

CLOSES OCTOBER 3, 2024



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Structures
- Recreational Land
- Investment Property
- Lakeshore

FOR SALE

LAND SALE AUCTION ONLINE BIDDING

Starts Thursday, September 19, 2024
 Closes Thursday, October 3, 2024
 Ends at 11:00 a.m. CST
publicsurplus.com



Tax-Forfeited Settlement Sales

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

COMMERCIAL

VIRGINIA



INVESTMENT PROPERTY

HERMANTOWN



RESIDENTIAL

TOWN OF WHITE



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.

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
- Former Shoreland Lease Lot Sales
- Over-the-counter sales



DULUTH OFFICE

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

VIRGINIA OFFICE

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

PIKE LAKE OFFICE

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



LAND SALE INFORMATION

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

SIGN UP TO RECEIVE LAND SALE EMAIL UPDATES



Receive free email updates about the St. Louis County Tax-Forfeited Land Sales program. Learn when new properties are offered, and receive reminders when auctions begin or are coming to a close. You can unsubscribe at any time. Sign up online at stlouiscountymn.gov/landsales. Click on the Subscribe button.

PROHIBITED BUYERS OR BIDDERS (DELINQUENT TAXES)

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

If you are interested in purchasing tax-forfeited property 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.

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

SETTLEMENT SALES - REVENUE GENERATED

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

Settlement Sales are not subject to apportionment.

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

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



This sale is governed by Laws of MN, 2024, Chapter 113, as amended by Chapter 127, Article 70, Sec. 9.



SALES AND PAYMENTS

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

AMOUNT DUE UPON SALE

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

	State Assurance Fee	3% of total sale value. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the state has to defend its right to forfeit land.
	Recording Fee	\$46.00 or as set by the County Recorder. If there is a well on the property, it is an additional \$50.00 for well disclosure.
	Deed Fee	\$25.00
	Deed Tax	\$1.65 for sales up to \$3,000, or .0033 times the Total Sale Value plus buyer premium for sales over \$3,000.
	Buyer Premium	For online auctions, there is a buyer premium of 3.5% of the total sale price (final bid).

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

MUST BE PAID IN FULL

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

EXAMPLE

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

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

ADDITIONAL REQUIREMENTS

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

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

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

QUESTIONS

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

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 WHAT IF A BID FALLS THROUGH?

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

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

There is no redemption period once a property is acquired.

4 WHAT TYPE OF DOCUMENT IS ISSUED UPON SALE?

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

5 WHAT ABOUT ASSESSMENTS?

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



LAND SALE INFORMATION

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

RESIDENTIAL STRUCTURES

Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for a noncommercial personal use. Any buyer of residential property within the first 30 days must sign a form to certify their intended use. Properties that do not sell within 30 days will be reoffered without restriction at online public auction starting **Monday, November 4**, and closing **Thursday, November 14, 2024**.

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. For property tax questions or for an estimate, contact 218-726-2383.

ADDITIONAL INFORMATION

- The properties being offered for sale were once privately owned, but forfeited to the state due to failure to pay real estate taxes. St. Louis County manages State of MN tax-forfeited properties in St. Louis County.
- Tax-forfeited lands are either reserved for conservation purposes or disposed of through a classification system that is determined by the county board and approved by the Commissioner of Natural Resources (Minnesota Department of Natural Resources).
- When a parcel forfeits, county board resolution determines its classification, upon approval of the Commissioner of Natural Resources (Minnesota Department of Natural Resources). When a parcel is classified as nonconservation, it can be sold for private ownership via auction.
- Properties identified for auction are sold to the highest bidder; however, not for less than the sale price listed.
- When a parcel is classified as conservation, it is retained for natural resource management, such as timber production, mining, public recreation, and environmental benefits.
- Minerals in tax-forfeited land and tax-forfeited stockpiled metallic minerals or materials are subject to mining (mineral rights). Mineral rights are retained by the State of Minnesota.



WINNING BIDDER INFORMATION

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

CONGRATULATIONS ON YOUR WINNING BID!

Here are the next steps to complete your transaction after the auction, and other responsibilities you assume as buyer. 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 not include required fees.) 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). Please see the **SALES AND PAYMENTS** page for details. Once you receive the paperwork and figures, you must sign the paperwork and return it to us with payment in full within ten (10) business days.
- Once you **PAY IN FULL** and **COMPLETE THE PAPERWORK**, the state deed will be requested from the Minnesota Department of Revenue. It takes approximately 6 to 8 weeks to receive the deed from the state, record it and send it to the buyer.

BUYER'S RESPONSIBILITIES

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

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



PHONE LIST

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

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

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

ST. LOUIS COUNTY	
Area Code	(218)
Assessors	726-2304
Auditor	726-2380
Economic and Community Development	733-2755
Environmental Services	749-9703
Land and Minerals	726-2606
Planning and Zoning	471-7103
Recorder's Office	726-2677
CITIES	
Aurora	229-2614
Babbitt	827-3464
Biwabik	865-4183
Brookston	507-202-8708
Buhl	258-3226
Chisholm	254-7902
Cook	741-4220
Duluth	
Planning and Development	730-5580
Life Safety	730-4380
Finance	730-5350
Ely	365-3224
Eveleth	744-7444
Floodwood	476-2751
Gilbert	748-2232
Hermantown	729-3600
Hibbing	262-3486
Hoyt Lakes	225-2344
Iron Junction	744-1412
Kinney	248-7487
Leonidas	744-1574
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

