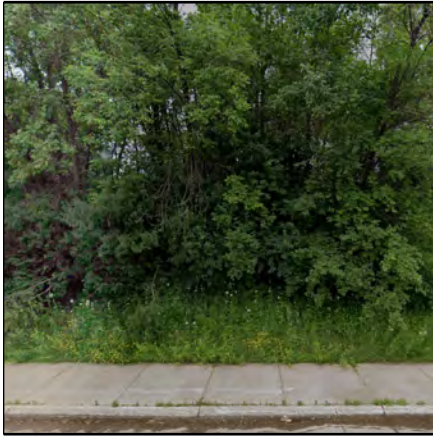
CITY OF DULUTH

010-1800-09220

\$7,500.00

± 0.10 acres

D22240120



Location: Approximately 100 feet north of 1203 Commonwealth Avenue, Duluth
Legal: LOT 27, BLOCK 36, GARY FIRST DIVISION

Sale Price	\$7,500.00
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This +/- 25' x 100' parcel is in the Gary-New Duluth neighborhood of Duluth. Zoning is MU-N (Mixed Use-Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#295794).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 14

CITY OF DULUTH

010-1800-10540

\$16,700.00

± 0.17 acres

D22240121



Location: Southwest corner of W Gary Street and 105th Avenue W, Duluth
Legal: Lots 17, 18 and 19, Block 41, GARY FIRST DIVISION

Sale Price	\$16,700.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This vacant, wooded +/- 70' x 104' parcel is in the Gary-New Duluth neighborhood. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$66.00 (T#10584, 108451).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 15

CITY OF DULUTH

010-1800-11480

\$7,000.00

± 0.07 acres

D22240122



Location: Between 1102 and 1112 103rd Avenue W, Duluth
Legal: LOT 4, BLOCK 45, GARY FIRST DIVISION

Sale Price	\$7,000.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This vacant +/- 30' x 100' parcel is in the Gary-New Duluth neighborhood. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#51470).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 16

CITY OF DULUTH

010-2230-05610

\$47,000.00

± 0.34 acres

D22240123



Location: Approximately 1,300 feet north of Maple Grove Road on undeveloped Yosemite Avenue, Duluth

Legal: Lots 1 through 3, Block 13 INCLUDING part of vacated street adjacent to Lots 1 & 2, HOME ACRES 1ST DIVISION

Sale Price**\$47,000.00**

This irregularly shaped parcel is approximately 0.34 of an acre with frontage on an undeveloped avenue in the Duluth Heights neighborhood. Zoning is MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#350026).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 17

CITY OF DULUTH

010-2230-07420

\$31,800.00

± 0.23 acres

D22240124



Location: South of the lift station near the intersection of Joshua Avenue and W Ideal Street, Duluth

Legal: LOTS 45, 46 & 47, BLOCK 17, HOME ACRES 1ST DIVISION

Sale Price**\$31,800.00**

****Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.****



This nonconforming +/- 75' x 133' parcel is in the Duluth Heights neighborhood. Zoning is RR-1 (Residential-Rural). Contact City of Duluth Planning and Development for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$66.00 (T#161324, 39032).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 18

CITY OF DULUTH

010-2260-00010

\$13,600.00

± 0.55 acres

D22240125



Location: Approximately 255 feet west of 102nd Avenue W and Carterett Street, Duluth

Legal: Lots 1 through 5, Block 61, HOME PARK DIVISION OF NEW DULUTH

Sale Price**\$13,600.00**

****Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.****



This approximately 0.55 of an acre property is split by a platted alley in the Gary-New Duluth neighborhood. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#329509).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 19

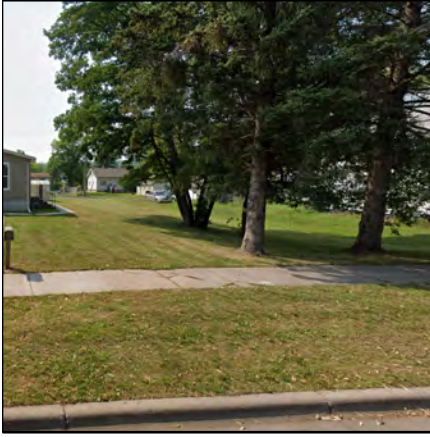
CITY OF DULUTH

010-2320-00610

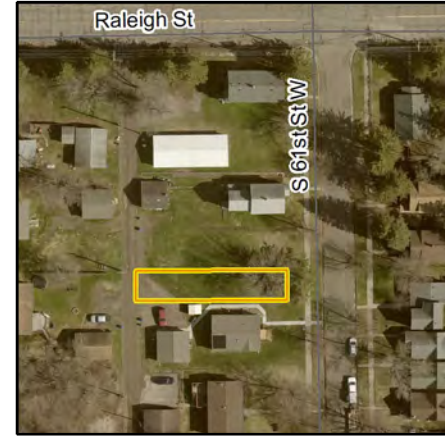
\$7,300.00

± 0.07 acres

D22240126

**Location:** North of 217 S 61st Avenue W, Duluth**Legal:** LOT 8, BLOCK 8, HUNTERS GRASSY POINT ADD TO DUL**Sale Price****\$7,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 125' parcel is in the Irving neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 20

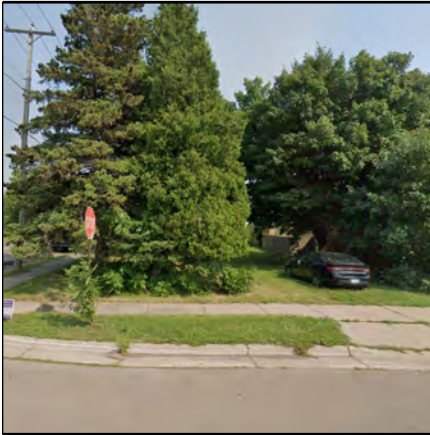
CITY OF DULUTH

010-2320-00860

\$14,600.00

± 0.14 acres

D22240127

**Location:** Southeast corner of Raleigh Street and S 62nd Avenue W, Duluth**Legal:** LOTS 31 AND 32, BLOCK 8, HUNTERS GRASSY POINT ADD TO DUL**Sale Price****\$14,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 125' x 50' parcel is in the Irving neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$232.10 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#298600).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 21

CITY OF DULUTH

010-2660-05310

\$4,300.00

± 0.07 acres

D22240128

**Location:** East of 6306 Lexington Street, Duluth**Legal:** Lot 12, Block 40, KIMBERLEY AND STRYKERS ADDN TO DULUTH**Sale Price****\$4,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 125' parcel is in the Cody neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#338639).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 22

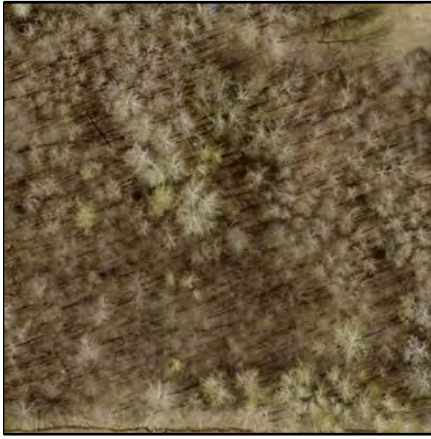
CITY OF DULUTH

010-2730-00260

\$16,700.00

± 0.19 acres

D22240129



Location: Approximately 140 feet west of 102nd Avenue W and Carterett Street, Duluth

Legal: That part of SE1/4 of SW1/4, lying between the easterly and westerly line of the extension of 102nd Avenue West as shown on the plat of HOME PARK DIVISION OF NEW DULUTH and between the north line of Carterette Street extended as shown on said plat and the north line of said SE1/4 of SW1/4. Sec 3 Twp 48N Rge 15W

Sale Price**\$16,700.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



Vacant, wooded +/- 67' x 125' property in the Gary-New Duluth neighborhood. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#331962).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR 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 DULUTH

010-2890-00600

\$37,400.00

± 0.30 acres

D22240130



Location: Northwest of 2104 Springvale Road, Duluth

Legal: Lot 1, Block 5, LINCOLN PARK GARDENS 2ND DIVISION DULUTH

Sale Price**\$37,400.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 0.30 of an acre property is in the Piedmont Heights neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#329512).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR 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 DULUTH

010-2920-00100

\$17,100.00

± 0.10 acres

D22240131



Location: Behind 2206 Springvale Court on undeveloped High Park Road, Duluth

Legal: Lot 10, Block 1, LINCOLN PARK TERRACE DULUTH

Sale Price**\$17,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This vacant, +/- 40' x 100' parcel is in the Piedmont Heights neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#312056). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR 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 DULUTH

010-2920-00110

\$17,100.00

± 0.10 acres

D22240132



Location: Behind 2208 Springvale Court on undeveloped High Park Road, Duluth

Legal: Lot 11, Block 1, LINCOLN PARK TERRACE DULUTH

Sale Price**\$17,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 40' x 100' parcel is in the Piedmont Heights neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#312056). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR 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 DULUTH

010-2920-00120

\$17,100.00

± 0.10 acres

D22240133



Location: Behind 2208 Springvale Court on undeveloped High Park Road, Duluth

Legal: Lot 12, Block 1, LINCOLN PARK TERRACE DULUTH

Sale Price**\$17,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 40' x 100' parcel is in the Piedmont Heights neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#312056). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 27

CITY OF DULUTH

010-2920-00130

\$17,100.00

± 0.10 acres

D22240134



Location: Behind 2212 Springvale Court on undeveloped High Park Road, Duluth

Legal: Lot 13, Block 1, LINCOLN PARK TERRACE DULUTH

Sale Price**\$17,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 40' x 100' property is in the Piedmont Heights neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#312056). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 28

CITY OF DULUTH

010-2920-00140

\$17,100.00

± 0.10 acres

D22240135



Location: Behind 2212 and 2216 Springvale Court on undeveloped High Park Road, Duluth

Legal: Lot 14, Block 1, LINCOLN PARK TERRACE DULUTH

Sale Price**\$17,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 40' x 100' parcel is in the Piedmont Heights neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#66668). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 29

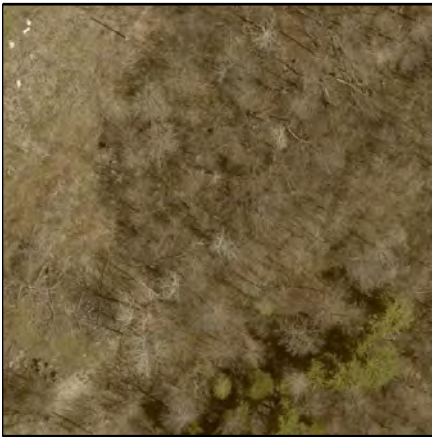
CITY OF DULUTH

010-2920-00150

\$17,100.00

± 0.10 acres

D22240136



Location: Behind 2216 Springvale Court on undeveloped High Park Road, Duluth

Legal: Lot 15, Block 1, LINCOLN PARK TERRACE DULUTH

Sale Price**\$17,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 40' x 100' parcel is in the Piedmont Heights neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#312056). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 30

CITY OF DULUTH

010-2940-02130

\$2,600.00

± 0.04 acres

D22240090



Location: Northeast of 6213 Olney Street., Duluth

Legal: All that part of Lots 11 and 12 lying S'ly of the Duluth, Missabe & Northern Railway Right of Way, Block 23, LLOYDS DIVISION OF WEST DULUTH

Sale Price**\$2,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This vacant, irregularly shaped, nonconforming, +/- 1,916 sq. ft. parcel is in the Cody neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#338642).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 31

CITY OF DULUTH

010-3165-00305

\$54,900.00

± 0.61 acres

D22240137

**Location:** Northwest of 220 Pecan Avenue, Duluth**Legal:** SLY 80 FT OF LOT 1, BLOCK 9, MAPLE CREST VILLAGE**Sale Price****\$54,900.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 80' x 317' parcel is in the Duluth Heights neighborhood. Zoning is R-2 (Residential-Urban). Contact the City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. There may be an unsatisfied mortgage (T doc#380217) held against this property – consult a real estate attorney for details. Recording fee \$46.00 (T#199947).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 32

CITY OF DULUTH

010-3300-02920

\$16,300.00

± 0.14 acres

D22240138

**Location:** North of 1153 and 1155 87th Avenue W, Duluth**Legal:** LOT 11, BLOCK 22, MORGAN PARK OF DULUTH**Sale Price****\$16,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 50' x 125' parcel is in the Morgan Park neighborhood of Duluth. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#244674).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 33

CITY OF DULUTH

010-3300-03310

\$16,300.00

± 0.14 acres

D22240139

**Location:** Between 1035 and 1047 86th Avenue W, Duluth**Legal:** LOT 17, BLOCK 25, MORGAN PARK OF DULUTH**Sale Price****\$16,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 50' x 125' parcel is in the Morgan Park neighborhood of Duluth. Previously 1041 86th Ave. W, the structures were removed in 2023. There is a MN Power/Allete utility easement through the parcel from the avenue to the alley. Zoning is R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$197.49 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (T#200609).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 34

