

CLOSES AUGUST 29, 2024



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Recreational Land
- Investment Property
- Lakeshore

FOR SALE

LAND SALE AUCTION ONLINE BIDDING

Starts Thursday, August 15, 2024
 Closes Thursday, August 29, 2024
 Ends at 11:00 a.m. CST
publicsurplus.com



County Financing Available

All properties listed in this booklet forfeited prior to 2016 and are not subject to the Tax-Forfeited Lands Settlement.

VACANT LAND

DULUTH



ACREAGE

40 ACRES - FIELD TWP



LAKESHORE

PINE ISLAND



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, with the goal of encouraging economic development and expanding the county's property tax base. By purchasing any of these properties, you are helping us do that. Thank you! 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. (See the next page for a full description of how proceeds are used.)

Please review this catalog closely to ensure you understand the process and the various 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
- 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 on the available list or at a public auction, 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.

REVENUE GENERATED

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

Total revenues minus total expenditures equals net proceeds, which are apportioned as follows:

- The county board may set aside no more than 30% for timber development.
- The county board may set aside no more than 20% (by resolution) to be used for economic development.

Remaining balance:

- 40% to the county's general fund
- 40% to school districts
- 20% to towns or cities





Each school district and township or city receives an apportionment equal to the percentage of revenues generated within the taxing district boundaries.

SALES AND PAYMENTS

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

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

AMOUNT DUE UPON SALE		
	Down Payment	10% of the total sale value or \$500, whichever is greater.
	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.
	Assessments	Check with city/town clerk for any additional assessments of which the Land and Minerals Department is not aware. If listed on sale listing as certified, assessments must be paid in full at the time of sale.
	Timber Value	Paid in full at the time of sale. Please note: The timber value increases the same percentage as the sale bid up.
	Recording Fee	\$46.00 or as set by the County Recorder. If there is a well on the property, it is an additional \$50.00 for well disclosure.
	Deed Fee	\$25.00
	Deed Tax	\$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 of land, timber and structures (final bid).

*for purchases in 2024, taxes will be payable in 2025.

PAYMENT IN FULL OR CONTRACT FOR DEED:

- For purchases up to \$500, payment in full is required at time of sale.
- For purchases of more than \$500, payment in full may not be required at time of sale.

OPTION #1: PAY IN FULL

OPTION #2: CONTRACT FOR DEED

- **10% DOWN PAYMENT:** Ten percent (10%) of the total sale value or \$500, whichever is greater, PLUS the full value of timber and/or certified assessments, if applicable.
- **LENGTH OF CONTRACT:** A ten (10) year term for financing is available if sale value is over \$4,000. Based on the property value, the following chart indicates the length of the contract.



PROPERTY VALUE	LENGTH OF CONTRACT
\$500 or less	Must be paid in full
\$501 - \$1,000	2 years
\$1,001 - \$2,000	4 years
\$2,001 - \$3,000	6 years
\$3,001 - \$4,000	8 years
greater than \$4,000	10 years

- **PAYMENT REQUIREMENTS:** Payment must be made by personal check, cashier's check, certified check or money order made payable to the "St. Louis County Auditor".
- **PAYMENT SCHEDULE:** One (1) annual payment per year.
- **INTEREST:** The interest rate is eight percent (8%), as determined by state statute.

PREVIOUS DEFAULT: Payment is required in full if buyer(s) has previously defaulted on a purchase or repurchase contract. 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.

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

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



SALES AND PAYMENTS

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

EXAMPLE

FROM THE SALE ADVERTISEMENT:

Land	\$7,000.00
Timber	\$1,000.00
Improvements	\$2,000.00
Minimum Bid	\$10,000.00
Certified Assessments	\$500.00

The Total Sale Value is the price of land, timber, structures and assessments.

Certified assessments are not subject to bid up. They must be paid in full at the time of sale, in addition to the down payment.

In this example, timber is 10% of the initial price; the final timber value is 10% of the final price. Timber must be paid in full at the time of sale, in addition to the down payment.

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

	Minimum Bid	Bid Up
	\$10,000.00	\$15,000.00
Down Payment	\$1,050.00	\$1,550.00
State Assurance Fee	\$300.00	\$450.00
Assessments	\$500.00	\$500.00
Timber Value	\$1,000.00	\$1,500.00
Recording Fee	\$46.00	\$46.00
Deed Fee	\$25.00	\$25.00
Deed Tax	\$34.16	\$51.23
Buyer Premium	\$350.00	\$525.00
Total Pay in Full	\$11,255.16	\$16,597.23
Down On Contract	\$3,246.00	\$4,571.00

QUESTIONS

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

Regarding existing, unsatisfied, recorded mortgages or liens, 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 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.

3 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.

4 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.

5 DO PRICES EVER CHANGE?

The county may reoffer individual unsold properties at periodically adjusted prices, based on market conditions, to the general public on an over-the-counter listing or at online auction until the properties are sold or withdrawn. Adjoining owners will not be re-notified when such price adjustments occur. It is the sole responsibility of any prospective buyer to monitor any potential price adjustments.

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 as well as provides for a variety of options for submitting your property tax payments. Contact 218-726-2383 for property tax questions or for an estimate.



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. Because each property is unique, 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 include sales tax. St. Louis County does not charge sales tax on tax-forfeited land sales.) We (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** and calculate your **FIGURES** (the total amount of the sale, including all fees), and your payment options. 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 within ten (10) business days.
- If you choose the **CONTRACT FOR DEED** option, the down payment will be ten percent (10%) of the basic sale price or \$500, whichever is greater, PLUS the full value of timber and/or certified assessments and recording fee. Payments are annual, plus interest. The interest rate is eight percent (8%), as determined by state statute. The contract can be paid off at any time without penalty.
- Once the **CONTRACT IS SATISFIED** or if you choose to **PAY IN FULL**, 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.
 - **PROPERTY INSURANCE** on insurable structures.
 - 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**.
- 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
MnKinley	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

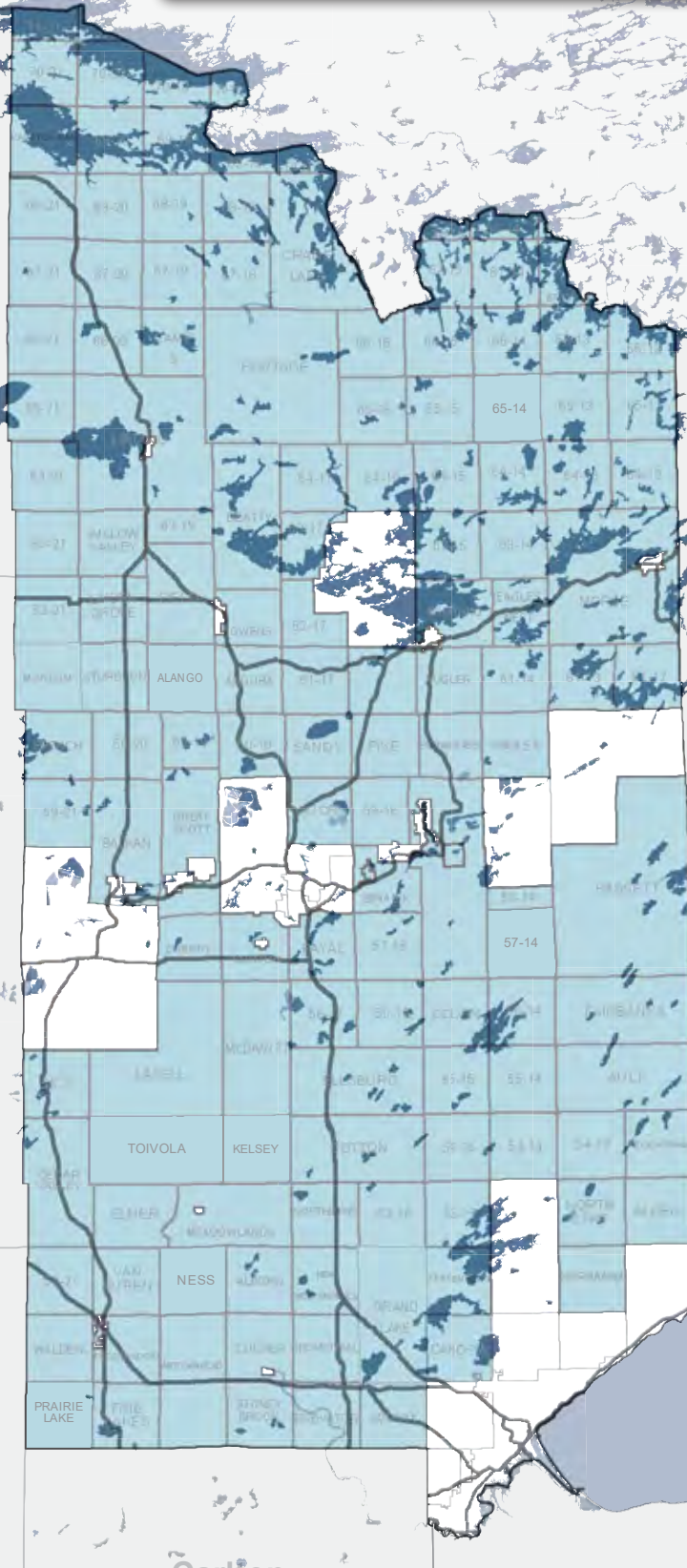
Lakewood	343-9368
Lavell	290-1266
Leiding	355-0163
Linden Grove	909-800-0520
McDavitt	750-4788
Meadowlands (Town)	427-2657
Midway	628-7135
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	343-5666
Normanna	409-1999
North Star	525-1004
Northland	345-8225
Owens	966-1135
Pequaywan	349-0177
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 Office: **218-471-7103**

Virginia Office: **218-471-7103**

DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

REVIEW SERVICES

- Zoning
- Wetlands
- Parcel Review

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 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?