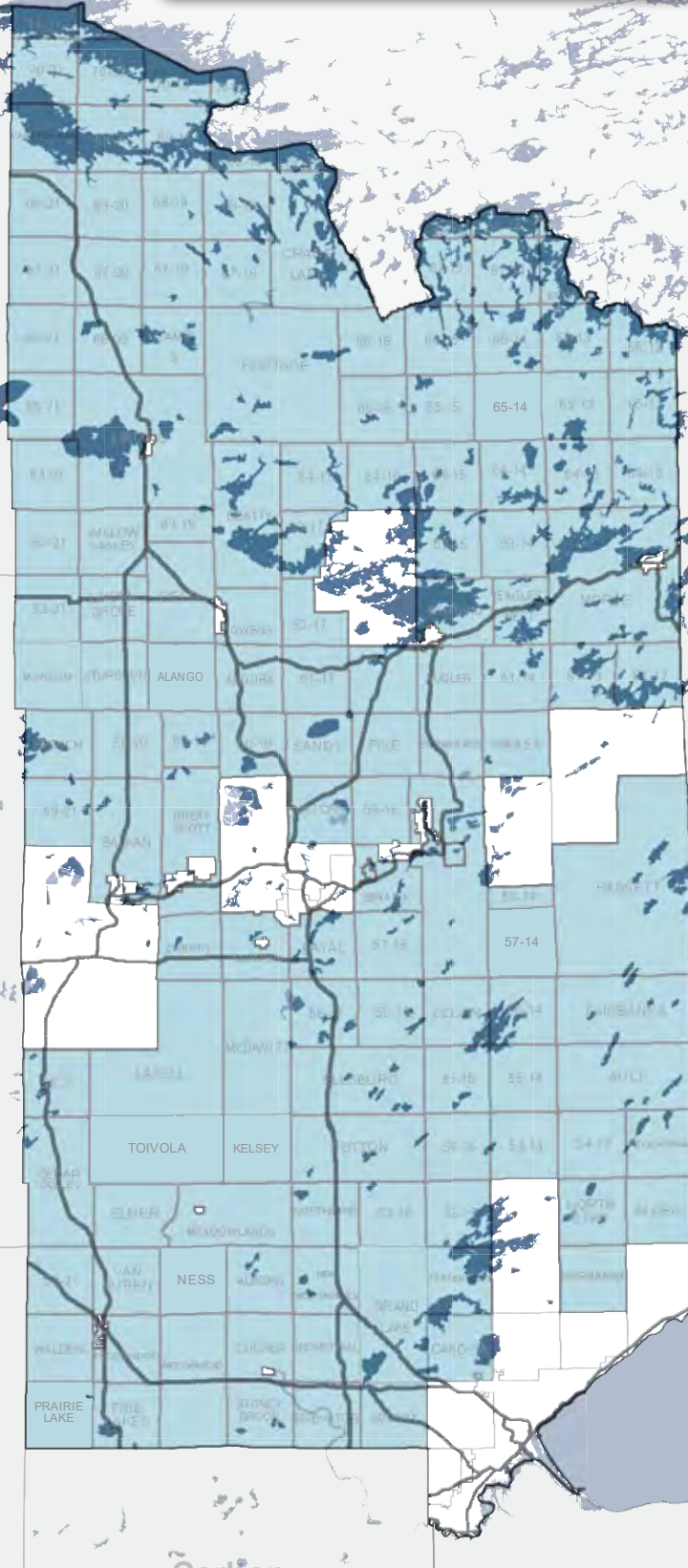
Lakewood	343-9368
Lavell	290-1266
Leiding	355-0163
Linden Grove	909-800-0520
McDavitt	750-4788
Meadowlands (Town)	427-2657
Midway	628-7135
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	343-5666
Normanna	409-1999
North Star	525-1004
Northland	345-8225
Owens	966-1135
Pequaywan	349-0177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

Click on View All Auctions for St. Louis County – Tax-Forfeited Lands Settlement 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 – Tax-Forfeited Lands Settlement 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, 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 – that notification may not include required fees. 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

010-0220-01310

\$15,600.00

± 0.24 acres

D22240001

**Location:** Approximately 0.01 of a mile west of 7319 Earl Street, Duluth**Legal:** Lots 5 and 6, Block 9 INCLUDING part of vacated alley adjacent, BAY VIEW ADDITION TO DULUTH NO 1**SOLD****Sale Price****\$15,600.00**

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



Vacant, wooded lot in the Bayview Heights neighborhood of Duluth. This +/- 80' x 133' parcel is zoned 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 to the site. Check with the City of Duluth Finance Department regarding assessments of \$3,030.90 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$92.00 (Abstract and T#79040). There is additional property in this area being offered at this sale.

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

Tract 2

CITY OF DULUTH

010-0220-01520

\$15,600.00

± 0.24 acres

D22240003

**Location:** West of 7406 Vinland Street, Duluth**Legal:** Lots 3 and 4, Block 10 INCLUDING vacated part of vacated alley adjacent, BAY VIEW ADDITION TO DULUTH NO 1**SOLD****Sale Price****\$15,600.00**

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



Vacant, wooded property in the Bayview Heights neighborhood of Duluth. This +/- 80' x 133' parcel 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. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 3

CITY OF DULUTH

010-0530-01325

\$40,600.00

± 0.20 acres

D22240002

**Location:** South of 1313 Foster Avenue, Duluth**Legal:** Southerly 1/2 of Lot 4, Block 7, CITY HOME ACRES**Sale Price****\$40,600.00**

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



Vacant, partially wooded property located in the Duluth Heights neighborhood. This +/- 35' x 300' parcel is a nonconforming lot of record zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Parcel is crossed by an unnamed creek that may impact development plans. 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#110344).