CITY OF DULUTH

010-3430-18320, 18330

\$16,400.00

± 0.16 acres

D22240140

**Location:** South of 823 99th Avenue W, Duluth**Legal:** Lot 5, Block 58, NEW DULUTH 1ST DIVISION
Lot 6, Block 58, NEW DULUTH 1ST DIVISION**Sale Price****\$16,400.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 50' x 140' property is in the Gary-New Duluth neighborhood. Previously 821 99th Ave. W, the structures were removed in 2023. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$8,774.63 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 35

CITY OF DULUTH

010-3430-18340

\$8,200.00

± 0.08 acres

D22240141

**Location:** North of 815 99th Avenue W, Duluth**Legal:** LOT 7, BLOCK 58, NEW DULUTH 1ST DIVISION**Sale Price****\$8,200.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 140' parcel is on undeveloped 99th Ave. W in the Gary-New Duluth neighborhood. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. It appears the neighborhood uses the alley for access. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 36

CITY OF DULUTH

010-3510-01790

\$20,100.00

± 0.25 acres

D22240142

**Location:** Behind 402, 404, and 408 N 75th Avenue W, Duluth**Legal:** Lots 9, 10 AND 11, Block 10, EXCEPT North 17 1/2 feet of Lot 11, NORTONS FAIRMOUNT PARK DIV OF DULUTH**Sale Price****\$20,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This partially wooded parcel in the Norton Park neighborhood of Duluth is approximately 0.25 of an acre on undeveloped Caldwell St. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#334301). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 37

CITY OF DULUTH

010-3510-08170

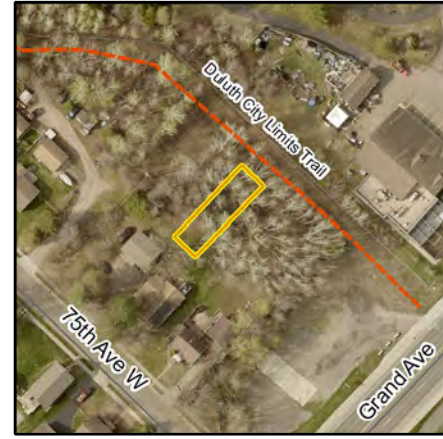
\$7,000.00

± 0.07 acres

D22240143

**Location:** Behind 320 N 75th Avenue W, Duluth**Legal:** LOT 12, BLOCK 33, NORTONS FAIRMOUNT PARK DIV OF DULUTH**Sale Price****\$7,000.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 30' x 100' parcel is in the Norton Park neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. There is an overhead utility line that crosses this parcel. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#340753). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 38

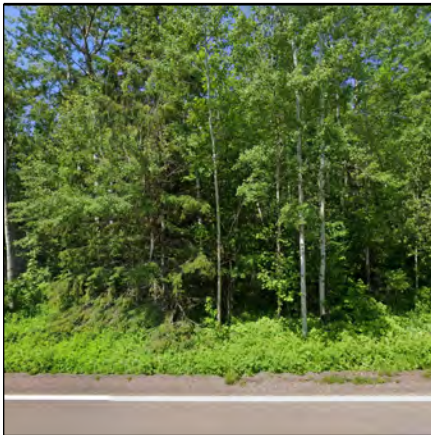
CITY OF DULUTH

010-3530-00880

\$43,300.00

± 0.40 acres

D22240144

**Location:** Approximately 0.37 of a mile north of State Highway 61 on Lakewood Road, Duluth**Legal:** N 1/2 LOT 23, BLOCK 4, NORTONS LAKEWOOD GARDENS DULUTH**Sale Price****\$43,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This vacant, wooded, +/- 50' x 355' parcel is in the North Shore/Lakewood neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. There is a human services lien (doc#1164555) held against this property – consult a real estate attorney for details. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 39

CITY OF DULUTH

010-3530-00885

\$43,300.00

± 0.40 acres

D22240145

**Location:** Approximately 0.365 of a mile north of State Highway 61 on Lakewood Road, Duluth**Legal:** SOUTH 1/2 LOT 23, BLOCK 4, NORTONS LAKEWOOD GARDENS DULUTH**Sale Price****\$43,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This vacant, wooded, +/- 50' x 355' parcel is in the North Shore/Lakewood neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. There is a human services lien (doc#1164555) held against this property – consult a real estate attorney for details. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 40

CITY OF DULUTH

010-3540-02750

\$5,800.00

± 0.05 acres

D22240146



Location: Between 1518 and 1532 Commonwealth Avenue, Duluth
Legal: LOT 3, BLOCK 9, NORTONS STEEL PLANT DIVISION OF DULUTH

Sale Price	\$5,800.00
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This +/- 25' x 100' parcel is in the Gary-New Duluth neighborhood. Zoning is MU-N (Mixed Use-Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. There are unsatisfied mortgages (doc#949996, 887999) held against this property – consult a real estate attorney for details. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 41

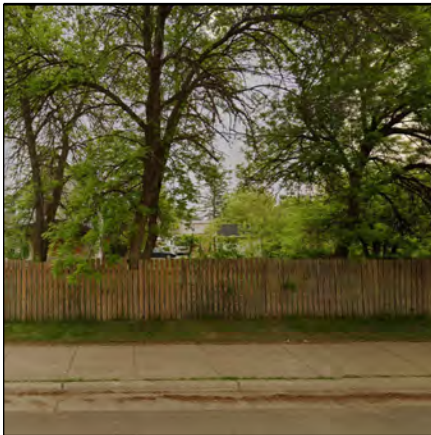
CITY OF DULUTH

010-3540-02760

\$5,800.00

± 0.05 acres

D22240147



Location: Between 1518 and 1532 Commonwealth Avenue, Duluth
Legal: LOT 4, BLOCK 9, NORTONS STEEL PLANT DIVISION OF DULUTH

Sale Price	\$5,800.00
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This +/- 25' x 100' parcel is in the Gary-New Duluth neighborhood. Zoning is MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. There are unsatisfied mortgages (doc#949996, 887999) held against this property – consult a real estate attorney for details. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 42

CITY OF DULUTH

010-4010-00070

\$18,700.00

± 0.19 acres

D22240148



Location: Northeast of 3711 W 6th Street, Duluth
Legal: Lots 5, 6 AND 7, Block 1, SEIBOURN PARK DULUTH

Sale Price	\$18,700.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 0.19 of an acre property is in the Denfeld neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#340748).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 43

CITY OF DULUTH

010-4010-01250

\$9,100.00

± 0.08 acres

D22240149

**Location:** Northeast of 3718 W 5th Street, Duluth**Legal:** LOT 12, BLOCK 7, SEIBOURN PARK DULUTH**Sale Price****\$9,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 132' parcel is in the Denfeld neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of sale. Recording fee \$46.00 (T#125072). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 44

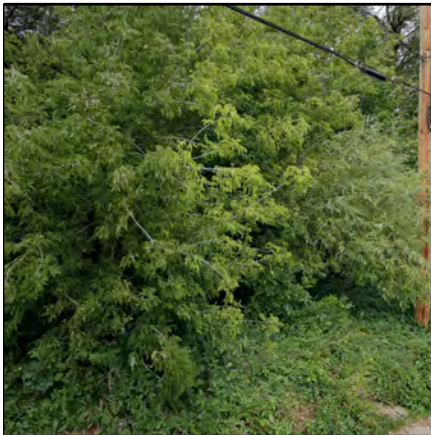
CITY OF DULUTH

010-4010-01260

\$9,100.00

± 0.08 acres

D22240150

**Location:** Northeast of 3718 W 5th Street, Duluth**Legal:** LOT 13, BLOCK 7, SEIBOURN PARK DULUTH**Sale Price****\$9,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 132', vacant, wooded parcel is in the Denfeld neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#125072). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 45

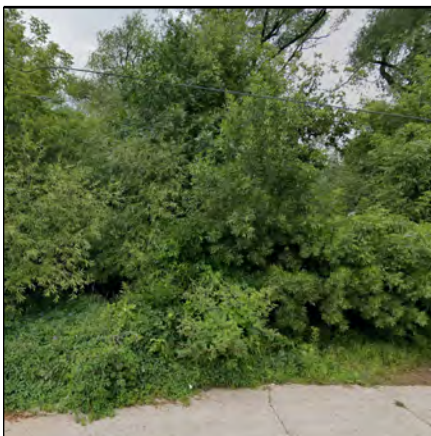
CITY OF DULUTH

010-4010-01270

\$9,100.00

± 0.08 acres

D22240151

**Location:** Northeast of 3718 W 5th Street, Duluth**Legal:** LOT 14, BLOCK 7, SEIBOURN PARK DULUTH**Sale Price****\$9,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 132', vacant, wooded property is in the Denfeld neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#125072). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 46

CITY OF DULUTH

010-4030-00340

\$12,400.00

± 0.10 acres

D22240152

**Location:** Between 5315 and 5323 Albion Street, Duluth**Legal:** Westerly 1/2 of Lot 9 AND all of Lot 10, Block 2, SHARPS ADDITION TO DULUTH**Sale Price****\$12,400.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This vacant, +/- 37' x 120' parcel is in the Cody neighborhood of Duluth. Previously 5319 Albion St., the structures were removed in 2023. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$11,267.35 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (T#252239).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 47

CITY OF DULUTH

010-4030-00480

\$21,900.00

± 0.21 acres

D22240153

**Location:** North of 1506 N Central Avenue, Duluth**Legal:** Lots 3, 4 and 5, Block 3, SHARPS ADDITION TO DULUTH**Sale Price****\$21,900.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 75' x 125' parcel is in the Cody neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$6,421.89 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#241135).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 48

CITY OF DULUTH

010-4030-01020

\$22,800.00

± 0.23 acres

D22240154

**Location:** South of railroad tracks off N 57th Avenue W, Duluth**Legal:** That part of Lots 1 AND 2, lying South of Duluth Missabe and Northern Railway right of way AND all of Lots 3 AND 4, Block 7, SHARPS ADDITION TO DULUTH**Sale Price****\$22,800.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This irregularly shaped, vacant, wooded property is in the Cody neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#339079).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 49

CITY OF DULUTH

010-4220-03430

\$7,300.00

± 0.07 acres

D22240155

**Location:** South of 104 was 102 N 66th Avenue W, Duluth**Legal:** Lot 1, Block 23, STOWELLS ADDITION TO WEST DULUTH**Sale Price****\$7,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 125' parcel is in the Fairmount neighborhood of Duluth. Zoning is R-1 (Residential). Previously 102 N 66th Ave. W, the structures were removed in 2023. Contact City of Duluth Planning and Development for permitted uses and zoning questions. There is an overhead electrical line across the lot along Nicollet St. Check with the City of Duluth Finance Department regarding assessments of \$16,501.91 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 50

CITY OF DULUTH

010-4480-00660

\$2,200.00

± 0.04 acres

D22240091

**Location:** East of 5511 Redruth Street, Duluth**Legal:** West 75 feet of Lot 16, Block 58, WEST DULUTH 2ND DIVISION**Sale Price****\$2,200.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 75' nonconforming lot of record is located in the Irving neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 51

CITY OF DULUTH

010-4510-07330

\$5,900.00

± 0.07 acres

D22240156

**Location:** South of 612 N 58th Avenue W, Duluth**Legal:** Lot 12, Block 165, WEST DULUTH 5TH DIVISION**Sale Price****\$5,900.00**

This +/- 25' x 125' property is in the Cody neighborhood of Duluth. Zoning is MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#340757). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 52

CITY OF DULUTH

010-4510-07450

\$6,200.00

± 0.05 acres

D22240157

**Location:** Between 5713 and 5717 Cody Street, Duluth**Legal:** S 15 FT OF E 25 FT OF W 75 FT OF LOT 13 AND E 25 FT OF W 75 FT OF LOTS 14 15 AND 16, BLOCK 165, WEST DULUTH 5TH DIVISION**Sale Price****\$6,200.00**

This +/- 25' x 90' parcel is in the Cody neighborhood of Duluth. Zoning is MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$549.26 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 53

CITY OF DULUTH

010-4520-11170

\$17,200.00

± 0.14 acres

D22240158

**Location:** North of 631 N 57th Avenue W, Duluth**Legal:** Lots 1 AND 2, Block 81, WEST DULUTH 6TH DIVISION**Sale Price****\$17,200.00**

****Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.****



Vacant, +/- 50' x 125' parcel is on the corner of Elinor St. and N 57th Ave. W in the Cody neighborhood of Duluth. Previously 633 N 57th Ave. W, the structures were removed in 2023. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$15,823.14 that may be reinstated, and for any other certified, pending or future assessments. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details (doc#1046695). Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 54

CITY OF DULUTH

010-4530-03450

\$8,600.00

± 0.07 acres

D22240159

**Location:** Between 409 and 415 N 51st Avenue W, Duluth**Legal:** Lot 10, Block 188, WEST DULUTH 7TH DIVISION**Sale Price****\$8,600.00**

****Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.****



Vacant, +/- 25' x 125' parcel in the Spirit Valley neighborhood of Duluth. Previously 411 N 51st Ave. W, the structures were removed prior to forfeiture. Zoning is R-P (Residential Planned). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$94.38 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 55