Are you registered with Public Surplus? If not, go to: <https://www.publicsurplus.com/sms/register/user> to register. For assistance or if you have questions regarding how to make an account, please contact Public Surplus via the chat function in the upper left side of their webpage, or email at support@publicsurplus.com. A credit card may be needed to set up an account through Public Surplus 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 – Land Sales.

Click on View All Auctions for St. Louis County - Land Sales. 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 – Land Sales 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 also 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	010-0290-01100, 01110, 01190, 01200	\$15,700.00	± 0.97 acres	C22220668
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Location: No access from Highway 61, walk in from Eastridge Boulevard, Duluth

Legal: LOT 9, BLOCK 6 EX HWY RT OF WAY, BRIGHTON GARDENS 2ND DIVISION
 NLY 60 FT OF LOT 10, BLOCK 6, BRIGHTON GARDENS 2ND DIVISION
 LOT 18, BLOCK 6, BRIGHTON GARDENS 2ND DIVISION
 LOT 19, BLOCK 6, BRIGHTON GARDENS 2ND DIVISION

SOLD

Land	\$15,700.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$15,700.00
Certified Assessments	\$0.00



This vacant, wooded property is approximately 0.97 of an acre in the North Shore neighborhood of Duluth on undeveloped, platted roads. There is no city sewer to the site. 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. There can be no access directly from Highway 61 - contact MN DOT for access control information. Check with City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. There is a medical lien held against this property, consult a real estate attorney for details. Recording fee \$106.00 (T#126211, 63853, 37802, 260919).

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	010-0290-01120, 01130, 01140, 01150, 01180	\$17,965.00	± 1.11 acres	C22220669
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Location: East of the intersection of Eastridge Boulevard and Highway 61, Duluth

Legal: LOT 11, BLK 6 EX HWY RT OF WAY, BRIGHTON GARDENS 2ND DIVISION
 LOT 12, BLK 6 EX HWY RT OF WAY, BRIGHTON GARDENS 2ND DIVISION
 LOT 13, BLK 6 EX HWY RT OF WAY, BRIGHTON GARDENS 2ND DIVISION
 LOT 14, BLK 6 EX HWY RT OF WAY, BRIGHTON GARDENS 2ND DIVISION
 LOT 17, BLK 6, BRIGHTON GARDENS 2ND DIVISION

SOLD

Land	\$17,965.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$17,965.00
Certified Assessments	\$0.00



This vacant, wooded property is approximately 1.11 acres in the North Shore neighborhood of Duluth located on an undeveloped, platted road. There is no city sewer to the site. 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. There can be no access directly from Highway 61 - contact MN DOT for access control information. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$126.00 (T#63854, 38367, 59741, 39752, 57259).

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	010-1350-10560	\$16,700.00	± 0.34 acres	C22220675
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Location: Northeast of 619 W 9th Street, Duluth

Legal: LOTS 97 AND 99, BLOCK 137, DULUTH PROPER THIRD DIVISION

Land	\$16,700.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$16,700.00
Certified Assessments	\$0.00



Vacant, wooded tract in the Duluth Heights neighborhood of Duluth. There are no city utilities to the site. This +/- 100' x 150' property is zoned 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#157864).

Tract 4

CITY OF DULUTH

010-2010-00810

\$22,950.00

± 1.40 acres

C22220677

**Location:** Between 3614 and 3622 Martin Road, Duluth**Legal:** LOT 24, BLOCK 3, GREYSOLON FARMS 1ST DIVISION OF DULUTH

SOLD

Land	\$22,950.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$22,950.00
Certified Assessments	\$0.00



This vacant, wooded lot is approximately 1.4 acres with about 100 feet of frontage on Martin Rd. in the City of Duluth. Parcel is located within 0.25 mile of the Superior Hiking Trail and the North Shore State (snowmobile) Trail. There is an overhead powerline through the south corner of the parcel. The only city utility is gas adjacent Martin Rd. This area is zoned 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#38669).

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

010-4270-00260

\$18,495.00

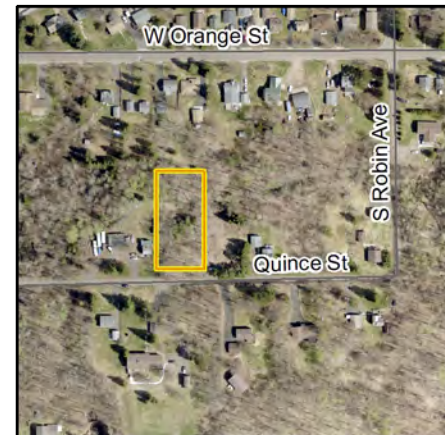
± 0.66 acres

C22200183

**Location:** East of 501 W Quince Street, Duluth**Legal:** LOT 14 INC 1/2 VACATED NINA ST ADJ, BLOCK 2, SUNNYSIDE GARDENS OF DULUTH

SOLD

Land	\$18,495.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$18,495.00
Certified Assessments	\$0.00



Vacant, wooded lot on Quince St. in the Duluth Heights neighborhood of Duluth. This +/- 119' x 241' parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. City sewer is not available. 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#240667).

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 CHISHOLM

020-0085-00720, 00740

\$4,725.00

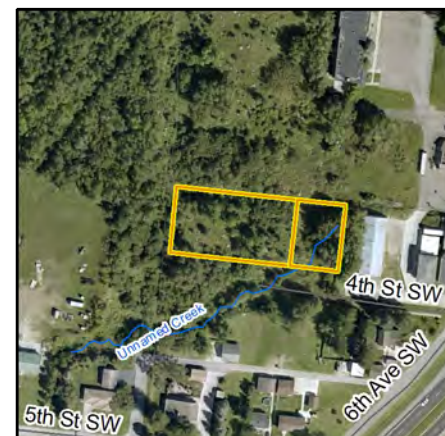
± 0.88 acres

C22220682

**Location:** West of the end of 4th Street SW on the north side of the undeveloped street, Chisholm**Legal:** LOT 18 EX E 20 FT & ALL OF LOT 19, BLOCK 4, CLARK ADDITION TO CHISHOLM
LOTS 20 THRU 23, BLOCK 4, CLARK ADDITION TO CHISHOLM

SOLD

Land	\$4,725.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$4,725.00
Certified Assessments	\$0.00



This tract is approximately 0.88 of an acre located on undeveloped, platted roads. There is an unnamed creek crossing through the southeasterly portion of the property. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Chisholm 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 7	CITY OF AURORA	100-0053-00360	\$11,580.00	± 1.71 acres	C22210217
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Location: Northwest corner of Highway 110 and S 3rd Street W, Aurora
Legal: PARK, MORNINGSIDE SECOND ADDITION TO AURORA



Land	\$11,580.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$11,580.00
Certified Assessments	\$0.00

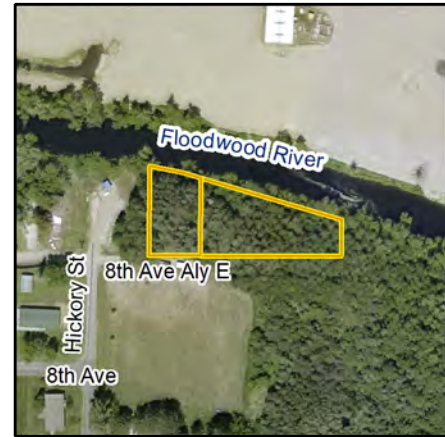
This irregularly shaped parcel is approximately 1.71 acres and is zoned R-1 (One and Two Family Residential) in the western half and PUB (Public Open Space) in the east. Contact the City of Aurora for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with the City of Aurora 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 8	CITY OF FLOODWOOD	125-0030-00010, 00015	\$21,200.00	± 0.64 acres	C22220621
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Location: 311 8th Avenue Aly E, Floodwood
Legal: ELY 220 FT OF LOT A, BLK 37, SAVANNA ADDITION TO FLOODWOOD
 LOT A EX ELY 220 FT AND EX WLY 50 FT BLK 37, SAVANNA ADDITION TO FLOODWOOD