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

Tract 4

CITY OF DULUTH

010-1130-00190

\$9,200.00

± 0.05 acres

D22240004



Location: Approximately 0.03 of a mile northwest of the corner of Piedmont Avenue and W 1st Street, Duluth

Legal: N 28 X 80 FT INC 5 FT OF VAC AVE ADJOINING, LOT 9, BLOCK 70, MYERS REARR BLK 70 DULUTH PROPER 2ND DIVISION

Sale Price**\$9,200.00**

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



This vacant +/- 28' x 85' property is located in the Lincoln Park neighborhood of Duluth. This parcel is a nonconforming lot of record located on undeveloped, platted roads and is zoned R-2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department regarding assessments of \$9,859.84 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 5

CITY OF DULUTH

010-1130-00280

\$8,000.00

± 0.05 acres

D22240009



Location: Approximately 0.03 of a mile northwest of the corner of Piedmont Avenue and W 1st Street, Duluth

Legal: North 26 feet of Lot 15, Block 70, MYERS REARR BLK 70 DULUTH PROPER 2ND DIVISION

Sale Price**\$8,000.00**

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



Vacant +/- 26' x 80' parcel in the Lincoln Park neighborhood of Duluth. This property is located on undeveloped, platted roads and is zoned R-2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department regarding assessments of \$4,136.55 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 6

CITY OF DULUTH

010-1160-00470

\$38,500.00

± 0.10 acres

D22240005

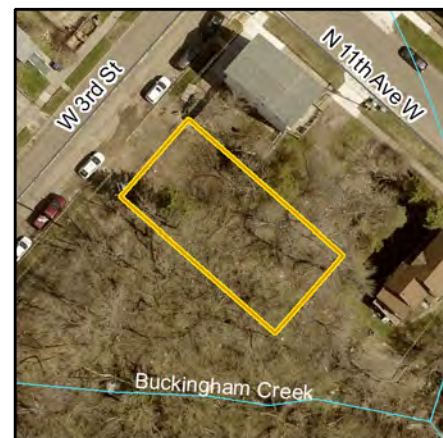


Location: Southwest of 1102 W 3rd Street, Duluth

Legal: Northerly 100 feet of Lot 180, Block 98, DULUTH PROPER SECOND DIVISION

Sale Price**\$38,500.00**

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



Vacant lot in the Central Hillside neighborhood of Duluth. Previously 1106 W 3rd St., the structures were removed in 2023. This +/- 50' x 100' parcel is zoned R - 2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. The parcel contains areas that may be located within a floodplain management area that may impact development. Check with the City of Duluth Finance Department regarding assessments of \$9,483.27 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract).

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

Tract 7

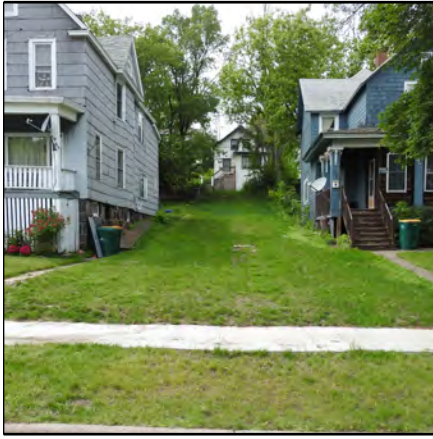
CITY OF DULUTH

010-1180-04370

\$15,900.00

± 0.08 acres

D22240006

**Location:** Between 2109 and 2113 W 4th Street, Duluth**Legal:** W1/2 of Lot 341, Block 124, DULUTH PROPER SECOND DIVISION**Sale Price****\$15,900.00**

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



A vacant +/- 25' x 140' property in the Lincoln Park neighborhood of Duluth. Previously 2111 W 4th St., the structures were removed in 2023. This parcel is a nonconforming lot of record and is zoned R-2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with City of Duluth Finance Department regarding assessments of \$1,262.88 that may be reinstated, and for any other certified, pending or future assessments. There is an unsatisfied mortgage and an attorney's lien held against this property – consult a real estate attorney for details. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 8

CITY OF DULUTH

010-1180-04520

\$11,900.00

± 0.06 acres

D22240007

**Location:** Southeast of 419 N 21st Avenue W, Duluth**Legal:** Southerly 35 feet of Lot 338 AND Southerly 35 feet of E1/2 of Lot 340, Block 124, DULUTH PROPER SECOND DIVISION**Sale Price****\$11,900.00**

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



Vacant, grassy parcel in the Lincoln Park neighborhood of Duluth. Previously 417 N 21st Ave. W, the structures were removed prior to forfeiture. This +/- 35' x 75' parcel is a nonconforming lot of record and is zoned R-2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$11,488.46 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property 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 9

CITY OF DULUTH

010-1270-00960

\$111,000.00

± 0.20 acres

D22240008

**Location:** 5 Mesaba Place, Duluth**Legal:** Lot 88, Block 33 EXCEPT Southern 15 feet for alley, DULUTH PROPER THIRD DIVISION**Sale Price****\$111,000.00**