CITY OF DULUTH

010-4530-03700, 03710

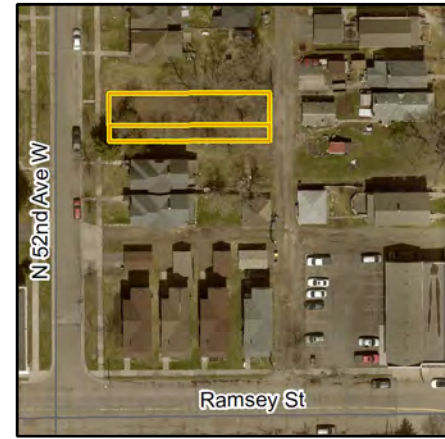
\$12,900.00

± 0.10 acres

D22240160

**Location:** Between 412 and 420 N 52nd Avenue W, Duluth**Legal:** Lot 8, Block 189, WEST DULUTH 7TH DIVISION
N1/2 of Lot 9, Block 189, WEST DULUTH 7TH DIVISION**Sale Price****\$12,900.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



Vacant, partially wooded, +/- 37.5' X 125' property in the Spirit Valley neighborhood of Duluth. Previously 416 N 52nd Ave. W, the structures were removed in 2023. Zoning is R-P (Residential Planned). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$1,141.46 that may be reinstated, and for any other certified, pending or future assessments. There are two unsatisfied mortgages, (doc#1111364, 846888) and a medical assistance lien (doc#1283754) held against this property – consult a real estate attorney for details. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 56

CITY OF BIWABIK

015-0048-00050

\$8,300.00

± 0.31 acres

D22240161

**Location:** 106 Mesabi Location, Biwabik**Legal:** Lot 5, Block 1, Mesaba Location C of Biwabik**Sale Price****\$8,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This irregularly shaped, +/- 0.31 of an acre parcel has a dilapidated mobile home and 2 dilapidated sheds. Condition of utilities is unknown. Zoning is R-2 (Single/Multiple Family Residential). Contact the City of Biwabik for permitted uses and zoning questions. Check with the City of Biwabik for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 57

CITY OF CHISHOLM

020-0010-01360

\$69,500.00

± 0.13 acres

D22240162

**Location:** 304 1st Street NW, Chisholm**Legal:** Lots 29 and 30 EXCEPT Easterly 3 1/2 feet of Lot 30, Block 4, Chisholm**Sale Price****\$69,500.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 2-story structure has a kitchen, 3 bedrooms, 1.75 bathrooms, an unfinished basement, detached garage, and a storage shed. Condition of utilities is unknown. This nonconforming parcel is +/- 46.5' x 125'. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm regarding assessments of \$1,790.11 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 58

CITY OF CHISHOLM

020-0010-02270

\$42,400.00

± 0.07 acres

D22240163

**Location:** 213 1st Street NW, Chisholm**Legal:** Lot 7, Block 8, Chisholm**Sale Price****\$42,400.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 1+ story structure has a kitchen, a shared living and dining room, an office space, 2 common rooms, 1 bedroom, 1 bathroom, an unfinished basement, and a detached garage. Condition of utilities is unknown. This +/- 25' x 125' parcel is zoned RBD (Retail Business District). Contact the City of Chisholm regarding assessments of \$34.24 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 59

CITY OF CHISHOLM

020-0010-02490

\$47,800.00

± 0.07 acres

D22240164

**Location:** 206 Lake Street W, Chisholm**Legal:** Lot 29, Block 8, Chisholm**Sale Price****\$47,800.00**

This 2-story structure has a commercial space on the ground level, a 3 bedroom apartment on the 2nd story, and a basement. Condition of utilities is unknown. This +/- 25' x 125' parcel is a nonconforming lot of record. Zoning is RBD (Retail Business Districts). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm regarding assessments of \$40.42 that may be reinstated, and for any other certified, pending or future assessments. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details (doc#975325). Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 60

CITY OF CHISHOLM

020-0010-05550

\$51,700.00

± 0.07 acres

D22240165

**Location:** 312 2nd Street SW, Chisholm**Legal:** Lot 26, Block 19, Chisholm**Sale Price****\$51,700.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 1+ story structure has an eat-in kitchen, living room, 2 common rooms, 3 bedrooms, 0.75 bathroom, an unfinished basement, and a detached garage. Condition of utilities is unknown. This +/- 25' x 125' parcel is a nonconforming lot of record. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm regarding assessments of \$17.26 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 61

CITY OF CHISHOLM

020-0010-07060

\$5,400.00

± 0.11 acres

D22240166

**Location:** Southeast corner of 1st Avenue SW and 2nd Street SW, Chisholm**Legal:** Lot 13 and the Northerly 25 feet of Lots 14, 15 and 16, Block 25, Chisholm**Sale Price****\$5,400.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming parcel is +/- 0.11 of an acre. Previously 200 1st Ave. SW, the structures were removed prior to forfeiture. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details (doc#1047691, 1047692). Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 62

CITY OF CHISHOLM

020-0010-07100

\$36,400.00

± 0.04 acres

D22240167

**Location:** 202 1st Avenue SW, Chisholm**Legal:** Southerly 25 feet of Northerly 50 feet of Lots 14, 15 and 16, Block 25, CHISHOLM**Sale Price****\$36,400.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 1+ story structure has an eat-in kitchen, living room, 4 bedrooms, a bathroom, an unfinished basement, and a detached garage. Condition of utilities is unknown. This nonconforming parcel is +/- 25' x 75'. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm regarding assessments of \$188.22 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 63

CITY OF CHISHOLM

020-0040-03710

\$4,300.00

± 0.07 acres

D22240168

**Location:** Between 223 and 227 5th Street SW, Chisholm**Legal:** Lot 13, Block 15, CHISHOLM 2ND ADDITION**Sale Price****\$4,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 25' x 125' parcel is a nonconforming lot of record. Previously 225 5th St. SW, the structures were removed prior to forfeiture. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 64

CITY OF CHISHOLM

020-0040-03720

\$62,600.00

± 0.07 acres

D22240169

**Location:** 227 5th Street SW, Chisholm**Legal:** Lot 14, Block 15, CHISHOLM 2ND ADDITION**Sale Price****\$62,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 2-story structure has a kitchen, dining, and living rooms, 4 bedrooms, 1.75 bathrooms, and an unfinished basement. Condition of utilities is unknown. This nonconforming parcel is +/- 25' x 125'. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 65

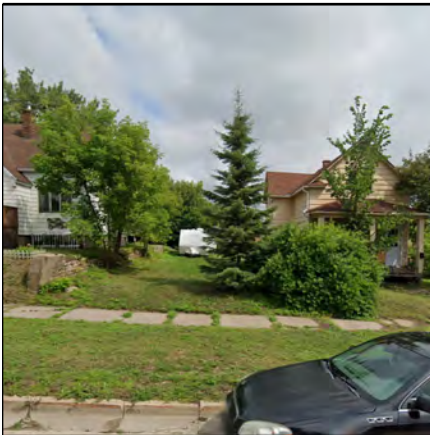
CITY OF CHISHOLM

020-0100-00565

\$2,100.00

± 0.04 acres

D22240170

**Location:** West of 16 2nd Street NW, Chisholm**Legal:** E1/2 of Lot 24, Block 2, GEARY AND SICARDS ADDITION TO CHISHOLM**Sale Price****\$2,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming parcel is +/- 12.5' x 120'. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 66

CITY OF CHISHOLM

020-0210-00030

\$40,400.00

± 30.00 acres

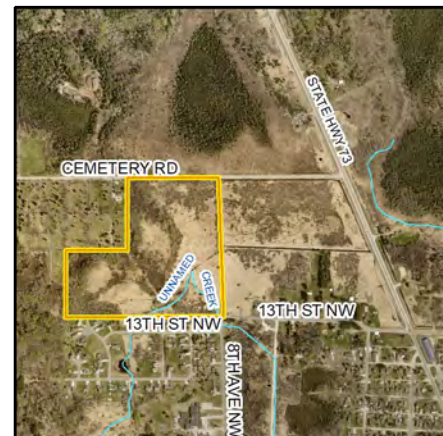
D22240171

**Location:** Approximately 0.24 of a mile west of State Highway #73 on the south side of Cemetery Road, Chisholm

Legal: NE1/4 of SE1/4, EXCEPT the Northwesterly 10 acres, which excepted portion is described as follows: Commencing at the North sixteenth corner of SE1/4; thence Easterly along the north line of NE1/4 of SE1/4, 600 feet to a point; thence in a Southerly direction along a straight line at an angle of 90deg with said north boundary 726 feet to a point; thence in a Westerly direction along a straight line at an angle of 90deg with said last described line 600 feet to a point on the west boundary of said NE1/4 of SE1/4 of Section 17; thence in a Northerly direction and along the west boundary of NE1/4 of SE1/4 of Section 17 to the point of beginning. Sec 17 Twp 58N Rge 20W

Sale Price**\$40,400.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 30-acre parcel is crossed by about 1,250 feet of frontage on an unnamed creek in the southeast. Zoning is R-2 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. The property contains wetlands that may impact development or access plans. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 67

CITY OF ELY

030-0010-03380, 03420

\$11,800.00

± 0.14 acres

D22240172

**Location:** Between 125 and 139 Central Avenue S, Ely**Legal:** North 31 3/12 feet of the South 62 1/2 feet of Lots 1 through 4, Block 29, Ely
South 31 3/12 feet of the North 62 1/2 feet of Lots 1 through 4, Block 29, Ely**Sale Price****\$11,800.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 0.14 of an acre property has a dilapidated, single stall garage. Previously 131 Central Ave. S, the house structure was removed in 2023. Zoning is R-1 (Residential 1). Contact the City of Ely for permitted uses and zoning questions. Check with the City of Ely regarding assessments of \$1,765.44 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 68

CITY OF ELY

030-0372-00110, 00120

\$8,600.00

± 0.12 acres

D22240173

**Location:** Between 718 and 732 Camp Street E, Ely**Legal:** Lot 6, Block 2, EXCEPT the West 17 feet, WHITESIDES 2ND ADDITION TO ELY
Lot 7, Block 2, WHITESIDES 2ND ADDITION TO ELY**Sale Price****\$8,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 0.12 of an acre property is a nonconforming lot of record. Previously 726 Camp St. E, the structures were removed in 2023. Zoning is R-2 (Residential 2). Contact the City of Ely for permitted uses and zoning questions. Check with the City of Ely regarding assessments of \$7,733.24 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details (doc#839769, 937471, 1098643, 1309401). Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 69

CITY OF EVELETH

040-0010-02910

\$67,900.00

± 0.11 acres

D22240174

**Location:** 120 Grant Avenue, Eveleth**Legal:** All that part of Lots 13 and 14, Block 31, REARRANGEMENT OF FIRST ADDITION TO EVELETH described as follows: Commencing at the Northwest corner of Block 31; thence South along the East line of GRANT AVENUE 45 feet; thence East at right angles 119.3 feet; thence North at right angles 32.4 feet to South line of MONROE STREET; thence West along the South line of MONROE STREET 120 feet to the place of beginning**Sale Price****\$67,900.00**

This 2-story structure has retail space on the main floor, 2 apartments on the second floor, and a basement. One apartment has a kitchen, dining and living rooms, 2 bedrooms, and a full bathroom. The second apartment is in the middle of a renovation. Condition of utilities is unknown. This +/- approximately 0.11 of an acre parcel is zoned C-1 (Commercial District). Contact the City of Eveleth for permitted uses and zoning questions. Check with the City of Eveleth regarding assessments of \$1,899.55 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 70

CITY OF EVELETH

040-0080-00750

\$67,900.00

± 0.12 acres

D22240175

**Location:** 931 Grant Avenue, Eveleth**Legal:** Lot 14, Block 78, DORR ADDITION TO EVELETH**Sale Price****\$67,900.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 1+ story structure has a kitchen, 3 bedrooms, one bathroom, and an unfinished basement. Condition of utilities is unknown. This +/- 40' x 120' parcel is zoned R-1 (Residential 1 & 2 Family District). Contact the City of Eveleth for permitted uses and zoning questions. Check with the City of Eveleth regarding assessments of \$318.18 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details (doc#1273905). Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 71

CITY OF EVELETH

040-0100-00450

\$86,200.00

± 0.09 acres

D22240176

**Location:** 724 Garfield Street, Eveleth**Legal:** Lot 3, Block 53, EVELETH CENTRAL DIVISION NO 2**Sale Price****\$86,200.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 2-story structure has a kitchen, living and dining rooms, 3-season porch, 3 bedrooms, 1 bathroom, an unfinished basement, and a detached garage. Condition of utilities is unknown. This +/- 33' x 120' parcel is zoned R-1 (Residential 1 and 2 Family Zoning District). Contact the City of Eveleth for permitted uses and zoning questions. Check with the City of Eveleth regarding assessments of \$2,164.83 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 72