Land	\$20,700.00
Timber	\$500.00
Improvements	\$0.00
Minimum Bid	\$21,200.00
Certified Assessments	\$0.00

Vacant, wooded tract with approximately 300 feet of frontage on the Floodwood River. This irregularly shaped property is located on undeveloped, platted roads. Zoning is R-2 (Low Density Residential). Contact the City of Floodwood for permitted uses and zoning questions. Parcel is in a flood zone where specific building requirements must be met for residential use. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Floodwood clerk 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 9	CITY OF HIBBING	139-0080-00550, 01340	\$3,975.00	± 3.60 acres	C22220689
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Location: West of Burton Road on the north side of the undeveloped, platted road, Hibbing
Legal: LOTS 5 AND 6 EX HWY R/W AND ALL OF LOTS 7 THRU 14 INC PT OF VAC AVE ALLEY & ST ADJ, BLOCK 3, BURTON
 Lots 1 through 29, Block 6, INCLUDING the E 1/2 of vacated 2nd Ave. adjacent; AND INCLUDING the S 1/2 of vacated B St. adjacent; AND INCLUDING that part of the vacated alley in Block 6 adjacent to Lots 1 through 6 and Lots 27 through 29, BURTON



Land	\$3,975.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$3,975.00
Certified Assessments	\$0.00

SOLD

This parcel is approximately 3.6 acres located on undeveloped, platted roads. Zoning is C-3 (Highway Service Commercial District). Contact the City of Hibbing for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. According to the Minnesota Department of Transportation there can be no access directly from the freeway. 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 10	CITY OF HIBBING	141-0020-00160	\$16,720.00	± 17.38 acres	C22200130
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Location: North of Highway 92 west of Shaw Road, Hibbing

Legal: LOT 6 EX RY RT OF WAY, Sec 1 Twp 57N Rge 20W

Land	\$16,520.00
Timber	\$200.00
Improvements	\$0.00
Minimum Bid	\$16,720.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 17.38 acres with no known legal access. It is crossed by a telephone line and an active railroad grade. Parcel is zoned W-1 (Natural Environment Lake) north of the railroad grade and A-R (Agricultural-Rural Residential District) south of the railroad grade. Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with the City of Hibbing 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 11	CITY OF HIBBING	141-0050-06788	\$5,300.00	± 2.02 acres	C22220573
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Location: East of Rainey Road, Hibbing

Legal: RY RT OF WAY EXTENDING FROM S LINE OF NW 1/4 OF SW 1/4 TO A LINE PARALLEL WITH AND DISTANT 85 FT SWLY FROM CENTER LINE OF MAIN TRACK AS NOW CONSTRUCTED THRU SW 1/4 OF NW 1/4 EX PART LYING WITHIN 400 FT OF WLY LINE OF NW 1/4 OF SW 1/4, Sec 34 Twp 57N Rge 21W

Land	\$3,800.00
Timber	\$1,500.00
Improvements	\$0.00
Minimum Bid	\$5,300.00
Certified Assessments	\$0.00



This nonconforming, irregularly shaped parcel is crossed by about 74 feet of the West Swan River. Parcel has no known legal access and adjoins an active railroad grade. Parcel is zoned R-R (Rural-Residential District). Contact the City of Hibbing for permitted uses and zoning questions. 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 the City of Hibbing 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 12	CITY OF IRON JUNCTION	145-0010-01430, 01490	\$13,275.00	± 0.60 acres	C22220690
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Location: North of Main Street on the west side of Merritt Avenue, Iron Junction

Legal: THAT PART OF LOTS 1 THRU 5 LYING NLY OF A LINE EXTENDING FROM A PT ON E LINE OF LOT 10 BLK 12 THAT IS 25 FT S OF E CORNER TH VA JU TH PT 89 ADJ AND INSTANT OF VAC LOT 10 AND INSTANT OF VAC LOT 11 ADJ, BLOCK 12, IRON JUNCTION

PULLED

Land	\$13,275.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$13,275.00
Certified Assessments	\$0.00



This vacant, irregularly shaped parcel is approximately 0.6 of an acre located in the city of Iron Junction. Structures and underground fuel tanks were removed from this property in 2017. Please contact Lauralin Kania with the MPCA (218-302-6639) for site improvement requirements (reference file #LS0020383). Check with Iron Junction for any certified, pending, or future assessments that may be reinstated, and for permitted land use questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. 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 13

CITY OF IRON JUNCTION

145-0010-02720, 02990

\$14,175.00

± 0.65 acres

C22220691



Location: East of Merritt Avenue on the south side of undeveloped, platted 2nd Street N, Iron Junction

Legal: LOTS 13 THRU 16 INC PART OF VAC 1ST ST N ADJ & INC PART OF VAC ALLEY ADJ, BLOCK 20, IRON JUNCTION
LOTS 13 AND 14 INC PART OF VAC ALLEYS ADJ, BLOCK 22, IRON JUNCTION

PULLED

Land	\$14,175.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$14,175.00
Certified Assessments	\$0.00



This vacant, irregularly shaped parcel is approximately 0.65 of an acre and located in the city of Iron Junction. Structures and underground fuel tanks were removed from this property in 2017. Please contact Lauralin Kania with the MPCA (218-302-6639) for site improvement requirements (reference file #LS0020383). Check with Iron Junction for any certified, pending, or future assessments that may be reinstated, and for permitted land use questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. 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 14

CITY OF IRON JUNCTION

145-0010-02760

\$18,900.00

± 0.97 acres

C22220692



Location: North of Main Street on the west side of Merritt Avenue, Iron Junction

Legal: LOTS 1-11 INC PART OF VAC ALLEY ADJ & INC PART OF VAC 1ST ST N ADJ, BLOCK 21, IRON JUNCTION

PULLED

Land	\$18,900.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$18,900.00
Certified Assessments	\$0.00



This vacant and irregularly shaped parcel is approximately 0.97 of an acre and located in the city of Iron Junction. Please contact Lauralin Kania with the MPCA (218-302-6639) for site improvement requirements (reference file #LS0020383). Check with Iron Junction for any certified, pending, or future assessments that may be reinstated, and for permitted land use questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. 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 15

CITY OF MT IRON

175-0012-00830

\$6,321.35

± 0.20 acres

C22180160



Location: Between 8387 and 8375 Tamarack Drive, Mt. Iron

Legal: LOT 24, BLOCK 3, ANNS ACRES CITY OF MT IRON

Land	\$5,220.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$5,220.00
Certified Assessments	\$1,101.35

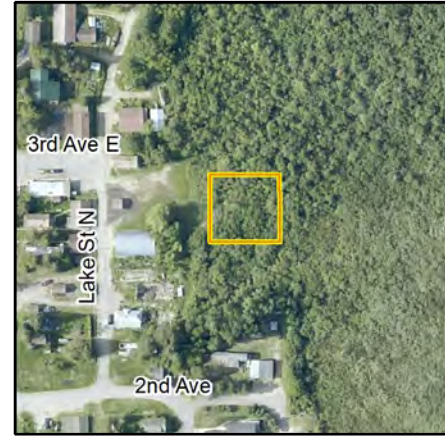


This +/- 71' x 121' irregularly shaped parcel is zoned UR-S (Urban Residential District, Sewered). Contact the City of Mountain Iron for permitted uses and zoning questions. Check with the City of Mountain Iron for details regarding a certified assessment in the amount of \$1,101.35 that must be paid in full at the time of sale, and for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

Tract 16	CITY OF WINTON	190-0010-02390	\$6,300.00	± 0.34 acres	C22220626
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Location: Approximately 193 feet east of 3rd Avenue E and Lake Street N on south side of undeveloped platted road, Winton
Legal: LOTS 1 THRU 4, BLOCK 13, FALL LAKE



Land	\$6,300.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$6,300.00
Certified Assessments	\$0.00