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



Vacant, 2-story brick apartment building converted into a single-family home located in the Central Hillside neighborhood of Duluth. First floor contains a living room, kitchen, dining room, common room, and a full bathroom. The second story features 3 bedrooms and a full bathroom. Basement houses a sauna area. There is a 3-stall detached garage. Condition of utilities is unknown. This structure resides on a +/- 50' x 135' lot zoned R-2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 10

CITY OF DULUTH

010-2320-01740

\$9,000.00

± 0.20 acres

D22240010



Location: North of 6319 Sherburne Street, with frontage on S 64th Avenue W, Duluth

Legal: Lot 21 AND 22, Block 11, HUNTERS GRASSY POINT ADD TO DUL

SOLD

Sale Price

\$9,000.00

This +/- 8,228 sq. ft. parcel is located in the Irving neighborhood of Duluth. Zoning is MU-B (Mixed Use - Business Park). Parcel is partially affected by the City of Duluth Water Ordinance District. Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 11

CITY OF DULUTH

010-2870-00330

\$17,300.00

± 0.10 acres

D22240011



Location: Between 632 and 636 N 27th Avenue W, Duluth

Legal: LOT 32, LINCOLN PARK ADDITION TO DULUTH

Sale Price

\$17,300.00

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



Vacant +/- 35' x 109' lot in the Lincoln Park neighborhood of Duluth. Previously 634 N 27th Ave. W, the structures were removed in 2023. There is a shared driveway along the northwestern border. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$649.72 that may be reinstated, and any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details. Recording fee \$46.00 (T#225369).

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

Tract 12

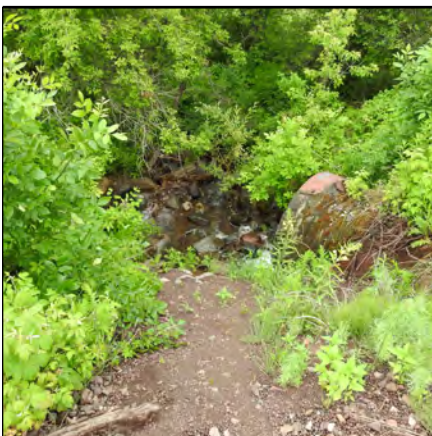
CITY OF DULUTH

010-2940-01830

\$8,200.00

± 0.14 acres

D22240012



Location: Approximately 0.05 of a mile west of 6011 Huntington Street, Duluth

Legal: That part of Lots 8 through 12, Block 21, lying Southerly of the Duluth Missabe and Northern Railway right of way. LLOYDS DIVISION OF WEST DULUTH

Sale Price

\$8,200.00

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



This irregularly shaped parcel is adjacent to an active railway and has undeveloped, platted access in the Cody neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Drainage from a culvert under the railway goes through the center of the parcel and may impact development plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#339085).

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

Tract 13

CITY OF DULUTH

010-2940-01890, 01920

\$15,500.00

± 0.40 acres

D22240013

**Location:** North of 6115 Olney Street, Duluth

Legal: All that part of Lots 1 and 2 lying Southerly of the Duluth Missabe & Northern Railway Right of Way, Block 22, LLOYDS DIVISION OF WEST DULUTH
Lots 3 through 6, Block 22, LLOYDS DIVISION OF WEST DULUTH

Sale Price**\$15,500.00**

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



This irregularly shaped property is approximately 0.4 of an acre with frontage on N 62nd Ave. W in the Cody neighborhood of Duluth. This property is adjacent to an active railway. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$66.00 (T#344467, T#329510).

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

Tract 14

CITY OF DULUTH

010-3470-00910

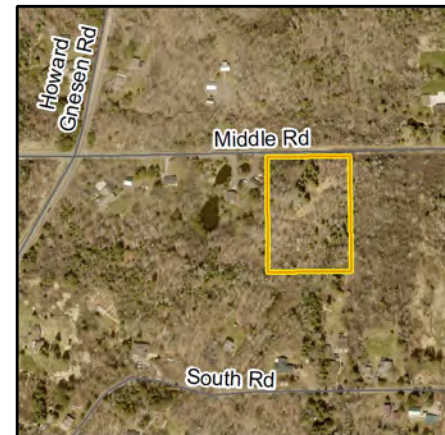
\$108,800.00

± 2.90 acres

D22240014

**Location:** East of 1608 Middle Road, Duluth**Legal:** Lot 84, 85 AND 86, NORTONS ACRE OUTLOTS DULUTH**SOLD****Sale Price****\$108,800.00**

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



This vacant, wooded parcel is located in the Upper Kenwood neighborhood of Duluth. Previously 1522 Middle Rd., the structures, well and septic were removed in 2023. This +/- 300' x 415' parcel is zoned R-1 (Residential). City water and sewer need to be extended to this site. Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$812.61 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract).

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

Tract 15

CITY OF DULUTH

010-3490-02770

\$12,700.00

± 0.10 acres

D22240015

**Location:** Between 513 and 517 E 8th Street, Duluth**Legal:** Easterly 1/2 of Lot 4, Block 15, NORTONS DIVISION OF DULUTH**SOLD****Sale Price****\$12,700.00**

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



This +/- 25' x 140' parcel is located in the Central Hillside neighborhood of Duluth. Previously 515 E 8th St., the structure was removed in 2023. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department regarding assessments of \$16,555.37 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 16

CITY OF DULUTH

010-4520-11500

\$8,600.00

± 0.10 acres

D22240016

**Location:** Between 821 and 827 N 56th Avenue W, Duluth**Legal:** LOT 3, BLOCK 86, WEST DULUTH 6TH DIVISION**Sale Price****\$8,600.00**