CITY OF EVELETH

040-0130-00950

\$27,100.00

± 0.08 acres

D22240177

**Location:** 710 Clay Street, Eveleth**Legal:** Lot 18, Block 64, HIGHLAND ADDITION TO EVELETH**Sale Price****\$27,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 1+ story structure has a kitchen, dining/living room combo, 2 bedrooms, 1.5 baths, and an unfinished basement. Condition of utilities is unknown. This +/- 30' x 120' parcel is zoned R-1 (Residential 1 and 2 Family District). Contact the City of Eveleth for permitted uses and zoning questions. Check with the City of Eveleth for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. There is a medical assistance lien held against this property – consult a real estate attorney for details (doc#707508). Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 73

CITY OF VIRGINIA

090-0010-03820

\$3,900.00

± 0.07 acres

D22240178

**Location:** East of 207 Chestnut Street, Virginia**Legal:** Lot 30, Block 18, Virginia**Sale Price****\$3,900.00**

Previously 205 Chestnut St., the structure was removed in 2023. This +/- 25' x 120' parcel is zoned B-1 (Central Business District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$2,849.84 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 74

CITY OF VIRGINIA

090-0010-03830

\$7,700.00

± 0.14 acres

D22240179

**Location:** Northwest corner of Chestnut Street and 2nd Avenue N, Virginia**Legal:** Lots 31 AND 32, Block 18, Virginia**Sale Price****\$7,700.00**

Previously 203 Chestnut St., the structure was removed in 2023. This +/- 50' x 120' parcel is zoned B-1 (Central Business District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 75

CITY OF VIRGINIA

090-0010-12410

\$59,400.00

± 0.13 acres

D22240180

**Location:** 125 4th Street S, Virginia**Legal:** Lot 14 AND Westerly 23 feet of Lot 15, Block 47, Virginia**Sale Price****\$59,400.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 1+ story structure has a kitchen, 1.5 bathrooms, 3 bedrooms, an unfinished basement, and a detached garage. Condition of utilities is unknown. This +/- 48' x 120' parcel is zoned B-2 (Community Business District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$1,267.04 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 76

CITY OF VIRGINIA

090-0030-04020

\$49,100.00

± 0.14 acres

D22240181

**Location:** 516 6th Street S, Virginia**Legal:** Lots 24 and 25, Block 89, VIRGINIA 2ND ADDITION**Sale Price****\$49,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 2-story structure has 4 bedrooms, 1.5 bathrooms, an unfinished basement, and a detached garage. Condition of the utilities is unknown. This +/- 50' x 120' parcel is zoned R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 77

CITY OF VIRGINIA

090-0066-00010, 00020, 00030, 00040

\$26,900.00

± 0.09 acres

D22240182

**Location:** Between 1208 and 1237 Cedar Lane, Virginia

Legal: Living Unit No. 1210 INCLUDING an undivided 8.33% interest in common areas AND adjacent facilities, Condominium The Cedars II
Living Unit No. 1212 INCLUDING an undivided 8.33% interest in common areas AND adjacent facilities, Condominium The Cedars II
Living Unit No. 1214 INCLUDING an undivided 8.33% interest in common areas AND adjacent facilities, Condominium The Cedars II
Living Unit No. 1216 INCLUDING an undivided 8.33% interest in common areas AND adjacent facilities, Condominium The Cedars II

Sale Price**\$26,900.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 4,021 sq. ft. structure footprint has an undivided interest in common areas. These parcels are subject to the restrictive covenants with an amendment of The Cedars II Homeowners Association of Virginia (T doc#438821, 442243). Zoning is R-4 (Residential - Townhouse District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#235986). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 78

CITY OF VIRGINIA

090-0066-00050, 00060, 00070, 00080

\$26,900.00

± 0.09 acres

D22240183

**Location:** Between 1221 and 1237 Cedar Lane, Virginia

Legal: Living Unit No. 1225 INCLUDING an undivided 8.33% interest in common areas AND adjacent facilities, Condominium The Cedars II
Living Unit No. 1227 INCLUDING an undivided 8.33% interest in common areas AND adjacent facilities, Condominium The Cedars II
Living Unit No. 1229 INCLUDING an undivided 8.33% interest in common areas AND adjacent facilities, Condominium The Cedars II
Living Unit No. 1231 INCLUDING an undivided 8.33% interest in common areas AND adjacent facilities, Condominium The Cedars II

Sale Price**\$26,900.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 4,021 sq. ft. structure footprint has an undivided interest in common areas. These parcels are subject to the restrictive covenants with an amendment of The Cedars II Homeowners Association of Virginia (T doc#438821, 442243). Zoning is R-4 (Residential - Townhouse District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#235986). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 79

CITY OF VIRGINIA

090-0137-00030

\$38,500.00

± 10.35 acres

D22240184

**Location:** 1529 Southern Drive, Virginia**Legal:** Tract C, RLS NO. 17**Sale Price****\$38,500.00**

This approximately 10.35-acre, irregularly shaped parcel is crossed in the south by U.S. Hwy. #53 and Southern Dr. and is crossed in the north by 13th St. S. Zoning is primarily B-2 (Community Business District) except the long strip in the north is zoned R-3 (5-12 Multi-Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#282217).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 80

CITY OF AURORA

100-0050-00290, 00300

\$4,700.00

± 0.16 acres

D22240185

**Location:** Southwest corner of S 4th Street W and W 1st Avenue S, Aurora**Legal:** Lot 1, Block 4, PARK ADDITION TO AURORA
Westerly 30 feet of Lot 2, Block 4, PARK ADDITION TO AURORA**Sale Price****\$4,700.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming, approximately 0.16 of an acre property is zoned R-1 (One- and Two- Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 81

CITY OF AURORA

100-0077-00320

\$12,200.00

± 0.14 acres

D22240186

**Location:** 426 S 2nd Street E, Aurora**Legal:** Lot 9, Block 2, ZUPONCIC ACRES 1ST ADD TO AURORA**Sale Price****\$12,200.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This single-wide mobile home is located on a +/- 51.89' x 120' nonconforming lot of record. Condition of utilities is unknown. Zoning is R-1 (One- and Two-Family Residential). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora regarding assessments of \$2,805.88 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 82

CITY OF BUHL

115-0020-02060

\$4,700.00

± 0.13 acres

D22240187

**Location:** 216 Sharon Street, Buhl**Legal:** Lots 12 AND 13, Block 8, BUHL 1ST ADDITION**Sale Price****\$4,700.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming, +/- 50' x 120' parcel is zoned R-1 (Low Density Residential District). Contact the City of Buhl for permitted uses and zoning questions. Check with the City of Buhl for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#185032).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 83

CITY OF COOK

120-0033-00210

\$27,200.00

± 5.58 acres

D22240188

**Location:** Approximately 0.05 of a mile west of 310 Vermilion Drive N, Cook**Legal:** Lots 21 through 40, BROWNS DIVISION**Sale Price****\$27,200.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 5.58-acre parcel adjoins an active railroad grade. Parcel is divided by and located on undeveloped platted roads. Zoning is R-1 (Residential). Contact the City of Cook for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and contains wetlands that may impact development or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#241162).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 84

CITY OF COOK

120-0040-00500

\$21,700.00

± 0.27 acres

D22240189

**Location:** Northwest corner of U.S. Highway #53 and 1st Street SE, Cook**Legal:** E 159 4/10 FT OF THE UNPLATTED PART OF SE 1/4 OF SW 1/4 LYING N OF THE HWY (PREV 495-10-1970), Sec 18 Twp 62N Rge 18W**Sale Price****\$21,700.00**

This approximately 0.27 of an acre parcel has easement access from U.S. Hwy. #53 along the westerly 30 feet (doc#1031620) and has an easement along the easterly 60 feet to the State of Minnesota (doc#1027391). Zoning is C-1 (Commercial). Contact the City of Cook for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 85

CITY OF FLOODWOOD

125-0010-04010, 04030, 04060, 04070

\$34,000.00

± 1.10 acres

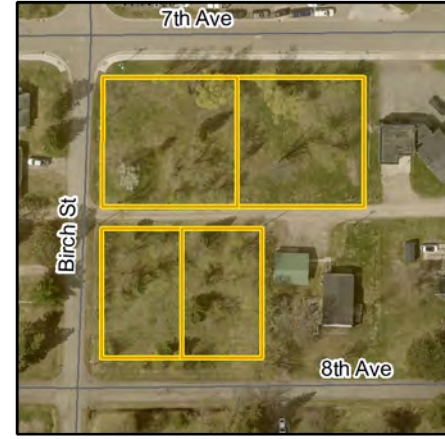
D22240190

**Location:** East of 302 Highway #2 and 309 8th Avenue W, Floodwood

Legal: Lot 3, EXCEPT the Easterly 5 feet AND all of Lot 4 AND the E1/2 of Lot 5, Block 29, FLOODWOOD
 W1/2 of Lot 5 AND all of Lots 6 and 7, Block 29, FLOODWOOD
 Lot 8 AND the W1/2 of Lot 9, Block 29, FLOODWOOD
 E1/2 of Lot 9 AND all of Lot 10, Block 29, FLOODWOOD

Sale Price**\$34,000.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



Vacant, partially wooded lots in Floodwood with public utilities available. This property has a +/- 245' x 120' area on 7th Ave. and 150' x 120' area on 8th Ave. Previously 310 7th Ave. W, the structures were removed prior to forfeiture. Zoning is R-2 (Residential). Contact the City of Floodwood for permitted uses and zoning questions. Check with the City of Floodwood regarding assessments of \$832.01 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 86

CITY OF FLOODWOOD

125-0030-00630

\$7,100.00

± 0.14 acres

D22240191

**Location:** West of 209 10th Avenue E, Floodwood**Legal:** Lot 13, Block 41, SAVANNA ADDITION TO FLOODWOOD**Sale Price****\$7,100.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 50' x 125' parcel is a conforming lot of record. Previously 205 10th Ave. E, the structure was removed in 2018. Zoning is R-2 (Low Density Residential). Contact the City of Floodwood for permitted uses and zoning questions. Check with the City of Floodwood regarding assessments of \$414.00 that may be reinstated, and for any other certified, pending or future assessments. There is a medical assistance lien held against this property – consult a real estate attorney for details (doc#1146159). Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 87

CITY OF FLOODWOOD

125-0030-00635

\$7,000.00

± 0.14 acres

D22240192

**Location:** Northeast corner of 10th Avenue E and Fir Street, Floodwood**Legal:** Lot 14, Block 41, SAVANNA ADDITION TO FLOODWOOD**Sale Price****\$7,000.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 48.27' x 125' parcel is a conforming lot of record. Previously 910 Fir St., the structures were removed in 2018. Zoning is R-2 (Low Density Residential). Contact the City of Floodwood for permitted uses and zoning questions. Check with the City of Floodwood for any certified, pending or future assessments that may be reinstated. There is a medical assistance lien held against this property – consult a real estate attorney for details (doc#1146159). Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 88

CITY OF HIBBING

140-0050-01260, 01270

\$9,000.00

± 0.11 acres

D22240193

**Location:** South of 1119 14th Avenue E, Hibbing**Legal:** Lot 21, Block 9, BROOKLYN
S1/2 of Lot 22, Block 9, BROOKLYN**Sale Price****\$9,000.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming property is approximately 0.11 of an acre. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#241145).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 89

CITY OF HIBBING

140-0200-02980

\$10,400.00

± 0.13 acres

D22240194

**Location:** Northeast corner of 25th Street W and 3rd Avenue W, Hibbing**Legal:** LOTS 12 AND 13, BLOCK 12, ROOSEVELT ADDITION TO HIBBING**Sale Price****\$10,400.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming parcel is approximately 0.13 of an acre. Previously 2420 3rd Ave. E, the structures were removed in 2018. Zoning is R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 90

CITY OF HIBBING

140-0205-00455

\$72,700.00

± 0.17 acres

D22240195

**Location:** Between 4010 and 4018 3rd Avenue E, Hibbing**Legal:** Southerly 2.52 feet of Lot 3 AND all of Lot 4, Block 3, ROSE MOUNT ADDN TO VILLAGE OF HIBBING**Sale Price****\$72,700.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming parcel is approximately 0.17 of an acre. Previously 4014 3rd Ave. E, the structures were removed in 2024. Zoning is R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#309492).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 91

CITY OF HIBBING

140-0235-00090

\$1,300.00

± 0.02 acres

D22240092

**Location:** Northwest corner of 40th Street E and 8th Avenue E, Hibbing**Legal:** Lot 9, Block 1 EXCEPT Highway Right of Way, STENSLAND ADDN TO VILLAGE OF HIBBING**Sale Price****\$1,300.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming, +/- 15' x 112' parcel is zoned R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing regarding assessments of \$737.22 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 92

CITY OF HIBBING

140-0290-00601

\$14,300.00

± 0.18 acres

D22240093

**Location:** East of 515 41st Street W, Hibbing

Legal: That part of the SE1/4 of SE1/4 described as a strip of land lying between 2 North-South parallel lines which are at all times 14.58 feet apart. The Westerly line is the West line of said SE1/4 of SE1/4, the Southern terminals of both parallel lines being the Northerly Right of Way line of West 41st Street, and the Northern terminals of both lines being their points of intersection with a line drawn at all times 8.5 feet Southerly from the center line of the Southerly spur of the DM&IR Railway Company. Sec 24 Twp 57N Rge 21W