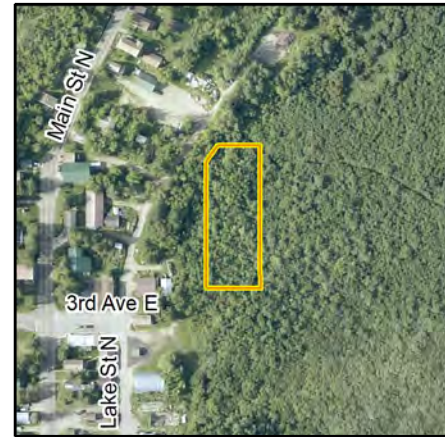
This +/- 120' x 125' parcel is located on undeveloped, platted roads and is zoned R-1 (Residential District). Contact the City of Winton for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area, is predominately wetland, and may not be 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 (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 17	CITY OF WINTON	190-0010-02630	\$5,100.00	± 0.93 acres	C22220628
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Location: Approximately 206 feet northeast of Lake Street N and 3rd Avenue E on undeveloped platted roads, Winton
Legal: LOTS 1 THRU 11, BLOCK 14, FALL LAKE



Land	\$4,945.00
Timber	\$155.00
Improvements	\$0.00
Minimum Bid	\$5,100.00
Certified Assessments	\$0.00

This parcel is approximately 0.93 of an acre and is located on undeveloped, platted roads. 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 (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 18	TOWN OF ARROWHEAD	225-0010-00830	\$4,950.00	± 9.46 acres	C22220693
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Location: West of Johnson Road on the south side of US Highway 2, Brookston
Legal: LOT 2 EX HWY R/W AND EX ELY 1/4 AND EX W1/2, Sec 6 Twp 50N Rge 19W

SOLD



Land	\$4,950.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$4,950.00
Certified Assessments	\$0.00

This parcel is approximately 9.46 acres. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This 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 Arrowhead 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 19

TOWN OF BEATTY

250-0031-00010

\$34,200.00

± 3.95 acres

C22200193

**Location:** Approximately 0.2 of a mile west of Elbow River, Beatty Township**Legal:** LOT 1, BLOCK 1, BAN LAKE NORTH

SOLD

Land	\$33,200.00
Timber	\$1,000.00
Improvements	\$0.00
Minimum Bid	\$34,200.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 3.95 acres with about 296.53 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Beatty 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 20

TOWN OF BEATTY

250-0031-00040

\$40,090.00

± 4.43 acres

C22200195

**Location:** Approximately 140 feet west of Elbow River on the north shore of Ban Lake, Orr**Legal:** LOT 4, BLOCK 1, BAN LAKE NORTH

Land	\$39,090.00
Timber	\$1,000.00
Improvements	\$0.00
Minimum Bid	\$40,090.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 4.43 acres with about 425 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). The parcel contains wetlands that may impact development and/or access plans. Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Beatty 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 21

TOWN OF BEATTY

250-0031-00070

\$37,530.00

± 4.77 acres

C22200198

**Location:** Approximately 610 feet east of Elbow River, Orr**Legal:** LOT 7, BLOCK 1, BAN LAKE NORTH

Land	\$36,530.00
Timber	\$1,000.00
Improvements	\$0.00
Minimum Bid	\$37,530.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 4.77 acres with about 455 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Beatty 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 22

TOWN OF BEATTY

250-0031-00100

\$34,830.00

± 3.87 acres

C22200200

**Location:** Approximately 0.25 of a mile east of Elbow River, Orr**Legal:** OUTLOT A, BAN LAKE NORTH

SOLD

Land	\$32,330.00
Timber	\$2,500.00
Improvements	\$0.00
Minimum Bid	\$34,830.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 3.87 acres with about 460 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Beatty 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 23

TOWN OF BEATTY

250-0032-00010

\$42,940.00

± 6.20 acres

C22210042

**Location:** Approximately 280 feet east of Elbow River on the south shore of Ban Lake, Orr**Legal:** LOT 1, BLOCK 1, BAN LAKE SOUTH

Land	\$41,340.00
Timber	\$1,600.00
Improvements	\$0.00
Minimum Bid	\$42,940.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 6.2 acres with about 540 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). The parcel contains wetlands that may impact development and/or access plans. Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Beatty 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 24

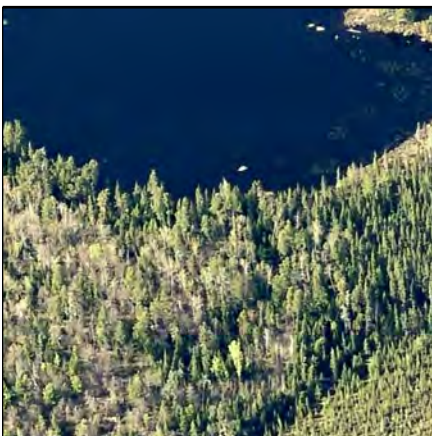
TOWN OF BEATTY

250-0032-00030

\$28,790.00

± 3.10 acres

C22210044

**Location:** Approximately 0.22 of a mile east of the Elbow River on the south shore of Ban Lake, Orr**Legal:** LOT 3, BLOCK 1, BAN LAKE SOUTH

Land	\$27,990.00
Timber	\$800.00
Improvements	\$0.00
Minimum Bid	\$28,790.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 3.1 acres with about 325 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). The parcel contains wetlands that may impact development and/or access plans. Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Beatty 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 25

TOWN OF BEATTY

250-0032-00040

\$35,150.00

± 5.75 acres

C22210045

**Location:** Approximately 0.28 of a mile east of Elbow River, Beatty Township**Legal:** LOT 4, BLOCK 1, BAN LAKE SOUTH

Land	\$34,650.00
Timber	\$500.00
Improvements	\$0.00
Minimum Bid	\$35,150.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 5.75 acres with about 920 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Beatty 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 26

TOWN OF BEATTY

250-0032-00090

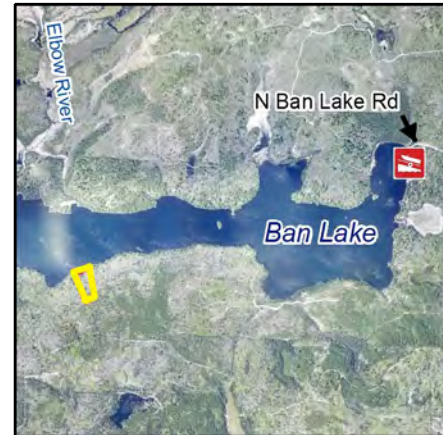
\$41,220.00

± 4.65 acres

C22210047

**Location:** Approximately 0.62 of a mile east of the Elbow River, Orr**Legal:** LOT 9, BLOCK 1, BAN LAKE SOUTH

Land	\$39,720.00
Timber	\$1,500.00
Improvements	\$0.00
Minimum Bid	\$41,220.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 4.65 acres with about 361 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

Tract 27

TOWN OF BEATTY

250-0032-00100

\$47,500.00

± 5.40 acres

C22220631

**Location:** Approximately 0.67 of a mile east of Elbow River, Cook**Legal:** LOT 10 BLOCK 1, BAN LAKE SOUTH

Land	\$45,500.00
Timber	\$2,000.00
Improvements	\$0.00
Minimum Bid	\$47,500.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 5.45 acres with about 395 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Beatty 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 28

TOWN OF BEATTY

250-0115-00040

\$84,360.00

± 3.59 acres

C22210049



Location: Approximately 1.27 miles northwest of South Elbow Lake Boat Access, Cook

Legal: LOT 4, BLOCK 1, OLECRANON

Land	\$83,360.00
Timber	\$1,000.00
Improvements	\$0.00
Minimum Bid	\$84,360.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 3.59 acres with about 925 feet of frontage on Elbow Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Beatty 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 29

TOWN OF BEATTY

250-0115-00060

\$73,625.00

± 4.30 acres

C22210050



Location: Approximately 1.28 miles northwest of South Elbow Lake Boat Access, Cook

Legal: LOT 6, BLOCK 1, OLECRANON

Land	\$72,625.00
Timber	\$1,000.00
Improvements	\$0.00
Minimum Bid	\$73,625.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 4.3 acres with about 475 feet of frontage on Elbow Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Beatty 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 30

TOWN OF BEATTY

250-0117-00100

\$40,850.00

± 1.51 acres

C22210194



Location: East of 4090 North Arm W, Cook

Legal: LOT 2, BLOCK 2, OLECRANON SECOND ADDITION

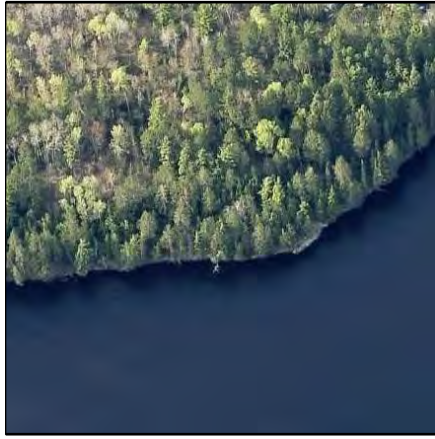
Land	\$39,650.00
Timber	\$1,200.00
Improvements	\$0.00
Minimum Bid	\$40,850.00
Certified Assessments	\$0.00