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



Vacant parcel in the Cody neighborhood of Duluth. Previously 823 N 56th Ave. W, the structure was removed in 2023. This +/- 25' x 125' parcel 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 regarding assessments of \$2,266.00 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 17

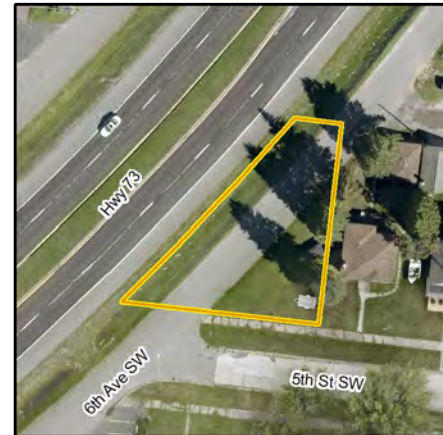
CITY OF CHISHOLM

020-0085-01110

\$2,300.00

± 0.21 acres

D22240017

**Location:** North and east of the corner of 6th Avenue SW and 5th Street SW, Chisholm**Legal:** Lot 20, Block 6 **Subject to Highway Right of Way easement**, CLARK ADDITION TO CHISHOLM**SOLD****Sale Price****\$2,300.00**

This parcel is approximately 0.21 of an acre divided by 6th Ave. SW. Zoning is EB (Existing Business). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 18

CITY OF ELY

030-0010-03720

\$4,400.00

± 0.07 acres

D22240018

**Location:** Between 127 and 133 E Conan Street, Ely

Legal: Lot 8, Block 31, EXCEPT that part described as follows: Assuming the line common to Lots 7 AND 8 of said Block 31, to bear N00deg00'00"E and from the South corner common to Lots 7 AND 8, run N00deg00'00"E along said common line, 9.05 feet to the Point of Beginning; thence continue N00deg00'00"E along said common line, 37.55 feet; thence N90deg00'00"E, 1.00 feet; thence S00deg00'00"E parallel with and 1.00 feet East of said common line, 37.55 feet; thence N90deg00'00"W, 1.00 feet to the Point of Beginning. ELY

Sale Price**\$4,400.00**

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



This nonconforming, irregularly shaped parcel is approximately 0.07 of an acre. Previously 131 E Conan Street, the structures were removed in 2020. Zoning is R-1 (Residential). Contact the City of Ely for permitted uses and zoning questions. Check with the City of Ely regarding assessments of \$17,015.35 that may be reinstated, and for any other certified, pending or future assessments. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details. 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 19

CITY OF EVELETH

040-0100-01890

\$73,300.00

± 0.08 acres

D22240019

**Location:** 714 Harrison Street, Eveleth**Legal:** Lot 8, Block 59, EVELETH CENTRAL DIVISION NO 2**Sale Price****\$73,300.00**

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



This +/- 30' x 120' parcel has a 2-story duplex with an unfinished basement, an enclosed 3-season porch and a detached garage. Each level of the duplex has its own entrance and has 2 bedrooms, eat-in kitchen, living room and full bathroom. Zoning is R-1 (Residential 1 and 2 Family Zoning District). Contact the City of Eveleth for permitted uses and zoning questions. Check with the City of Eveleth for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 20

CITY OF EVELETH

040-0130-01110

\$8,900.00

± 0.19 acres

D22240020

**Location:** 1104 McKinley Avenue, Eveleth**Legal:** Lots 1 and 2, Block 66, HIGHLAND ADDITION TO EVELETH**Sale Price****\$8,900.00**

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



This approximately 0.19 of an acre parcel is zoned R-1 (Residential 1 & 2 Family District). Contact the City of Eveleth for permitted uses and zoning questions. Check with the City of Eveleth regarding assessments of \$1,302.32 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 21

CITY OF GILBERT

060-0026-00080

\$31,200.00

± 0.90 acres

D22240021

**Location:** Northeast corner of Deerwood Drive and Pebble Place, Gilbert**Legal:** Unit 28, CIC #48 ROCK N PINES ESTATES 1ST SUPPL**Sale Price****\$31,200.00**

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



This irregularly shaped parcel is approximately 0.9 of an acre and is zoned R-2 (Medium Density Multiple Dwelling Residence District). Contact the City of Gilbert for permitted uses and zoning questions. Check with the City of Gilbert 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

CITY OF GILBERT

060-0040-00172

\$500.00

± 0.18 acres

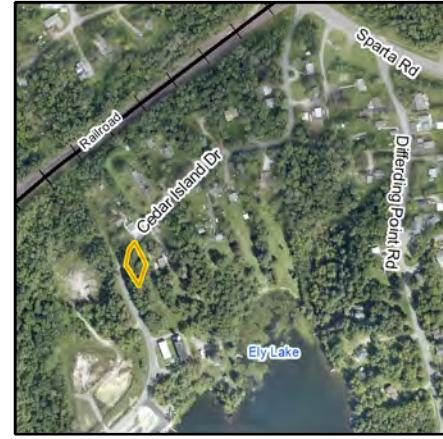
D22240022

**Location:** West of 4776 Cedar Island Drive, Eveleth

Legal: Northerly 100 feet of that part of Lot 13, lying Southwesterly of a line described as follows: Beginning at a point on the Northerly line 100.83 feet from the Northwest corner; thence Southeasterly at an angle of 115DEG9' 272.53 feet to a point; thence Easterly at an angle of 134DEG25' 276.55 feet, more or less, to the shore of Ely Lake. PETERSONS BEACH GILBERT