Sale Price**\$14,300.00**

This nonconforming parcel is zoned I-1 (Light Industry District). Contact the City of Hibbing for permitted uses and zoning questions. There may be an acreage discrepancy and depiction of property lines and/or location may be inaccurate – potential buyers should consult a surveyor. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details (doc#1338376, 1474940). Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 93

CITY OF HIBBING

141-0050-03586

\$11,600.00

± 0.20 acres

D22240196

**Location:** South of 311 Itasca Avenue, Kelly Lake

Legal: S 50 FT OF N 1069 5/10 FT OF E 170 FT OF NW 1/4 OF NE 1/4, Sec 21 Twp 57N Rge 21W

Sale Price**\$11,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 50' x 170' parcel is a nonconforming lot of record and has a horseshoe court. Zoning is R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#115400).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 94

CITY OF HIBBING

141-0050-03660, 03678

\$81,200.00

± 0.71 acres

D22240197

**Location:** Between 409 and 413 1st Avenue S, Hibbing

Legal: That part of SE1/4 of NE1/4, described as follows: Assuming the west line of said Government Subdivision to be due North AND South, beginning at a point 160 feet South of the Northwest corner of said government subdivision; thence due East 300 feet; thence due South 100 feet; thence due West 300 feet to a point on the west line of said government subdivision 100 feet South of the point of beginning; thence North on said west line to the point of beginning, EXCEPT that part described as follows: Assuming the west line of SE1/4 of NE1/4 to bear due North AND South, commencing at a point 160 feet South of the Northwest corner of said forty; thence South along said west line for a distance of 69.47 feet to the point of beginning; thence East for a distance of 100 feet; thence S38deg25'30"E for a distance of 38.97 feet; thence West 124.22 feet to the west line of said forty; thence North along said west line for a distance of 30.53 feet to the point of beginning and there ending. Sec 21 Twp 57N Rge 21W
That part of SE1/4 of NE1/4, described as follows: Assuming the west line of SE1/4 of NE1/4 to bear due North AND South: Commencing at a point 260 feet South AND 24.22 feet East of the Northwest corner of said forty; thence East for a distance of 100 feet to the point of beginning; thence East for a distance of 59.78 feet; thence S48deg37'W for a distance of 46.90 feet; thence N38deg25'30"W for a distance of 39.53 feet to the point of beginning and there ending. Sec 21 Twp 57N Rge 21W

Sale Price**\$81,200.00**

****Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.****



This property is approximately 0.71 of an acre. Previously 411 1st Ave. S, the structures were removed in 2024. Zoning is R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#249910).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 95

CITY OF MT IRON

175-0071-00958

\$100.00

± 18.14 acres

D22240198

**Location:** West of Nichols Avenue on U.S. Highway #169, Mountain Iron

Legal: UNDERLYING FEE OF HWY R/W NO 169 IN SE1/4 OF SE1/4 EX THAT PART COMM AT SE COR THENCE ON A BEARING N02DEG25'49"W ALONG E LINE 1097.12 FT THENCE N86DEG54'24"W 100.47 FT TO INTERSECTION OF NLY R/W LINE OF TRUNK HWY 169 WITH WLY R/W LINE OF CO STATE AID HWY 109 & PT OF BEG THENCE CONT N86DEG54'24"W ALONG SAID NLY R/W LINE OF TRUNK HWY 169 296.80 FT THENCE S02DEG25'49"E 100.47 FT THENCE S86DEG 54'24"E 196.33 FT THENCE N45DEG19'53"E 135.07 FT MORE OR LESS TO PT OF BEG & EX THAT PART COMM AT SE COR OF SE1/4 OF SE1/4 SEC 11 THENCE N02DEG25'49"W ASSIGNED BEARING ALONG E LINE OF SAID SE1/4 OF SE1/4 1097.12 FT THENCE N86DEG54'24"W 100.47 FT TO W/RW OF CO RD 109 THENCE CONT N86DEG54'24"W ALONG N/RW OF STATE HWY 169 296.80 FT TO PT OF BEG THENCE CONT N86DEG54'24"W ALONG SAID N/RW 120.56 FT THENCE S02DEG25'49"E 100.47 FT THENCE S86DEG 54'24"E 120.56 FT THENCE N02DEG25'49"W 100.47 FT TO PT OF BEG, Sec 11 Twp 58N Rge 18W

Sale Price**\$100.00**

This approximately 18.14-acre parcel is crossed by U.S. Hwy #169 and encumbered by highway right of way. Zoning is CD (Commercial District). Contact the City of Mountain Iron for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Mountain Iron for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 96

CITY OF WINTON

190-0010-02740

\$1,600.00

± 0.17 acres

D22240199

**Location:** Approximately 0.04 of a mile east of 3rd Avenue E and Lake Street N on the north side of the undeveloped platted road, Winton**Legal:** Lots 12 AND 13, Block 14, Fall Lake**Sale Price****\$1,600.00**

****Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.****



This +/- 30' x 125' and +/- 30' x 116' property is located on undeveloped platted roads and is divided by an undeveloped platted alley. Zoning is R-1 (Residential District). Contact the City of Winton for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area, is predominately wetland, and may not be suitable for development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Winton for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#331974).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 97

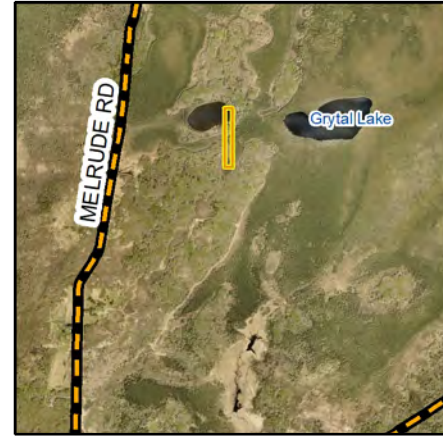
TOWN OF COTTON

305-0010-00753

\$13,700.00

± 5.06 acres

D22240095

**Location:** Approximately 0.81 of a mile northeast of 9276 Melrude Road, Cotton**Legal:** E1/2 of W1/2 of E1/2 of SW1/4 of NW1/4, Sec 5 Twp 54N Rge 16W**Sale Price****\$13,700.00**

This nonconforming parcel is approximately 5.03 acres with about 230 feet of frontage on an unnamed lake. Parcel has no known legal access and is zoned FAM-2 (Forest Agricultural Management). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel is predominately wetland that may not be suitable for development. Check with Cotton Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 98

TOWN OF DULUTH

315-0020-05160

\$50,500.00

± 3.10 acres

D22240096

**Location:** West of 6195 Ryan Road, Duluth**Legal:** N 300 FT OF E 750 FT OF NE1/4 OF SE1/4 EX E 300 FT, Sec 30 Twp 52N Rge 12W**Sale Price****\$50,500.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming parcel is approximately 3.1 acres and has no known legal access. Zoning is RR-1 (Rural Residential District). Contact Duluth Township for permitted uses and zoning questions. Check with Duluth Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 99

TOWN OF ELLSBURG

320-0010-02920

\$1,200.00

± 1.00 acres

D22240200

**Location:** Approximately 0.1 of a mile west of Melrude Road, on the south side of Cemetery Road, Cotton**Legal:** 1 AC SQUARE AT NE CORNER OF SE 1/4 OF SW 1/4, Sec 18 Twp 55N Rge 16W**Sale Price****\$1,200.00**

This approximately 1-acre parcel is a nonconforming lot of record. Zoning is MU-5 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Ellsburg Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 100

TOWN OF ELLSBURG

320-0050-00050

\$7,000.00

± 0.34 acres

D22240201



Location: Approximately 0.2 of a mile north of Melrude Road and Berg Lake Drive, Cotton

Legal: LOT 5, BLOCK 2 INC PART OF VAC BROADWAY ADJ, DINHAM LAKE TOWN OF ELLSBURG

Sale Price

\$7,000.00

This parcel is approximately 0.34 of an acre with about 100 feet of frontage on Dinham Lake. Parcel is also crossed by approximately 164 feet of an unnamed stream. This nonconforming lot of record has water access. Zoning is SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area, is predominately wetland, and may not be suitable for development. Check with Ellsburg Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 101

TOWN OF EMBARRASS

330-0010-04680

\$59,900.00

± 69.32 acres

D22240202



Location: West of Levander Road on Highway #21, Embarrass

Legal: N 1/2 OF SW 1/4 EX HIGHWAY EASEMENT, Sec 29 Twp 60N Rge 15W

Sale Price

\$59,900.00

This irregularly shaped, approximately 69.32-acre parcel is crossed by approximately 1,450 feet of unnamed streams, a portion of Hwy. #21, and a powerline easement (doc#1086245) is across the center. Zoning is MU-4 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Parcel contains wetlands that may impact development or access plans. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Embarrass Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 102

TOWN OF FIELD

350-0010-04411

\$11,500.00

± 2.53 acres

D22240097



Location: Approximately 0.28 of a mile south of Three Bridges Road, on the west side of the Rice River, Cook.

Legal: SW1/4 of NE1/4, EXCEPT part lying East of River. Sec 27 Twp 62N Rge 19W
Subject to public waters.

Sale Price

\$11,500.00

This nonconforming parcel is approximately 2.53 acres with about 700 feet of frontage on the Rice River. Parcel has water access and is zoned FAM-2 (Forest Agricultural Management). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and contains wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Field Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 103	TOWN OF GREENWOOD	387-0430-10630	\$400.00	± 0.11 acres	D22240203
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Location: Approximately 0.22 of a mile southwest of Highway #115 and Hunters Pass, Greenwood
Legal: LOTS 31 AND 32, BLOCK 22, VERMILLION GROVE

Sale Price	\$400.00
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This nonconforming +/- 50' x 100' parcel is zoned MU-4 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads to the site. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

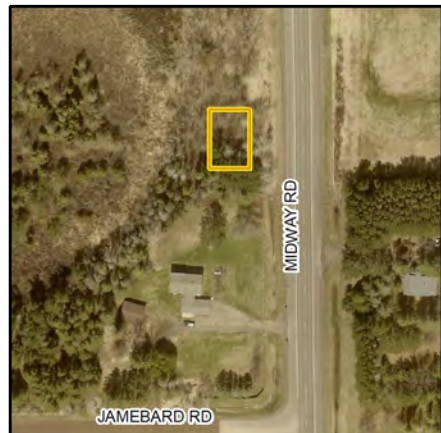
Tract 104	CITY OF HERMANTOWN	395-0010-04850	\$1,500.00	± 0.11 acres	D22240204
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Location: North of 4255 Midway Road, Hermantown
Legal: That part of the NE1/4 of NE1/4 described as follows: Beginning at a point 55 rods South of Northeast corner; thence South 10 rods; thence West 8 rods; thence North 10 rods; thence East 8 rods to a place of beginning EXCEPT East 75 feet AND EXCEPT that part lying Southerly of the Northerly 990 feet of said NE1/4 of NE1/4, Sec 18 Twp 50N Rge 15W

Sale Price	\$1,500.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming, approximately 0.11 of an acre parcel is zoned S-1 (Suburban). Contact the City of Hermantown for permitted uses and zoning questions. The property contains wetlands that may impact development or access plans. Check with the City of Hermantown for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 105	CITY OF HERMANTOWN	395-0010-07915	\$9,600.00	± 0.36 acres	D22240205
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Location: Across the road from 5044 Hermantown Road, Hermantown
Legal: Westerly 268 feet of that part of NE1/4 of SW1/4 lying North of CSAH 54, Sec 26 Twp 50N Rge 15W

Sale Price	\$9,600.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 0.36 of an acre parcel is zoned R-3 (Residential). Contact the City of Hermantown for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hermantown regarding assessments of \$7,382.58 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 106

CITY OF HERMANTOWN

395-0014-00130

\$71,200.00

± 5.92 acres

D22240206

**Location:** West of 5045 Hanson Road, Hermantown**Legal:** The northerly 396.20 of the SW NW except the easterly 274.86 feet of the northerly 396.20 feet thereof and further excepting the westerly 393.72 feet of the northerly 396.2 thereof, Sec 35 Twp 50N Rge 15W**Sale Price****\$71,200.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 5.92-acre parcel is crossed through the center by approximately 507 feet of an unnamed stream and LaVaque Rd. crosses the southwest corner. Previously 5049 Hanson Rd., the structures were removed prior to forfeiture. Zoning is RES-3 (Residential). Contact the City of Hermantown for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area, is predominately wetland and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hermantown regarding assessments of \$3,462.90 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 107

CITY OF HERMANTOWN

395-0175-00370

\$141,600.00

± 2.50 acres

D22240207

**Location:** Approximately 0.09 of a mile south of Getchell Road and Trails End Drive, Hermantown**Legal:** Lot 1, Block 7, TIMBER TRAILS ESTATES**Sale Price****\$141,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 2.50-acre parcel is subject to the Declaration of Covenants, Conditions, Restrictions and Easement for Timber Trail Estates (T doc#844215) and an avigation easement to the Duluth Airport Authority (T doc#844217). Parcel has undeveloped platted access. Zoning is R-3 (Residential). Contact the City of Hermantown for permitted uses and zoning questions. This parcel contains wetlands that may impact development or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Hermantown for any certified, pending or future assessments that may be reinstated. Recording fee \$92.00 (Abstract, T#312362). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 108