This parcel is approximately 1.51 acres with about 326 feet of frontage on Elbow Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Beatty 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 31	TOWN OF BEATTY	250-0117-00110	\$41,250.00	± 1.38 acres	C22220632
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Location: Approximately 0.1 of a mile east of 4090 North Arm W, Cook

Legal: LOT 3, BLOCK 2, OLECRANON SECOND ADDITION

Land	\$39,950.00
Timber	\$1,300.00
Improvements	\$0.00
Minimum Bid	\$41,250.00
Certified Assessments	\$0.00



This parcel is approximately 1.38 acres with about 470 feet of frontage on Elbow Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Beatty 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 32	TOWN OF BEATTY	250-0118-00030	\$28,500.00	± 2.33 acres	C22210196
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Location: South of 4433 North Arm E, Cook

Legal: LOT 3, BLOCK 1, OLECRANON THIRD ADDITION

SOLD

Land	\$27,500.00
Timber	\$1,000.00
Improvements	\$0.00
Minimum Bid	\$28,500.00
Certified Assessments	\$0.00



This parcel is approximately 2.33 acres with about 240 feet of frontage on Elbow Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Beatty 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 33	TOWN OF BREITUNG	270-0090-00080, 00110, 00120	\$86,310.00	± 0.87 acres	C22210054
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Location: East of 5735 Pine Island N, Tower

Legal: LOTS 8, 9 AND 10, NE-NA MIK-KA-TA
LOT 11, NE-NA MIK-KA-TA
LOT 12, NE-NA MIK-KA-TA

Land	\$86,310.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$86,310.00
Certified Assessments	\$0.00



This parcel is approximately 0.87 of an acre with about 260 feet of frontage on Pine Island in Lake Vermilion. Parcel has water access and is zoned RES-10 (Residential). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcels contain areas that may be located within the floodplain management area and may impact development. Check with Breitung 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.

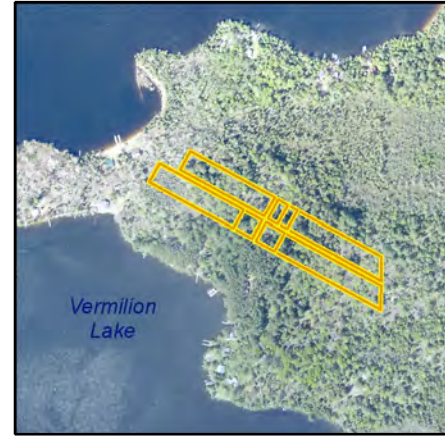
Tract 34	TOWN OF BREITUNG	270-0090-01290, 01390, 01400, 01630, 01670	\$39,999.00	± 5.04 acres	C22210173
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Location: Approximately 285 feet northeast of South Shore Park on undeveloped platted Norway Road, Pine Island, Tower

Legal: LOTS 129 THRU 138 INC, NE-NA MIK-KA-TA
 LOT 139, NE-NA MIK-KA-TA
 LOTS 140 THRU 149 AND LOTS 152 THRU 162 INC, NE-NA MIK-KA-TA
 LOTS 163 THRU 166, NE-NA MIK-KA-TA
 LOTS 167 THRU 175 INC, NE-NA MIK-KA-TA

Land	\$38,799.00
Timber	\$1,200.00
Improvements	\$0.00
Minimum Bid	\$39,999.00
Certified Assessments	\$0.00



This tract is approximately 5.04 acres located on Pine Island in Lake Vermilion. This property is divided by undeveloped, platted roads that lead to the lake. Zoning is RES-10 (Residential). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcels contain areas that may be located within the floodplain management area and may impact development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with Breitung 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 35	TOWN OF BREITUNG	270-0090-01770, 01830	\$9,560.00	± 0.79 acres	C22210059
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Location: Northwest corner of undeveloped, platted Basswood and Canfield Roads, Pine Island, Breitung Township

Legal: LOTS 177 THRU 182 INC, NE NA MIK KA TA
 LOT 183, NE NA MIK KA TA

Land	\$9,560.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$9,560.00
Certified Assessments	\$0.00



This property is approximately 0.79 of an acre located on Pine Island in Lake Vermilion. These parcels adjoin undeveloped, platted roads that lead to the lake. Zoning is RES-10 (Residential). Contact the St. Louis County Planning and Zoning Department 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 Breitung 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.

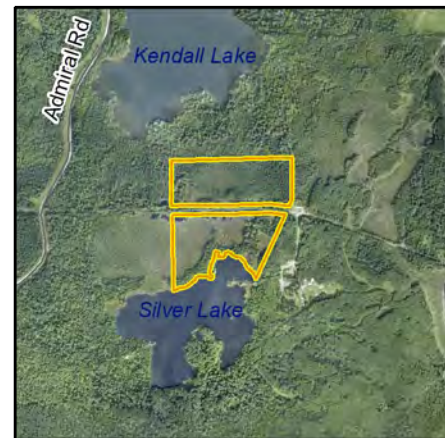
Tract 36	TOWN OF CLINTON	295-0013-00100	\$16,940.00	± 33.10 acres	C22200141
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Location: East of Admiral Road on Silver Lake, Clinton Township

Legal: THAT PART OF W1/2 OF SEC 4 BEG AT NW COR OF SEC 4 & ASSUMING W LINE TO HAVE A BEARING OF S00DEG52'31"E THENCE N88DEG23'57"E ALONG N LINE OF GOVT LOT 4 & SEC 4 1315.20 FT TO NE COR OF GOVT LOT 4 THENCE S00DEG53'50"E ALONG ELY LINE 435.93 FT TO A PT ON ORIGINAL MEANDER LINE OF SILVER LAKE THENCE S25DEG38' 23"W 921.98 FT THENCE N90DEG00'00"W 10 FT MORE OR LESS TO ACTUAL SHORE OF SILVER LAKE THENCE WLY ALONG SAID SHORELINE 1270 FT MORE OR LESS TO A PT ON W LINE OF SEC 4 THAT BEARS S00DEG52'31"E FROM PT OF BEG THENCE N00DEG52' 31"W ALONG W LINE 1404 FT MORE OR LESS TO PT OF BEG INC ALL OF GOVT LOT 4 EX BY B.M., Sec 4 Twp 57N Rng 18W

Land	\$15,540.00
Timber	\$1,400.00
Improvements	\$0.00
Minimum Bid	\$16,940.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 33.1 acres divided by a privately owned 33 foot wide strip of land. There is no known legal access. It has about 1,288 feet of frontage on Silver Lake. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Clinton 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 37	TOWN OF COTTON	305-0020-04440	\$19,200.00	± 40.00 acres	C22220636
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Location: Approximately 1.2 miles southwest of Strand Lake Road S and Evergreen Lane, Cotton

Legal: SE 1/4 OF SW 1/4, Sec 25 Twp 54N Rge 17W

Land	\$11,200.00
Timber	\$8,000.00
Improvements	\$0.00
Minimum Bid	\$19,200.00
Certified Assessments	\$0.00



This parcel is approximately 40 acres and is crossed in the southeast by about 240 feet of frontage of Jenkins Creek. There is no known legal access. Parcel is zoned FAM-1 (Forest Agricultural Management). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. 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 38	TOWN OF EAGLES NEST	317-0025-00030	\$92,440.00	± 1.07 acres	C22200205
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Location: Approximately 300 feet south of southwest corner of Sunshine Lane and Jasper Way, Eagles Nest Township

Legal: LOT 3, BLOCK 1, BIRD NEST

SOLD

Land	\$92,140.00
Timber	\$300.00
Improvements	\$0.00
Minimum Bid	\$92,440.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 1.07 acres with about 235 feet of frontage on Eagles Nest Lake Number 1. Zoning is SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads to the site. Check with Eagles Nest Township for any certified, pending or future assessments that may be reinstated. Recording fee \$92.00 (Abstract and T#337591).