SOLD**Sale Price****\$500.00**

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



This nonconforming parcel is approximately 0.18 of an acre. Zoning is R-1 (Low Density Residence District). Contact the City of Gilbert for permitted uses and zoning questions. Check with the City of Gilbert 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

CITY OF VIRGINIA

090-0010-00605, 00610

\$3,800.00

± 0.10 acres

D22240023

**Location:** East of 115 3rd Street N, Virginia

Legal: E1/2 of Lot 17, Block 6, VIRGINIA
Lot 18, Block 6, VIRGINIA

Sale Price**\$3,800.00**

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



This nonconforming property is approximately 0.1 of an acre. Previously 117 3rd St. N, the structures were removed prior to forfeiture. Zoning is R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$3,228.13 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract).

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

Tract 24

CITY OF VIRGINIA

090-0030-01280

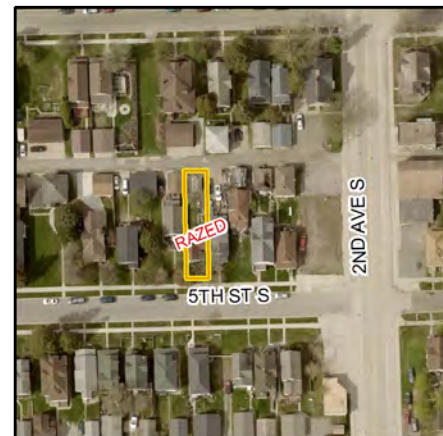
\$2,500.00

± 0.07 acres

D22240024

**Location:** Between 211 and 215 5th Street S, Virginia**Legal:** Lot 26, Block 80, VIRGINIA 2ND ADDITION**SOLD****Sale Price****\$2,500.00**

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



This +/- 25' x 125' parcel is a nonconforming lot of record. Previously 213 5th St. S, the structures were removed in 2023. Zoning is R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$2,714.30 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 25

CITY OF VIRGINIA

090-0030-01840

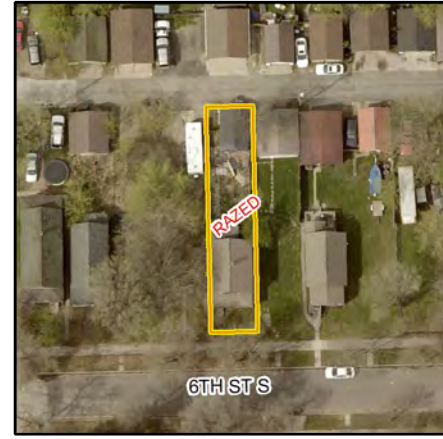
\$2,500.00

± 0.07 acres

D22240025

**Location:** West of 117 6th Street S, Virginia**Legal:** Lot 19, Block 82, VIRGINIA 2ND ADDITION**Sale Price****\$2,500.00**

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



This +/- 25' x 120' parcel is a nonconforming lot of record. Previously 119 6th St. S, the structures were removed in 2023. Zoning is R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$574.08 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 26

CITY OF VIRGINIA

090-0030-03590

\$4,300.00

± 0.10 acres

D22240026

**Location:** Southeast corner of 6th Street S and Rogerville Road, Virginia**Legal:** Lot 5, Block 88, VIRGINIA 2ND ADDITION**SOLD****Sale Price****\$4,300.00**

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



This +/- 40' x 120' x 35.5' x 120' parcel is a nonconforming lot of record. Previously 610 6th St. S, the structures were removed in 2023. Zoning is R-3 (5-12 Multi-Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$1,645.68 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee of \$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 27

CITY OF VIRGINIA

090-0030-05970

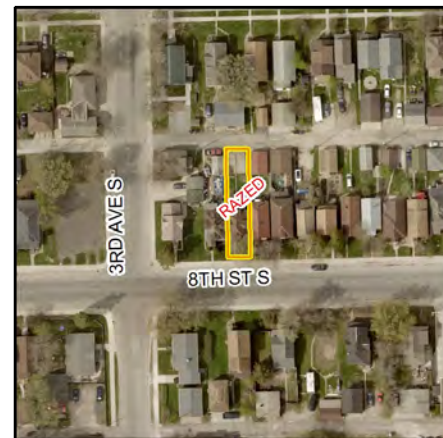
\$2,500.00

± 0.07 acres

D22240027

**Location:** Between 223 and 227 8th Street S, Virginia**Legal:** Lot 20, Block 95, VIRGINIA 2ND ADDITION**Sale Price****\$2,500.00**

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



This +/- 25' x 120' parcel is a nonconforming lot of record. Previously 225 8th St. S, the structures were removed in 2023. Zoning is R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$4,414.38 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 28

CITY OF VIRGINIA

090-0030-06470

\$5,800.00

± 0.15 acres

D22240028

**Location:** Northwest corner of 3rd Avenue W and 8th Street S, Virginia**Legal:** East 6 feet of Lot 30 AND all of Lots 31 AND 32, Block 96, VIRGINIA 2ND ADDITION**Sale Price****\$5,800.00**

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



Vacant +/- 56' x 120' corner lot. Previously 301 8th St. S, the structures were removed in 2019. Zoning is R-2 (One, Two, Three and Four Family Residential). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$65,523.85 that may be reinstated, and for any other certified, pending or future assessments. The City of Virginia Public Utilities Commission has waived or does not intend to reinstate the remainder of the previously listed utility assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 29