CITY OF HERMANTOWN

395-0175-00590, 00600

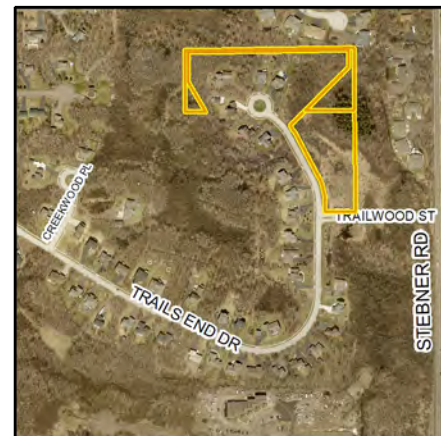
\$49,600.00

± 4.29 acres

D22240208

**Location:** Northeast corner of Trails End Drive and Trailwood Street, Hermantown**Legal:** Outlot A, Timber Trails Estates
Outlot B, Timber Trails Estates**Sale Price****\$49,600.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 4.29-acre property is subject to the Declaration of Covenants, Conditions, Restrictions and Easements for Timber Trail Estates (T doc#844215) and an avigation easement for the Duluth Airport Authority (T doc#844217). Zoning is R-3 (Residential). Contact the City of Hermantown for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hermantown for any certified, pending or future assessments that may be reinstated. Recording fee \$92.00 (Abstract, T#347746). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 109

CITY OF HERMANTOWN

395-0175-00610

\$62,900.00

± 14.61 acres

D22240209

**Location:** Between 4915 and 4937 Trails End Drive, Hermantown**Legal:** Outlot C, Timber Trails Estates**Sale Price****\$62,900.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 14.61-acre parcel is subject to the Declaration of Covenants, Conditions, Restrictions and Easements for Timber Trail Estates (doc#844215) and an avigation easement for the Duluth Airport Authority (doc#844217). Zoning is R-3 (Residential). Contact the City of Hermantown for permitted uses and zoning questions. The property contains wetlands that may impact development or access plans. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hermantown for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#347747). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 110

CITY OF HERMANTOWN

395-0175-00620

\$124,800.00

± 1.52 acres

D22240210

**Location:** Between 4210 Getchell Road and 4201 Creekswood Place, Hermantown**Legal:** Outlot D, Timber Trails Estates**Sale Price****\$124,800.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 1.52-acre parcel is subject to the Declaration of Covenants, Conditions, Restrictions and Easements for Timber Trails Estates (doc#844215) and an avigation easement to the Duluth Airport Authority (doc#844217). Zoning is R-3 (Residential). Contact the City of Hermantown for permitted uses and zoning questions. Check with the City of Hermantown for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#347748). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 111

CITY OF HERMANTOWN

395-0175-00630, 00640

\$76,500.00

± 10.54 acres

D22240211

**Location:** Between 4982 and 4990 Trails End Drive, Hermantown**Legal:** Outlot E, Timber Trails Estates
Outlot F, Timber Trails Estates**Sale Price****\$76,500.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 10.54-acre property is divided by an undeveloped platted road. Outlot E is subject to a roadway easement located in the west half of the lot (T doc#781461). This entire property is subject to the Declaration of Covenants, Conditions, Restrictions and Easements for Timber Trail Estates (T doc#844215) and an avigation easement to the Duluth Airport Authority (T doc#844217). Zoning is R-3 (Residential). Contact the City of Hermantown for permitted uses and zoning questions. The property contains wetlands that may impact development or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Hermantown for any certified, pending or future assessments that may be reinstated. Recording fee \$112.00 (Abstract, T#347749, T#347750). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 112

CITY OF HERMANTOWN

395-0175-00650

\$32,500.00

± 9.22 acres

D22240212

**Location:** Southwest corner of Trailwood Street and Stebner Road, Hermantown**Legal:** Outlot G, Timber Trails Estates**Sale Price****\$32,500.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 9.22-acre parcel is subject to the Declaration of Covenants, Conditions, Restrictions and Easements for Timber Trail Estates (doc#844215) and an avigation easement to the Duluth Airport Authority (doc#844217). Zoning is R-3 (Residential). Contact the City of Hermantown for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. Check with the City of Hermantown for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#347751). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 113

TOWN OF INDUSTRIAL

400-0010-04655

\$12,000.00

± 2.96 acres

D22240099

**Location:** North of 7641 Albert Road, Saginaw**Legal:** That part of the W1/2 of NE1/4 of SW1/4 lying South of Railroad Right of Way, Sec 27 Twp 51N Rge 17W**Sale Price****\$12,000.00**

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This parcel is approximately 2.96 acres and adjoins an active railroad grade. There is no known legal access. Zoning is RES-4 (Residential) and MU-4 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Parcel contains wetlands that may impact development or access plans. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Industrial Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 114

TOWN OF INDUSTRIAL

400-0010-05530

\$39,000.00

± 20.00 acres

D22240213

**Location:** Approximately 0.5 of a mile northwest of 4777 Aune Road, Saginaw**Legal:** S½ of N½ of N½ of SW¼, Sec 32 Twp 51N Rge 17W**Sale Price****\$39,000.00**

This approximately 20-acre parcel has easement access from Aune Rd. (T doc#139041, 402459, 609358). Zoning is MU-4 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Industrial Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#210876).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 115

TOWN OF KELSEY

405-0010-02021

\$11,800.00

± 10.00 acres

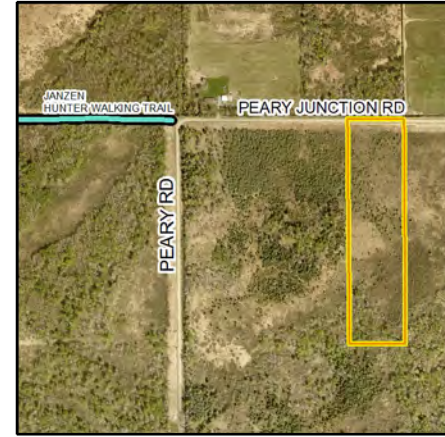
D22240243



Location: Approximately 0.18 of a mile west of the Janzen Hunting/Walking Trail on Peary Junction Road, Kelsey

Legal: E1/2 OF NW1/4 OF SW1/4 EX W 1/2, Sec 12 Twp 54N Rge 18W

Sale Price

\$11,800.00

This approximately 10-acre parcel is zoned MU-4 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Kelsey Township for any certified, pending, or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 116

TOWN OF LAKEWOOD

415-0010-03230

\$67,200.00

± 10.00 acres

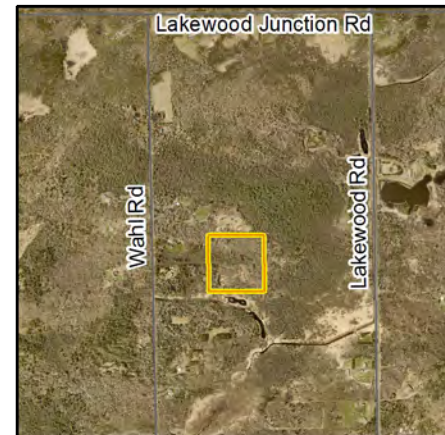
D22240215



Location: East of 5568 and 5582 Wahl Road, Duluth

Legal: N½ of NW¼ of SE¼ Ex W½, Sec 10 Twp 51N Rge 13W

Sale Price

\$67,200.00

This approximately 10-acre parcel has easement access (doc#810778). Property is addressed as 5574 Wahl Rd. Zoning is MUNS-4 (Multiple Use Non-Shoreland). Contact Lakewood Township for permitted uses and zoning questions. The property contains wetlands that may impact development or access plans. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Lakewood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 117

TOWN OF LEIDING

425-0030-02800

\$12,800.00

± 20.00 acres

D22240100



Location: Approximately 0.96 of a mile east of Ollila and Nett Lake Roads, Orr

Legal: NW1/4 OF SE1/4 EX S1/2, Sec 23 Twp 64N Rge 20W

Sale Price

\$12,800.00

This nonconforming parcel is approximately 20 acres with no known legal access. Zoning is FAM-1 (Forest Agricultural Management) and has height restrictions from the Orr Regional Airport Ordinance. Contact St. Louis County Planning and Zoning and the City of Orr for permitted uses and zoning questions. Parcel is predominately wetlands and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Leiding Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#228689). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 118	TOWN OF MIDWAY	450-0010-00447, 00448	\$37,300.00	± 0.61 acres	D22240101
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Location: East of 5343 Stark Road, Duluth

Legal: The South 133 feet of the East 100 feet of the West 345.5 feet of the SE1/4 of SE1/4, Sec 4 Twp 49N Rge 15W
The South 133 feet of the East 100 feet of the West 445.5 feet in the SE1/4 of SE1/4, Sec 4 Twp 49N Rge 15W

Sale Price	\$37,300.00
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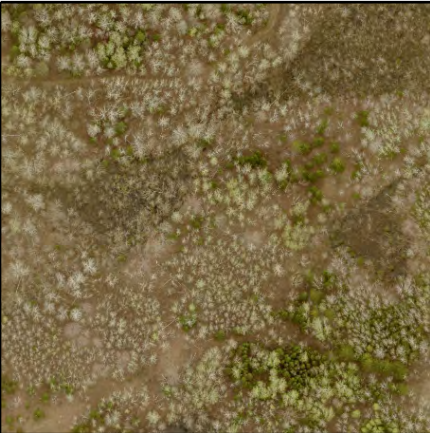
Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming property is approximately 0.61 of an acre of vacant land. Zoning is RR-1 (Rural Residential). Contact Midway Township for permitted uses and zoning questions. Check with Midway Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 119	TOWN OF NORMANNA	485-0010-03412	\$11,600.00	± 1.14 acres	D22240102
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Location: Approximately 0.33 of a mile southeast of 2948 Hagen Road, Duluth

Legal: ELY 165 FT OF NLY 300 FT OF NE1/4 OF SE1/4, Sec 21 Twp 52N Rge 13W

Sale Price	\$11,600.00
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This nonconforming parcel is approximately 1.14 acres with no known legal access. Zoning is FAM-2 (Forest Agricultural Management). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Parcel contains wetlands that may impact development or access plans. Check with Normanna Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 120	CITY OF RICE LAKE	520-0016-00260	\$78,600.00	± 10.00 acres	D22240216
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Location: Between 4013 and 4039 Fiskett Road, Duluth

Legal: E½ of W½ of NE¼ of NW¼, Sec 22 Twp 51N Rge 14W

Sale Price	\$78,600.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 10-acre parcel is zoned RES1 (Residential 1). Contact the City of Rice Lake for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Rice Lake for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 121	CITY OF RICE LAKE	520-0090-00550	\$34,600.00	± 3.10 acres	D22240217
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Location: Northwest corner of Howard Gnesen Road and Fayre Road, Duluth

Legal: Lots 28 through 31, Block 2, Colmans 4th Acre Tract Addition to Duluth

Sale Price	\$34,600.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 3.10 acre parcel is crossed by approximately 350 feet of an unnamed creek. Zoning is RES2 (Residential 2). Contact the City of Rice Lake for permitted uses and zoning questions. The property contains wetlands that may impact development or access plans. Check with the City of Rice Lake for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 122	CITY OF RICE LAKE	520-0240-00490	\$8,100.00	± 1.14 acres	D22240218
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Location: South of 5024 Reid Road, Duluth

Legal: S½ of N½ of Lot 8, Block 3, Subdivision of NE¼ Sec 26 Twp 51N Rge 14W

Sale Price	\$8,100.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This approximately 1.14-acre parcel is a nonconforming lot of record. Zoning is RES1 (Residential 1). Contact the City of Rice Lake for permitted uses and zoning questions. The property contains wetlands that may impact development or access plans. Check with the City of Rice Lake for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#315385).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 123	TOWN OF SOLWAY	530-0010-00981	\$5,000.00	± 0.18 acres	D22240103
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Location: Between 4686 and 4690 Dow Road, Saginaw

Legal: That part of Govt Lot 1 lying South of the Northerly 285 feet and North of the Southerly 289 feet of the Northerly 584 feet, Sec 6 Twp 50N Rge 16W

Sale Price	\$5,000.00
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This +/- 10' x 775' parcel has about 10 feet of frontage on Baby Grand Lake and is encumbered by a shared driveway. Zoning is Shoreland Multiple Use (SMU-7). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with Solway Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 124	TOWN OF VAN BUREN	555-0010-04292	\$15,900.00	± 8.57 acres	D22240082
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Location: Northeast corner of Hingeley Road and Highway #29, Floodwood

Legal: That part of Govt Lot 6 lying Northwesterly of the centerline of County Highway #29, Sec 26 Twp 52N Rge 20W