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	TOWN OF ELLSBURG	320-0010-05400	\$113,480.00	± 34.50 acres	C22210199
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Location: Approximately 0.5 of a mile west of Blackburn Drive or 0.62 of a mile southeast of Berg Lake Drive, Cotton

Legal: Govt Lot 2, Sec 33 Twp 55N Rge 16W

Land	\$110,830.00
Timber	\$2,650.00
Improvements	\$0.00
Minimum Bid	\$113,480.00
Certified Assessments	\$0.00



This parcel is approximately 34.5 acres with about 850 feet of frontage on Bass Lake. There is no known legal access. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel 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 acreage, front feet, and/or parcel layer discrepancies – potential buyers should consult with a surveyor. Check with Ellsburg 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 40	TOWN OF FAYAL	340-0010-05320	\$13,125.00	± 4.09 acres	C22200111
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Location: Approximately 1,000 feet west of Highway 53 on the southeast side of Harvey Lake, Fayal Township

Legal: NW1/4 OF SE1/4 EX BEG AT NE COR OF FORTY THENCE W 200 FT THENCE S 435.60 FT THENCE E 200 FT THENCE N 435.60 FT TO PT OF BEG & EX THAT PART LYING WLY OF ELY 200 FT, Sec 29 Twp 57N Rge 17W



Land	\$13,125.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$13,125.00
Certified Assessments	\$0.00

This nonconforming parcel has about 200 feet of frontage on Harvey Lake. There is no known legal access. This +/- 200' x 932' parcel is zoned RES-5 (Residential). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Fayal 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 the 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 41	TOWN OF FIELD	350-0010-03440	\$40,250.00	± 40.00 acres	C22210147
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Location: Approximately 0.5 of a mile north of Three Bridges and Alango Roads, Cook

Legal: SW 1/4 OF NW 1/4, Sec 21 Twp 62N Rge 19W



Land	\$35,850.00
Timber	\$4,400.00
Improvements	\$0.00
Minimum Bid	\$40,250.00
Certified Assessments	\$0.00

This parcel is approximately 40 acres and is crossed in the northeast by about 1,450 feet of the Little Fork River. There is no known legal access. Parcel is zoned FAM-1 (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 within the floodplain management area that may impact development. Parcel is subject to Public Waters - visit the MN DNR website for more information. Check with Field 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 42	TOWN OF FREDENBERG	365-0010-03680	\$34,695.00	± 5.00 acres	C22210222
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Location: West of 5439 Knudsen Road, Duluth

Legal: N 5 AC OF LOT 2, Sec 21 Twp 52N Rge 15W

SOLD



Land	\$34,145.00
Timber	\$550.00
Improvements	\$0.00
Minimum Bid	\$34,695.00
Certified Assessments	\$0.00

This parcel is approximately 5 acres with about 1,295 feet of frontage on the Cloquet River in rural Fredenberg Township. Parcel has water access and there is a carry down canoe access about 1 mile northeast, below the Island Lake Dam. Zoning is SMU-2 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This parcel is subject to Public Waters - visit the MN DNR website for more information. Check with Fredenberg 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 43

TOWN OF FRENCH

370-0010-03250

\$6,700.00

± 12.09 acres

C22210149



Location: Approximately 350 feet east of bridge (to Side Lake) on McCarthy Beach Road, Side Lake

Legal: THAT PART OF SE 1/4 OF SE 1/4 LYING W OF STURGEON RIVER, EX PART LYING N OF COUNTY ROAD #915, Sec 20 Twp 60N Rge 21W

SOLD

Land	\$6,700.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$6,700.00
Certified Assessments	\$0.00



This parcel is approximately 12.09 acres with about 2,100 feet of frontage on the Sturgeon River. Parcel has water access and is zoned SMU-11 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This parcel is predominately wetland and is not suitable for development. There may be an acreage discrepancy and/or depiction of property lines and/or location may be inaccurate - potential buyers should consult a surveyor. Parcel is subject to Public Waters - visit the MN DNR website for more information. Check with French 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 44

TOWN OF GREAT SCOTT

385-0010-02610

\$20,060.00

± 40.00 acres

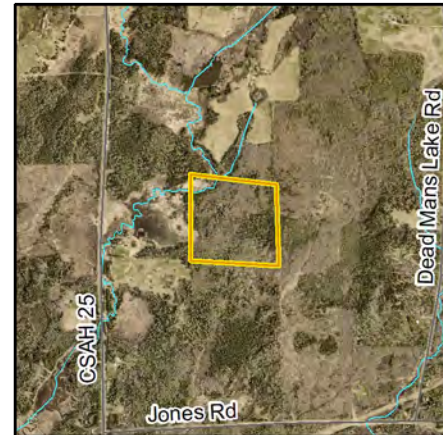
C22210068



Location: East of 5006 Highway 25, Mt Iron

Legal: SE 1/4 OF NW 1/4, Sec 26 Twp 58N Rge 19W

Land	\$11,560.00
Timber	\$8,500.00
Improvements	\$0.00
Minimum Bid	\$20,060.00
Certified Assessments	\$0.00



This parcel is approximately 40 acres and is crossed by about 520 feet of frontage of an unnamed stream. There is no known legal access. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Great Scott 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 45

TOWN OF GREENWOOD

387-0010-00687

\$46,800.00

± 1.00 acres

C22220574



Location: West side of Greenwood Bay, Lake Vermilion

Legal: PART OF LOT 7 BEG AT A POINT 530 FT E OF SW CORNER THENCE N 30 DEG E 208 FT THENCE N 55 DEG E 198 FT THENCE 10 FT MORE OR LESS ON SAME LINE TO WATERS EDGE THENCE S ALONG WATERS EDGE TO S BOUNDARY LINE OF LOT 7 THENCE 10 FT W THENCE W ON SAME LINE 198 FT TO POINT OF BEGINNING, Sec 5 Twp 62N Rge 16W

Land	\$46,800.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$46,800.00
Certified Assessments	\$0.00



This nonconforming, irregularly shaped parcel is approximately 1 acre with about 420 feet of frontage on Lake Vermilion. Parcel has water access and is zoned SENS-1 (Sensitive Areas). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area, is predominately wetland, and may not be suitable for development. This parcel has a deed restriction on buildings, structures, tree cutting, removal of vegetation, and shoreland alterations across a 75-foot strip from the ordinary high water. 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 (T#198220).

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

TOWN OF LEIDING

425-0010-02990

\$26,175.00

± 42.53 acres

C22220638



Location: East side of US Highway 53 approximately 1.3 miles south of Nett Lake Road, Orr

Legal: LOT 3, Sec 19 Twp 64N Rge 19W

SOLD

Land	\$20,225.00
Timber	\$5,950.00
Improvements	\$0.00
Minimum Bid	\$26,175.00
Certified Assessments	\$0.00



This parcel is approximately 42.53 deeded acres with a railroad right-of-way in the northeast corner. Zoning is FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This 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 (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 47

TOWN OF LINDEN GROVE

430-0010-01310

\$37,090.00

± 40.00 acres

C22210154



Location: Approximately 0.5 of a mile north of MN TH 1, Cook

Legal: NW 1/4 OF SE 1/4, Sec 8 Twp 62N Rge 20W

SOLD

Land	\$24,090.00
Timber	\$13,000.00
Improvements	\$0.00
Minimum Bid	\$37,090.00
Certified Assessments	\$0.00



This parcel is approximately 40 acres and is crossed in the northeast by about 1,000 feet of the Little Fork River. There is no known legal access. Parcel 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 within the floodplain management area and may impact development. Parcel is subject to Public Waters - visit the MN DNR website for more information. Check with Linden Grove 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 48

TOWN OF MORSE

465-0030-00780

\$110,650.00

± 5.80 acres

C22200220



Location: East of 3285 Aspen Lane on the north side of Wolf lake across from the boat landing, Morse Township

Legal: LOT 4 EX PART PLATTED AS WOLF WEST, Sec 5 Twp 62N Rge 13W

Land	\$107,650.00
Timber	\$3,000.00
Improvements	\$0.00
Minimum Bid	\$110,650.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 5.8 acres with about 1,108 feet of frontage on Wolf Lake. This parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Morse 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 49	TOWN OF MORSE	465-0040-02520	\$107,600.00	± 0.68 acres	C22220641
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Location: Approximately 2.45 miles northwest of 2767 Van Vac Road boat landing, Ely

Legal: LOT 8, Sec 17 Twp 63N Rge 13W

Land	\$107,300.00
Timber	\$300.00
Improvements	\$0.00
Minimum Bid	\$107,600.00
Certified Assessments	\$0.00



This nonconforming parcel is an approximately 0.68 of an acre island with about 600 feet of frontage on Burntside Lake. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This 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 Morse 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.