CITY OF VIRGINIA

090-0030-08680

\$2,700.00

± 0.07 acres

D22240030

**Location:** North of 903 2 1/2 Avenue W, Virginia

Legal: That part of Lot 22, Block 104, described as follows: Beginning at the Northwest corner of Lot 22; thence running in an Easterly direction for a distance of about 120 feet to the easterly end of Lot 22; thence running in a Southerly direction along the east end of Lot 22, for about 26.8 feet; thence running in a Westerly direction for about 128 feet to the west end of Lot 22; thence in a Northerly direction for about 25.3 feet to the point of beginning. VIRGINIA 2ND ADDITION

Sale Price**\$2,700.00**

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

SOLD

This nonconforming parcel is approximately 0.07 of an acre. Previously 901 2 1/2 Ave. W, the structures were removed in 2021 prior to forfeiture. The City of Virginia has a temporary construction easement over the easterly 5 feet of this parcel for use during the 8 1/2 St. Road and Utility Improvements Project. This parcel is zoned R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$489.66 that may be reinstated, and for any other certified, pending or future assessments. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details. 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 30

CITY OF VIRGINIA

090-0068-00100

\$3,600.00

± 0.09 acres

D22240029

**Location:** South across alley from 308 11th Street S, Virginia**Legal:** Lot 10, Block 1, DULUTH MISSABE & NRTHN ADDN TO VIRGINIA**Sale Price****\$3,600.00**

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

SOLD

This +/- 38.47' x 102.92' x 38.18' x 96.38' parcel is a nonconforming lot of record with alley access. Zoning is R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. 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

CITY OF VIRGINIA

090-0070-01690

\$4,700.00

± 0.10 acres

D22240031

**Location:** Between 509 and 513 15th Street N, Virginia**Legal:** Lot 13 AND Westerly 12 1/2 feet of Lot 12, Block 7, FAIRVIEW ADDITION TO VIRGINIA**Sale Price****\$4,700.00**

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



This +/- 37.5' x 120' parcel is a nonconforming lot of record. Previously 511 15th St. N, the structures were removed in 2023. Zoning is R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$3,669.90 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. There is a medical lien held against this property – consult a real estate attorney for details. Recording fee \$46.00 (T#341415).

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

Tract 32

CITY OF VIRGINIA

090-0082-00160

\$37,600.00

± 0.39 acres

D22240032

**Location:** North of 105 S 15th Avenue, Virginia**Legal:** N1/2 of Lot 7, Block 2, INDUSTRIAL ADDITION TO VIRGINIA**SOLD****Sale Price****\$37,600.00**

This +/- 100' x 150' parcel has 2 industrial storage garages. Zoning is I-2 (Heavy Industrial District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia for any certified, pending or future assessments that may be reinstated. The City of Virginia has waived or does not intend to reinstate the previously listed assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#225398).

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

Tract 33

CITY OF VIRGINIA

090-0089-01130

\$52,300.00

± 0.20 acres

D22240033

**Location:** 14 Vermilion Drive, Virginia**Legal:** Lot 7, Block 5, MIDWAY GARDENS ADDITION TO VIRGINIA**Sale Price****\$52,300.00**

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



This 1+ story structure has an eat-in kitchen, living room, 3 bedrooms, 1 bathroom and a detached garage. Zoning is R-1 (Single Family Resident District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$393.96 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. There is a medical assistance lien held against this property – consult a real estate attorney for details. 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

CITY OF VIRGINIA

090-0160-00830

\$54,400.00

± 0.09 acres

D22240034

**Location:** 623 13th Street S, Virginia**Legal:** Lot 19, Block 5, VIRGINIA/RAINY LAKE COS ADDN TO VIRGINIA**Sale Price****\$54,400.00**

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



This 1+ story structure has a kitchen, living and dining rooms, 2 bedrooms, 2 bathrooms, an unfinished basement and a detached garage. Zoning is R-2 (One, Two, Three and Four Family Residential District). Contact the City of Virginia for permitted uses and zoning questions. Check with the City of Virginia regarding assessments of \$11,930.18 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 35

CITY OF AURORA

100-0042-00020

\$4,900.00

± 0.22 acres

D22240035

**Location:** Approximately 0.03 of a mile west of Lane 55, on the north side of Linda Drive, Aurora**Legal:** Lot 2, Block 1, HOLLAND ADDITION C OF AURORA**Sale Price****\$4,900.00**

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



This +/- 80' x 120' parcel is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora regarding assessments of \$402.42 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 36

CITY OF AURORA

100-0042-00030

\$4,900.00

± 0.22 acres

D22240036

**Location:** Approximately 0.04 of a mile west of Lane 55, on the north side of Linda Drive, Aurora**Legal:** Lot 3, Block 1, HOLLAND ADDITION C OF AURORA**Sale Price****\$4,900.00**

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



This +/- 80' x 120' parcel is zoned R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora regarding assessments of \$402.42 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 37

CITY OF AURORA

100-0070-00160

\$108,900.00

± 0.21 acres

D22240037

**Location:** 729 Arrowhead Street, Aurora**Legal:** Lot 5, Block 2, SUNSET ACRES 2ND ADDITION TO AURORA**Sale Price****\$108,900.00**

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



This single-story structure has a kitchen, living and dining rooms, full bathroom, 2 bedrooms, a partially finished basement, and a detached garage. Zoning is R-1 (One and Two Family Residential District). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora regarding assessments of \$3,607.52 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details. 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 38

CITY OF BUHL

115-0030-00800

\$99,800.00

± 0.16 acres

D22240038

**Location:** 313 Woodbridge Avenue, Buhl**Legal:** Lots 17 & 18, Block 3, BUHL SECOND ADDITION**Sale Price****\$99,800.00**

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



This 1+ story structure has an enclosed porch, kitchen, living and dining rooms, common room, 3 bedrooms, 1.5 bathrooms, an unfinished basement and a detached garage. This +/- 50' x 140' parcel is zoned R-1 (Low Density Residential District). Contact the City of Buhl for permitted uses and zoning questions. Check with the City of Buhl regarding assessments of \$5,386.70 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. There is a medical assistance lien held against this property – consult a real estate attorney for details. Recording fee \$46.00 (T#311405).