Sale Price	\$15,900.00
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This nonconforming, approximately 8.57-acre parcel has about 802 feet of frontage on an unnamed creek off of the St. Louis River. Previously 6214 Hingeley Rd., this parcel has a dilapidated structure. Zoning is SMU-3a (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and contains wetlands that may impact development or access plans. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Van Buren Township regarding assessments of \$120.00 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 125	TOWN OF WHITE	570-0012-01582	\$15,900.00	± 1.00 acres	D22240219
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Location: South of 4177 Highway #100, Aurora

Legal: Southerly 208.5 feet of Northerly 945 feet of Easterly 208.5 feet of NE1/4 of SE1/4, Sec 17 Twp 57N Rge 15W



Sale Price	\$15,900.00
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This approximately 1-acre parcel is a nonconforming lot of record. Previously 4171 Hwy. 100, the structures were removed in 2019. Zoning is FAM-3 (Forest Agricultural Management). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Check with White Township regarding assessments of \$354.00 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 126	TOWN OF WHITE	570-0040-00980, 01010	\$8,500.00	± 0.60 acres	D22240220
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Location: Southeast corner of Geary Street and Carl Avenue, Aurora

Legal: Lots 8, 9 and 10, Block 6, Cotton Town of White
Lots 11 through 15, Block 6, Cotton Town of White



Sale Price	\$8,500.00
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****Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.****

This approximately 0.6 of an acre property is divided by an undeveloped, platted alley. Zoning is RES-11 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Check with White Township for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 127	TOWN OF WHITE	570-0040-02510, 02530	\$5,200.00	± 0.26 acres	D22240221
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Location: North across road from 5816 James Avenue, Aurora

Legal: Lots 1 and 2, Block 14 INCLUDING part of vacated alley adjacent, Cotton Town of White
 Lot 3, Block 14 INCLUDING part of vacated alley adjacent, Cotton Town of White

Sale Price	\$5,200.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming, approximately 0.26 of an acre property is a lot of record. Zoning is RES-11 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Check with White Township for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 128	TOWN OF WHITE	570-0040-03450	\$1,800.00	± 0.09 acres	D22240222
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Location: Approximately 0.12 of a mile west of Ryan Street, on the north side of State Highway #135, Aurora

Legal: Lots 26 through 28 INCLUDING vacated alley adjacent SUBJECT TO highway easement, Block 18, Cotton Town of White

Sale Price	\$1,800.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This nonconforming, approximately 0.09 of an acre parcel is crossed in the south by State Hwy. #135. Zoning is RES-11 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with White Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

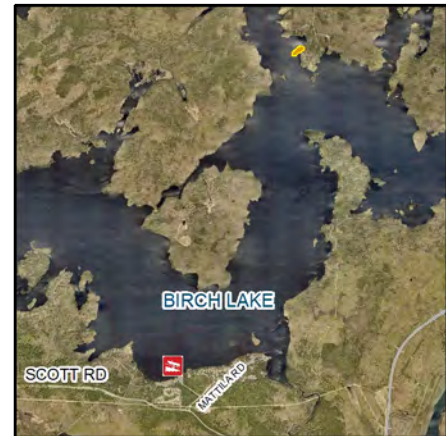
Tract 129	UNORGANIZED 61 12	610-0011-03065	\$56,200.00	± 0.80 acres	D22240223
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Location: Approximately 2.7 miles northeast of the South Birch Lake Boat Launch, 8269 Mattila Road, Babbitt

Legal: The unplatted portion of Govt Lot 6 lying within the traverse described as follows: Assuming the North boundary of Lot 18, located in the Plat of NORTH BAY HOMESITES, to lie N 60DEG W, and commencing at the Northeast corner of said Lot 18 run N 60DEG W 386 feet to an iron pin which is the Point of Beginning; thence continue N 60DEG W 30 feet ; thence N36DEG53'30"E 185.08 feet; thence S 64DEG W 600 feet; thence S 26DEG E 300 feet; thence N 64DEG E 570 feet; thence S 60DEG E 15 feet to an iron pin; thence N08DEG44'E 128.77 feet to the Point of Beginning, Sec 21 Twp 61N Rge 12W

Sale Price	\$56,200.00
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This approximately 0.8 of an acre parcel is an island on Birch Lake with about 975 feet of frontage. The parcel is a lot of record and has water access. Zoning is SMU-11 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and contains wetlands that may impact development or access plans. There may be an acreage discrepancy and depiction of property lines and/or location may be inaccurate – potential buyers should consult a surveyor. Check with the St. Louis County Auditor for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 130

UNORGANIZED 60 19

725-0030-00260

\$300.00

± 0.04 acres

D22240107



Location: Approximately 0.01 of a mile east of Dickinson Road on Highway #65, Britt

Legal: Outlot B, CRESCENT BEACH

Sale Price**\$300.00**

This nonconforming parcel is approximately 0.04 of an acre crossed by Hwy. 65. Parcel is a lot of record and is zoned SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.

Tract 131

UNORGANIZED 67 21

762-0010-01970

\$17,000.00

± 4.94 acres

D22240225



Location: Approximately 0.09 of a mile north of Keyes Road on the west side of U.S. Highway #53, Orr

Legal: That part of the NW1/4 of NE1/4 described as follows: Beginning at the Northeast corner of said NW1/4 of NE1/4 thence West 416 feet; thence South 520 feet; thence East 416 feet; thence North 520 feet to the Point of Beginning. ***Subject to Highway Right of Way Easement**, Sec 13 Twp 67N Rge 21W

Sale Price**\$17,000.00**

This approximately 4.94-acre parcel is a nonconforming lot of record. Zoning is FAM-3 (Forest Agricultural Management). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Parcel contains wetlands that may impact development or access plans. Check with the St. Louis County Auditor for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS-OF-WAY.



DISCLAIMERS & TERMS

Land and Minerals Department *St. Louis County, Minnesota*

1. WITHDRAWAL: The right to withdraw or add any properties to this list is hereby reserved by the County Auditor.

2. BIDDING AND SALES:

A. PROCESS: All properties will be sold to the highest responsible bidder at auction. Bidding will begin at the minimum bid specified on the list. If a property is not sold at auction, it may be for sale over-the-counter, on a first come, first served basis, or go to an online auction. The county reserves the right to reject any bidder who has defaulted on a land sale contract or is a prohibited buyer or bidder as defined below.

B. SALES: All sales are final, and no refunds or exchanges are permitted.

C. ERRORS: Buyer agrees to fully cooperate in adjusting for clerical or scrivener's errors on any documentation that is a part of this transaction, including, but not limited to, errors related to the amount of the purchase price or installment payments, the term of the contract, or number of installment payments.

D. PROHIBITED BUYERS OR BIDDERS: Pursuant to Minnesota Statutes § 282.016, the following persons or entities shall not be allowed to register or participate in the auction, either personally, or as an agent or attorney for a prohibited person or entity: 1) district court administrators, county auditors, treasurer, assessors or supervisors of assessments, land commissioners or assistant land commissioners for tax-forfeited lands, or any deputies or employees of any of the above individuals, 2) a person or entity that owns another property within St. Louis County for which there are delinquent taxes owing, 3) a person or entity that has held a rental license in St. Louis County and the license has been revoked within five years of the date of the auction, or 4) a person or entity that has been a vendee of a contract for purchase of a property offered for sale under Chapter 282, which contract has been canceled within 5 years of the date of the auction. A person prohibited from purchasing property must not directly, or indirectly, have another person purchase a property on behalf of the prohibited buyer for the prohibited buyer's benefit or gain. If a person or entity pre-registers for the auction, the county will perform a search upon receipt of the registration forms to determine if the applicant is a prohibited buyer or bidder. If found to be a prohibited bidder or buyer, notification and explanation will be sent prior to the day of the auction. Those who are prohibited will not be permitted to register or bid on properties at auction. For a person or entity that registers on the day of the auction, the county will perform a search to determine if the applicant is a prohibited buyer or bidder. In the event that it is found the applicant is prohibited, they will not be allowed to register or bid on properties at auction. In the event a winning bid has been awarded to a prohibited bidder or buyer, the person or entity will forfeit their earnest money, and the sale will be nullified as invalid. The property may be re-bid or re-offered at a future auction, at the sole discretion of St. Louis County.

E. CONFLICT OF INTEREST: Minnesota Statute 282.016 prohibits the direct or indirect purchase of tax-forfeited land by a county auditor, county treasurer, county attorney, court administrator of the district court, county assessor, supervisor of assessments, deputy or clerk or an employee of such office, a commissioner for tax-forfeited lands, or an assistant to such commissioner.

F. FORMER OWNERS: If you are a former owner of a property being auctioned, you must pay the minimum bid price or the amount of delinquency, whichever is more, pursuant to Minnesota Statutes § 282.01, Subd. 7.

G. FEES: 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. Additional fees such as recording fees, deed fees, and deed taxes will be due and explained at the time of closing.

I. NON-SUFFICIENT FUNDS CHECK CHARGE: A \$30.00 service charge will be imposed on any dishonored or non-sufficient funds (NSF) check.

3. ASSESSMENTS: Properties offered for sale may be subject to unpaid assessments. Before purchasing, prospective buyers should consult the Finance Department for properties in the City of Duluth, or the City or Township Clerk for all other locations, and/or St. Louis County in respect to any certified, pending or future assessments that may exist. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a property in an amount equal to the remaining unpaid original assessment at the time of forfeiture (Minnesota Statutes §§ 429.071, Subd. 4 and 435.23).

4. REAL ESTATE TAXES: Forfeited property that is repurchased, or sold at a public or private sale, on or before December 31 of an assessment year shall be placed on the assessment rolls for that year's assessment, pursuant to Minnesota Statutes §§ 272.02, Subd. 38(c). If a purchase is made before December 31, taxes will be payable for the following year.

5. ZONING: Properties sold through this auction are subject to local zoning ordinances. Contact your local zoning administrator to obtain copies of these ordinances. No structure or part thereof shall be erected, constructed, moved, or structurally altered, and no land shall change in use until the local zoning authority has approved and issued a permit, if applicable. St. Louis County makes no warranty that the properties are "buildable". It is the sole responsibility of prospective buyers to be fully informed prior to purchasing, and the county encourages prospective buyers to contact the local land use and zoning authorities where the properties are located for information about building codes, zoning laws, or other information that affect the properties.

6. SUBJECT TO: All sales are subject to existing liens, leases, easements, deed restrictions, dedications, and rights-of-way.

7. PROPERTY BOUNDARIES: Property boundaries shown on any web or paper maps provided by the county are for reference only and are subject to change. Prospective buyers should consult licensed surveyors to determine legal boundaries. St. Louis County is not responsible for locating or determining property lines or boundaries.

8. WETLANDS AND FLOODPLAINS: St. Louis County has not performed any wetland delineation on properties offered for sale, unless otherwise noted. No refunds will be made due to presence of wetlands, floodplains, or any other environmental condition that may be present. It is the buyer's sole responsibility to research, inspect, and review a property prior to purchasing.

9. RESTRICTIVE COVENANTS: Some non-platted properties listed for sale may contain non-forested marginal land or wetlands as defined in Minnesota Statutes. The deeds for these properties will contain a restrictive covenant, which will prohibit enrollment of the properties 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 buyers upon request.

10. MINERAL RIGHTS: All minerals and mineral rights are retained by the State of Minnesota when a tax-forfeited property is conveyed.



DISCLAIMERS & TERMS

Land and Minerals Department *St. Louis County, Minnesota*

11. PROPERTY CONDITION:

A. SOLD "AS IS": All properties are sold "as is" and may not conform to local building and zoning ordinances. St. Louis County makes no warranty that the land is "buildable". It is the sole responsibility of prospective buyers to be fully informed prior to purchasing. Buyers are encouraged to contact the local land use and zoning authority where the properties are located for information about building codes, zoning laws, or other municipal information that may affect the properties. Buyers will be required to sign the "Buyer's 'As Is' Addendum" as part of the Terms of Sale, which will be available for review prior to the auction.

B. LEAD: Some properties may present exposure to lead from lead-based paint that may place young children at risk of developing lead 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 a time to conduct such assessment or inspection.

C. RADON WARNING STATEMENT: 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 and is not aware of any radon testing on properties 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 buyer of residential tax-forfeited property.

D. TESTING: Buyers are able to obtain authorization from St. Louis County to perform soil testing, at their own expense, before purchasing a property. The sale will not be rescinded if soil problems of any type are discovered after the sale.

E. TITLE: Neither the county nor the State of Minnesota warrants the condition of title. Buyer will receive documentation regarding purchase at the time of sale and/or the Commissioner of Revenue will issue a deed from the State of Minnesota after full payment is made. Tax forfeiture will create a break in the chain of title. SELLER CONVEYS TAX TITLE, and the services of an attorney may be necessary to make the title marketable.

F. HAZARD MATERIALS INDEMNIFICATION: The buyer shall indemnify St. Louis County and/or the State of Minnesota for environmental contamination arising or resulting from the buyer's use and occupancy of the purchased property.

G. HISTORY: St. Louis County makes no representations regarding the history or condition of the properties offered for sale. It is the buyer's sole responsibility to research the history and condition of any property that buyer wishes to purchase.