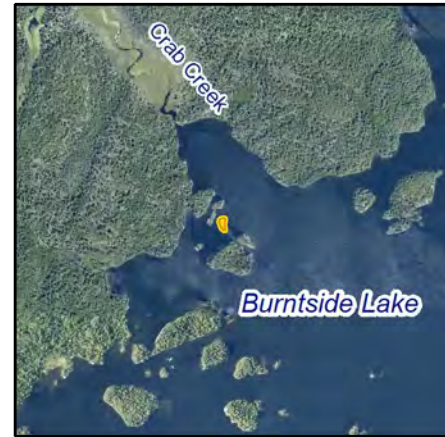
Tract 50	TOWN OF MORSE	465-0040-02530	\$64,200.00	± 0.22 acres	C22220642
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Location: Approximately 2.43 miles northwest of 2767 Van Vac Road boat landing, Ely

Legal: LOT 9, Sec 17 Twp 63N Rge 13W

Land	\$64,200.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$64,200.00
Certified Assessments	\$0.00



This nonconforming parcel is an approximately 0.22 of an acre island with about 280 feet of frontage on Burntside Lake. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This 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 Morse 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 51	TOWN OF MORSE	465-0040-02550	\$53,500.00	± 0.14 acres	C22220643
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Location: Approximately 2.42 miles northwest of 2767 Van Vac Road boat landing, Ely

Legal: LOT 11, Sec 17 Twp 63N Rge 13W

Land	\$53,500.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$53,500.00
Certified Assessments	\$0.00



This nonconforming parcel is an approximately 0.14 of an acre island with about 200 feet of frontage on Burntside Lake. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Zoning Department 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 Morse 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 52	TOWN OF MORSE	465-0290-00810	\$28,350.00	± 0.10 acres	C22220707
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Location: Northwest corner at end of developed N 20th Avenue E, Ely
Legal: ALL FRACTIONAL, BLOCK 29, TOWN OF SPALDING



Land	\$28,350.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$28,350.00
Certified Assessments	\$0.00

This nonconforming parcel is approximately 0.1 of an acre with about 360 feet of frontage on Shagawa Lake. Parcel is located on undeveloped, platted roads. Zoning is SMU-11 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This parcel is predominately wetland and is not suitable for development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Parcel is subject to Public Waters – visit the MN DNR website for more information. Depiction of property lines and/or location may be inaccurate - potential buyers should consult a surveyor. Check with Morse 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 53	TOWN OF OWENS	495-0010-04434	\$36,400.00	± 14.75 acres	C22220708
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Location: South of Armstrong Road on the east side of US Highway 53, Cook
Legal: S1/2 OF NW1/4 OF NW1/4 EX N1/2 OF SW1/4 & EX THAT PART SHOWN AS PARCEL 96 ON MN DOT R/W PLAT #69-125, Sec 32 Twp 62N Rge 18W



Land	\$33,400.00
Timber	\$3,000.00
Improvements	\$0.00
Minimum Bid	\$36,400.00
Certified Assessments	\$0.00

This parcel is approximately 14.75 acres crossed by about 700 feet of frontage of the Rice River. A driveway goes through this parcel to the adjoining property. There is a conservation easement on Rice River (doc. 01138749). Zoning is MU-4 (Multiple Use). 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 Owens 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 54	TOWN OF STURGEON	545-0010-01360	\$26,890.00	± 40.00 acres	C22210161
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Location: Between Gustafson Road and Highway 22 on Sturgeon River, Angora
Legal: SE 1/4 OF NW 1/4, Sec 9 Twp 61N Rge 20W



Land	\$17,290.00
Timber	\$9,600.00
Improvements	\$0.00
Minimum Bid	\$26,890.00
Certified Assessments	\$0.00

This parcel is approximately 40 acres and is crossed by about 2,160 feet of the Sturgeon River. Parcel has water access and is zoned FAM-3 (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 within the floodplain management area and contains wetlands that may impact development and/or access plans. Check with Sturgeon 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 55

UNORGANIZED 56 17

690-0010-04010

\$55,600.00

± 14.55 acres

C22210166

**Location:** Directly across from boat access on west side of Elliott Lake, Eveleth**Legal:** LOT 3, Sec 24 Twp 56N Rge 17W

Land	\$54,200.00
Timber	\$1,400.00
Improvements	\$0.00
Minimum Bid	\$55,600.00
Certified Assessments	\$0.00



This parcel has about 1,320 feet of frontage on Elliott Lake. Parcel has water access and is zoned SMU-7 (Shoreland Mixed Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Parcel is subject to Public Waters - visit the MN DNR website for more information. Depiction of property lines and/or location may be inaccurate - 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 56

UNORGANIZED 60 18

713-0015-01895

\$6,480.00

± 0.08 acres

C22220576

**Location:** East of 8857 Cattail Drive, Britt**Legal:** E 10 FT OF W 945 FT OF LOT 3 LYING SOUTH OF LAKE, Sec 27 Twp 60N Rge 18W

Land	\$6,480.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$6,480.00
Certified Assessments	\$0.00



This nonconforming +/- 10' x 290' parcel has about 10 feet of frontage on Sand Lake. Parcel is zoned SMU-11 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. 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 57

UNORGANIZED 63 21

758-0010-02720

\$47,450.00

± 37.70 acres

C22210169

**Location:** Approximately 0.25 of a mile west of County Road 962 and Ableman Road, Orr**Legal:** LOT 7, Sec 19 Twp 63N Rge 21W

Land	\$42,050.00
Timber	\$5,400.00
Improvements	\$0.00
Minimum Bid	\$47,450.00
Certified Assessments	\$0.00



This parcel is approximately 37.7 acres with about 1,340 feet of frontage on the Little Fork River. Parcel has water access and is zoned FAM-3 (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 within the floodplain management area and this parcel also contains wetlands that may impact development and/or access plans. 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 58

UNORGANIZED 63 21

758-0010-04420

\$26,890.00

± 8.50 acres

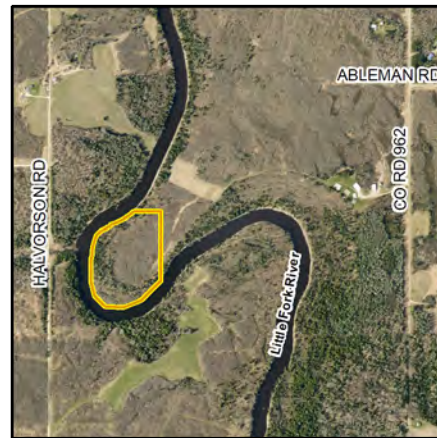
C22210170



Location: Approximately 0.55 of a mile southwest of County Road 962 and Ableman Road, Orr

Legal: Govt Lot 4, Sec 30 Twp 63N Rge 21W

Land	\$24,890.00
Timber	\$2,000.00
Improvements	\$0.00
Minimum Bid	\$26,890.00
Certified Assessments	\$0.00



This parcel is approximately 8.5 acres with about 2,000 feet of frontage on the Little Fork River. Parcel has water access and is zoned FAM-3 (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 within the floodplain management area and contains wetlands that may impact development and/or access plans. 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.



DOs AND DON'Ts

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

THE DO'S AND DON'TS 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.

DOs This you **CAN** do...

- You **CAN** hunt on MN State Tax-Forfeited land. (All federal, state and local laws and regulations apply.)
- You **CAN** gather on MN State Tax-Forfeited land. (All federal, state and local laws and regulations apply.)
- You **CAN** enjoy authorized trails and recreate on MN State Tax-Forfeited land. (All federal, state and local laws and regulations apply.)

DON'Ts

- You **CANNOT** dispose of garbage, refuse or electronics on MN State Tax-Forfeited land.
- You **CANNOT** build a structure or fixture (this includes but is not limited to sheds, lean to, garage, fencing, barricades, gates) on MN State Tax-Forfeited land.
- You **CANNOT** park your vehicle frequently on MN State Tax-Forfeited land (for example, you have a tax-forfeited lot near your house or work, you are not allowed to park without a permit or lease).
- You **CANNOT** construct permanent deer stands on MN State Tax-Forfeited land.
- You **CANNOT** 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.
- You **CANNOT** access MN State Tax-Forfeited land through private property without permission.
- You **CANNOT** place fill on MN State Tax-Forfeited land without a permit.
- You **CANNOT** place any type of sign, including No Trespassing or Private Property, on MN State Tax-Forfeited land.
- You **CANNOT** construct or create parking areas or access routes of any material including sand, gravel, asphalt or concrete on MN State Tax-Forfeited land.
- You **CANNOT** 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.