12. MORTGAGES AND OTHER LIENS: It is advised that all buyers consult a real estate attorney prior to purchasing tax-forfeited properties with unsatisfied mortgages and/or other liens held against them.

13. LEGAL COUNSEL: In order to protect your legal interests, we recommend that you consult with a real estate attorney regarding installment contracts, title issues, boundary issues, assessments, mortgages, and other legal matters.

14. ACCESS: ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED PROPERTIES OFFERED FOR SALE. ALL PROPERTIES ARE SOLD AS IS, WITHOUT WARRANTIES OR REPRESENTATION OF ANY KIND.

Q & A

1. WHAT IS THE DATE, TIME AND LOCATION OF YOUR TAX SALE?

Our next state tax-forfeited land sale will be online at: publicsurplus.com. It will open on February 6 and close on February 20. The list and additional information can be found on our website at: stlouiscountymn.gov/landsales. Additional listings will be available approximately one month before the sales begins.

2. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

The land sales are advertised in the official newspapers of the county (currently the Duluth News Tribune duluthnews.com and the Cook News Herald which also publishes notices online to mnpublicnotice.com) and on our website: stlouiscountymn.gov/landsales. Flyers with a QR code link to our website can be picked up at St. Louis County offices or from one of our multiple area-wide distribution sites.

3. HOW AND WHEN DO I REGISTER FOR YOUR TAX SALES?

You can pre-register by filling out our online Registration Form found on our website: stlouiscountymn.gov/landsales. Registration with St. Louis County is not necessary to participate in the Public Surplus auction, but it is required if you are the successful bidder. Note: you will need to register with Public Surplus to bid on online auctions at: publicsurplus.com. Contact Public Surplus via email or their chat function if you have questions about using their website.

4. WHAT HAPPENS TO PROPERTIES THAT DO NOT SELL AT AUCTION? ARE THEY STILL AVAILABLE FOR PURCHASE?

Properties that do not sell at auction may be purchased over-the-counter or may go back to online auction. Properties on our Available List are offered on a first come, first served basis and can be viewed on our website: stlouiscountymn.gov/landsales. Click on the "Available Property List".



BEST PRACTICES

Land and Minerals Department *St. Louis County, Minnesota*

BEST PRACTICES OF MN STATE TAX-FORFEITED LANDS USE

An overview of activities you can and cannot partake in on State of Minnesota Tax-Forfeited lands managed by the St. Louis County Land and Minerals Department.

YOU CAN:

- Hunt on MN State Tax-Forfeited land. (All federal, state, and local laws and regulations apply.)
- Gather on MN State Tax-Forfeited land. (All federal, state, and local laws and regulations apply.)
- Enjoy authorized trails and recreate on MN State Tax-Forfeited land. (All federal, state, and local laws and regulations apply.)

YOU CANNOT:

- Dispose of garbage, refuse, or electronics on MN State Tax-Forfeited land.
- Build a structure or fixture (this includes but is not limited to a shed, lean-to, garage, fence, barricade, or gate) on MN State Tax-Forfeited land.
- Park your vehicle frequently on MN State Tax-Forfeited land (for example, if you have a tax-forfeited lot near your house or work, you are not allowed to park without a permit or lease).
- Construct permanent deer stands on MN State Tax-Forfeited land.
- Cut trees or any other vegetation without a permit or lease on MN State Tax-Forfeited land. This includes harvesting of dead and down trees.
- Access MN State Tax-Forfeited land through private property without permission.
- Place fill on MN State Tax-Forfeited land without a permit.
- Place any type of sign, including "No Trespassing" or "Private Property," on MN State Tax-Forfeited land.
- Construct or create parking areas or access routes of any material including sand, gravel, asphalt or concrete on MN State Tax-Forfeited land.
- Construct or create garden areas, including raised beds and fences, on MN State Tax-Forfeited land without the proper lease issued by the Land and Minerals Department.





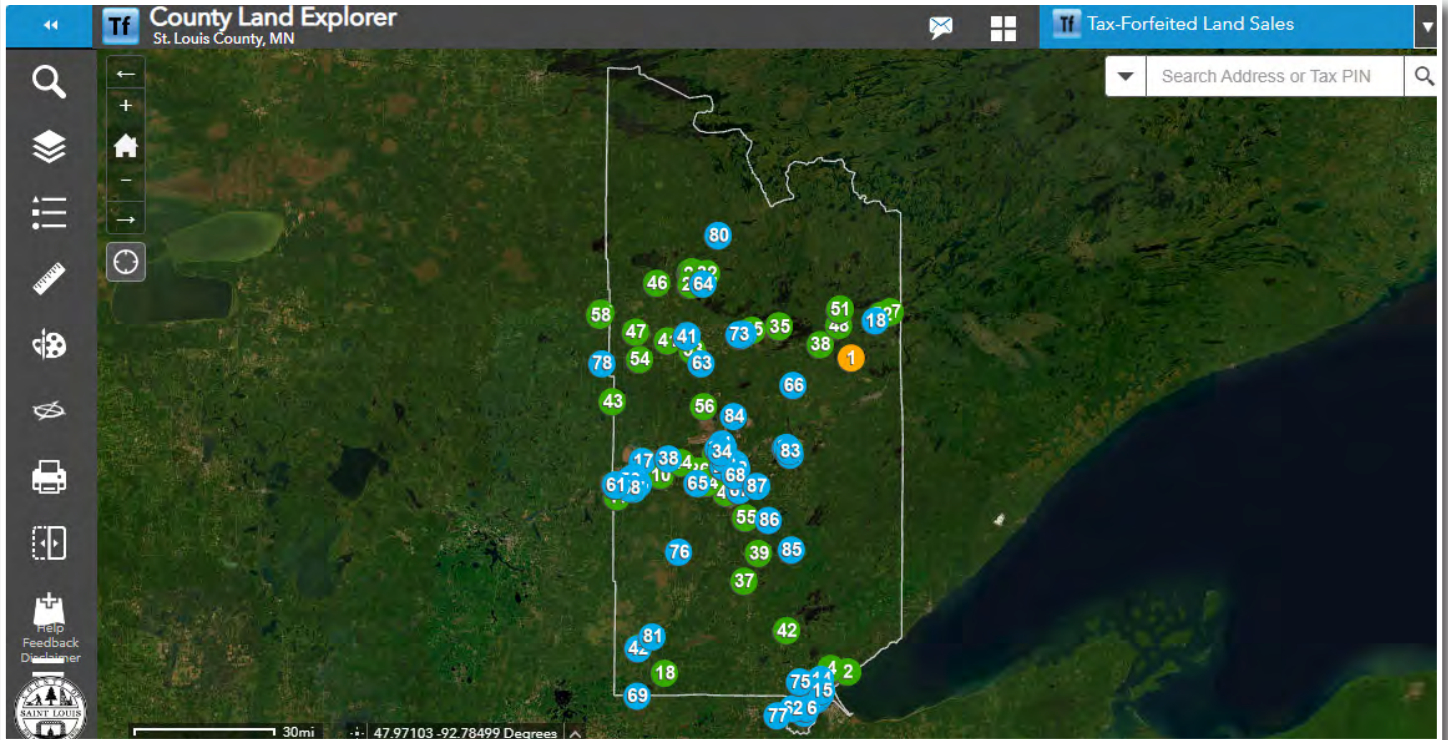
MAPPING- AUCTION AND AVAILABLE LIST

Land and Minerals Department *St. Louis County, Minnesota*

County Land Explorer

Mapping of St. Louis County Tax-Forfeited Land Sales

The St. Louis County Land Explorer is an interactive web mapping application providing the ability to find and map St. Louis County land record data. This map application allows users to view tax-forfeited property available at the upcoming public auction, tax-forfeited properties available to purchase over the counter, and former shoreland lease lot sales.



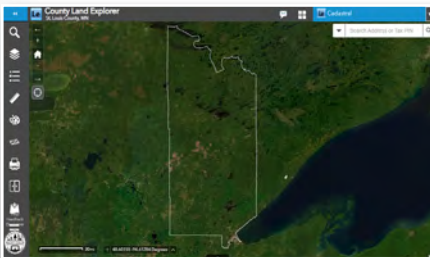
Web Link: <http://www.stlouiscountymn.gov/explorer>

About App: stlouiscountymn.gov/LANDPROPERTY/Maps/MappingApplications/CountyLandExplorer.aspx

To View

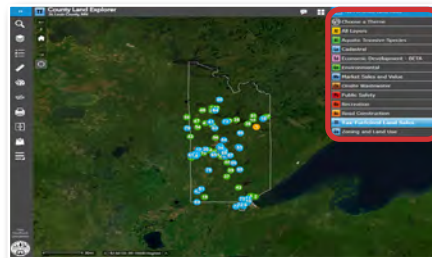
Step 1:

Open County Land Explorer



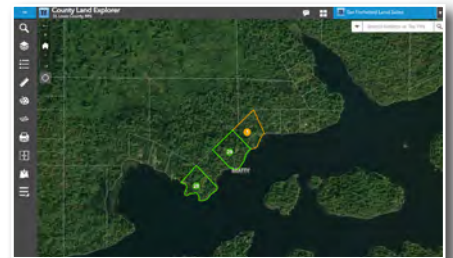
Step 2:

Select "Tax-Forfeited Land Sales"



Step 3:

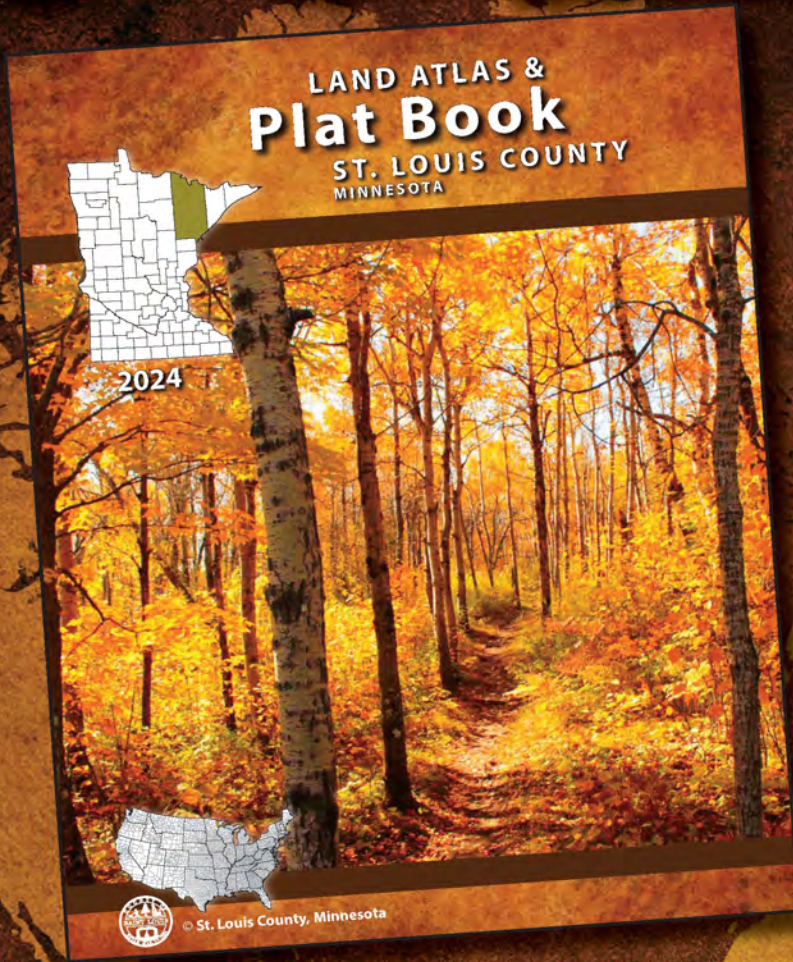
Search by address or parcel number



NOW AVAILABLE!

2024 LAND ATLAS & PLAT BOOK

ST. LOUIS COUNTY



Mobile App: The St. Louis County Land Atlas & Plat Book is available from a mobile app. No cellular connection needed! GPS-enabled plat book content for iOS and Android devices (phone / tablet) for quick access to land information in the field. Use your device to locate your position on the map, draw & measure, record GPS tracks, and more. Purchase maps for the entire county or half county (north or south). Maps for the app will be updated annually between print editions at no additional cost.

Mobile App for Plat Book



More Info at www.stlouiscountymn.gov/platbooks



CLOSES FEBRUARY 20, 2025



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Structures
- Recreational Land
- Investment Property
- Lakeshore



**FOR
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LAND SALE AUCTION ONLINE BIDDING

Starts Thursday, February 6, 2025
 Closes Thursday, February 20, 2025
 at 11:00 a.m. CST
 View and bid at: publicsurplus.com

This sale is governed by Laws of Minnesota, 2024, Chapter 113. All sales must be paid in full.

Barrier Free: All St. Louis County auctions are accessible to people with disabilities. 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 will be auctioned beginning at the sale price that is listed on each tract. Purchase offers for less than the listed sale price will not be accepted. Contact any of our Land and Minerals Department offices for further questions.

stlouiscountymn.gov

218-726-2606