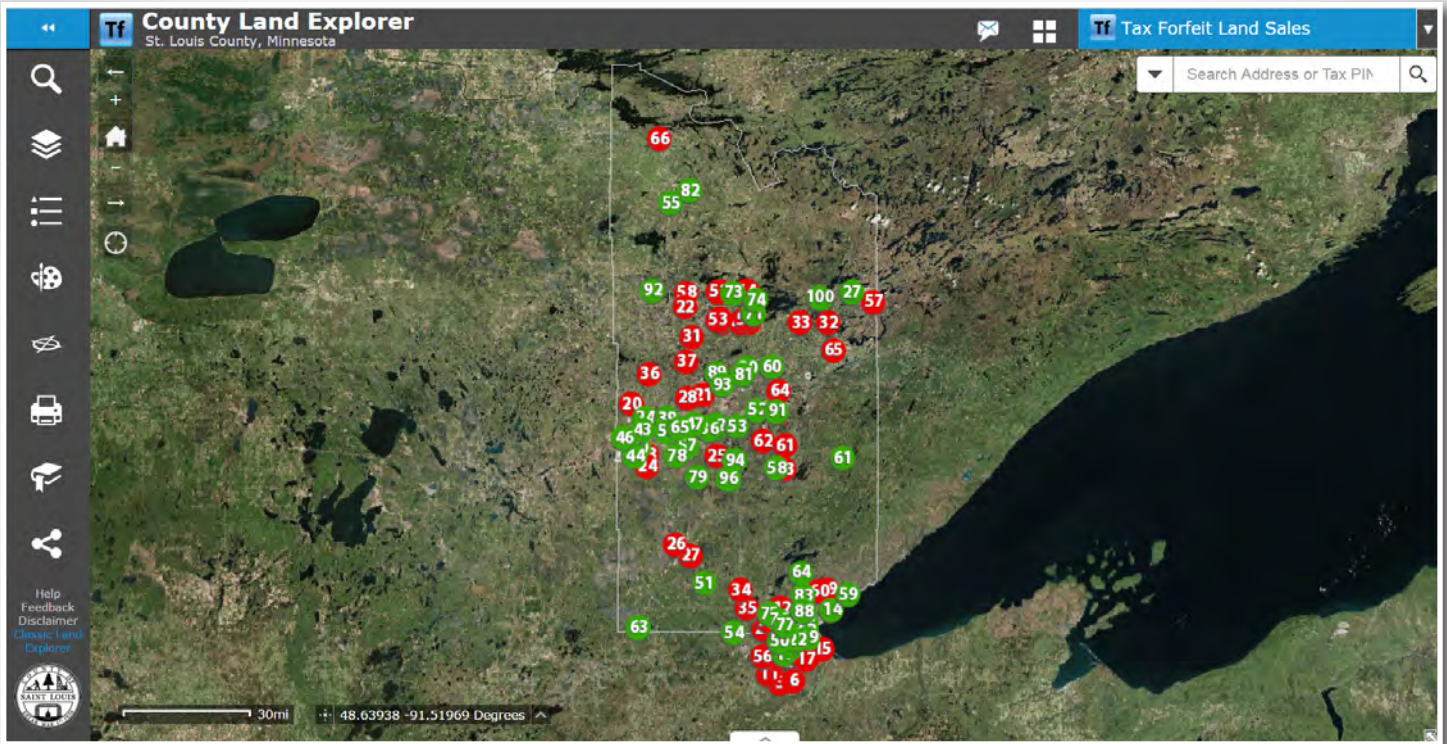


MAPPING- AUCTION AND AVAILABLE LIST

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

County Land Explorer

Mapping of St. Louis County Tax-Forfeited Auction and Available Property



About: The St. Louis County Land Explorer is an interactive web mapping application providing the ability to query and map St. Louis County land record data. This map application allows users to view tax-forfeited property available at the upcoming public auction and tax-forfeited properties available to purchase over the counter.

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

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

To View

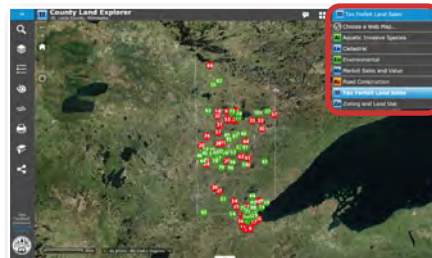
Step 1:

Open County Land Explorer



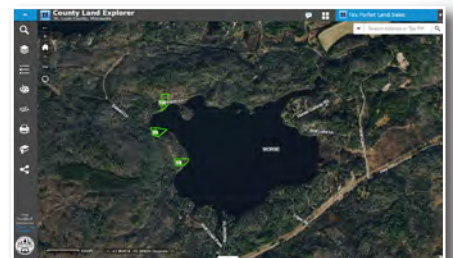
Step 2:

Select "Tax-Forfeited Land Sales"



Step 3:

Zoom to area of interest





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 of the land, timber, and structures. Additional fees such as recording fees, deed fees, and deed taxes will be due and explained at the time of closing.

H. DOWNPAYMENT: For each property sold, a down payment of 10% of the purchase price or \$500, whichever is greater (Board Resolution # 1988-348), must be paid at the time of the sale, or the property will be sold to the next highest bidder. Those properties purchased under an installment plan will require execution of a purchase contract. The length of the contract cannot exceed ten (10) years, and the remaining principal balance will be payable in equal annual installments plus simple interest at the rate set pursuant to Minnesota Statutes § 549.09. Other terms and conditions will be explained at the time of closing. The county reserves the right to require payment in full at time of sale if the bidder has previously defaulted on a land sale contract or repurchase agreement. Payment must be made by certified funds if the buyer has ever made payment that has been returned non-sufficient funds (NSF).

I. LATE PAYMENT FEE: A \$25.00 late payment fee will be charged for late payments.

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/Town Clerk for all other locations, in respect to any unpaid assessments that may exist. Any assessments against the properties for public improvements that were levied after the properties forfeited to the State shall be assessed against the properties and paid for at the time of purchase, pursuant to Minnesota Statutes § 282.01, Subd. 3. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a 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.



DISCLAIMERS & TERMS

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

8. 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. 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.

C. 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.

D. 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.

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.

9. TIMBER: For those properties for which there is an estimated volume of timber, the value of the timber must be paid in full at the time of purchase, in addition to the down payment stated above. If a property with timber sells for more than the list price, the amount bid in excess of the list price will be allocated between the land and the timber in proportion to the respective totals. The amount allocated to timber must be paid in full at the time of purchase. (Minnesota Statutes § 282.01 Subd. 4 (a) and Board Resolution # 1988-348)

10. MORTGAGES AND OTHER LIENS: Regarding unsatisfied recorded 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.

11. 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.

12. 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.

13. INSURANCE: If buyer wishes to enter an installment contract for the purchase of property, annual proof of insurance will be required on all properties with insurable structures. Proof of insurance must be supplied to the Land and Minerals Department within 30 days of purchase, and notice must be given to the county within ten (10) days of cancellation of insurance.

14. REINSTATEMENT: If an installment contract is canceled and 50% or more of the principal (original sale price) has been paid, the former contract holder may request to have the contract reinstated. If less than 50% has been paid at the time of cancellation, reinstatement is not allowed. (Minnesota Statutes § 282.341)

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

16. PERIODIC ADJUSTED PRICES: The county may reoffer individual unsold properties at periodically adjusted prices, based on market conditions, to the general public on an over-the-counter listing until the properties are sold or withdrawn. Adjoining owners will not be re-notified when such price adjustments occur. It is the sole responsibility of any prospective buyer to monitor any potential price adjustments.

17. 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.

18. 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.



LAND SALE INFORMATION

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

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 August 15 and close on August 29. 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. 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.

3. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

The land sales are advertised in the official newspaper of the county (currently the Duluth News Tribune duluthnews.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.

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". Properties that do not sell at continuous online auction continue to be offered through online auction.

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, classification and sale are governed by Minnesota State Statute § 282 (Tax-forfeited lands; classification, sale) and resolutions of the county board.
- Tax-forfeited lands are either reserved for conservation purposes or disposed of through a classification system that is determined by the county board and approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources).
- When a parcel forfeits, county board resolution determines its classification, upon approval of the Commissioner of Natural Resources (Minnesota Department of Natural Resources). When a parcel is classified as nonconservation, it can be sold for private ownership via auction.
- Properties identified for auction (and approved as being able to sell) are sold to the highest bidder; however, not for less than the value that is set by the county board.
- When a parcel is classified as conservation, it is retained for natural resource management, such as timber production.
- Land containing standing timber may not be sold until the timber value and the sale of the land have been approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources).
- Minerals in tax-forfeited land and tax-forfeited stockpiled metallic minerals or materials are subject to mining (mineral rights). Mineral rights are retained by the State of Minnesota.

CLOSES AUGUST 29, 2024



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

• Recreational Land

• Investment Property

• Lakeshore



**FOR
S
A
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E**

LAND SALE AUCTION

ONLINE BIDDING

Starts Thursday, August 15, 2024

Closes Thursday, August 29, 2024

Ends at 11:00 a.m. CST

publicsurplus.com

All properties listed in this booklet forfeited prior to 2016 and are not subject to the Tax-Forfeited Lands Settlement.

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 minimum bid that is listed on each tract. Purchase offers for less than the minimum bid will not be accepted. Contact any of our Land and Minerals Department offices for further questions.

stlouiscountymn.gov

218-726-2606