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

Tract 39

CITY OF COOK

120-0030-00080

\$3,200.00

± 0.13 acres

D22240039

**Location:** North of 227 3rd Street NW, Cook**Legal:** Lot 8, Block 1, BALLIETS ADDITION TO COOK**SOLD****Sale Price****\$3,200.00**

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



This +/- 40' x 140' parcel is a nonconforming lot of record. Zoning is R-1 (One and Two Family Residential District). Contact the City of Cook for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#280887). There is additional property in this area being offered at this sale.

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

Tract 40

CITY OF COOK

120-0030-00830

\$13,700.00

± 1.00 acres

D22240040



Location: Approximately 0.04 of a mile west of 3rd Street NW and 1st Avenue NW, Cook

Legal: Lots 4 through 9 AND Lots 11 AND 12, Block 3, BALLIETS ADDITION TO COOK

Sale Price	\$13,700.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 240' x 140' and +/- 88' x 140' parcel is located on undeveloped, platted roads and is divided by an undeveloped, platted alley. Zoning is R-1 (Residential District). Contact the City of Cook for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. The parcel contains areas that may be located within the floodplain management area that may impact development. Depiction of property lines and/or location may be inaccurate and there may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#331968). There is additional property in this area being offered at this sale.

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

Tract 41

CITY OF COOK

120-0030-00920, 00930

\$7,200.00

± 0.26 acres

D22240041



Location: West of 106 3rd Street NW, Cook

Legal: Lot 13, Block 3, BALLIETS ADDITION TO COOK
Lot 14, Block 3, BALLIETS ADDITION TO COOK

Sale Price	\$7,200.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 80' x 140' property is located on undeveloped, platted roads and is zoned R-1 (One and Two Family Residential District). Contact the City of Cook for permitted uses and zoning questions. This property contains areas that may be located within the floodplain management area that may impact development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Cook for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#280887). There is additional property in this area being offered at this sale.

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

Tract 42

CITY OF FLOODWOOD

125-0030-01390

\$12,900.00

± 0.30 acres

D22240042



Location: Southwest corner of 10th Avenue E and Poplar Street, Floodwood

Legal: Lots 6 AND 7, Block 50, SAVANNA ADDITION TO FLOODWOOD

SOLD

Sale Price	\$12,900.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This vacant +/- 100' x 125' property is zoned R-2 (Residential). Previously 1001 Poplar St., the structures were removed in 2023. Contact the City of Floodwood for permitted uses and zoning questions. Check with the City of Floodwood for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of sale. Recording fee \$46.00 (T#291359).

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

Tract 43

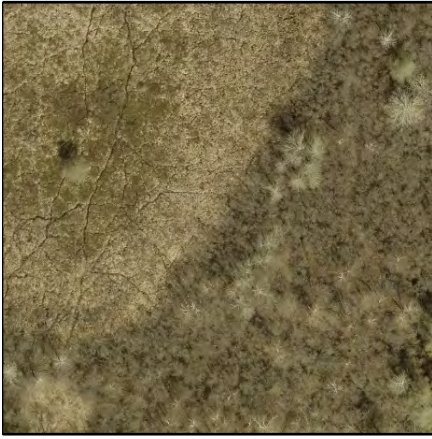
CITY OF HIBBING

140-0030-01090

\$3,000.00

± 0.60 acres

D22240043

**Location:** Approximately 0.04 of a mile east of 1938 27th Street E, Hibbing**Legal:** Lots 6 and 7, Block 5, AVIATORS FIELD ADDITION TO HIBBING**Sale Price****\$3,000.00**

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



This +/- 150' x 175' parcel is located on undeveloped, platted roads and is zoned R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Predominately wetlands, this parcel may not be suitable for development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Hibbing 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

CITY OF HIBBING

140-0050-00710

\$6,600.00

± 0.07 acres

D22240045

**Location:** South of 1102 12th Avenue E, Hibbing**Legal:** Lot 2, Block 8, BROOKLYN**Sale Price****\$6,600.00**

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



This +/- 25' x 125' parcel is a nonconforming lot of record. The structures that previously occupied this parcel were removed prior to forfeiture. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing regarding assessments of \$1,913.64 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (T#241162). There is additional property in this area being offered at this sale.

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

Tract 45

CITY OF HIBBING

140-0050-00730

\$2,700.00

± 0.07 acres

D22240046

**Location:** Across road to the east from 1107 12th Avenue E, Hibbing**Legal:** Lot 4, Block 8, BROOKLYN**Sale Price****\$2,700.00**

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



This +/- 25' x 125' parcel is a nonconforming lot of record. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#241145). There is additional property in this area being offered at this sale.

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

Tract 46

CITY OF HIBBING

140-0050-01770, 01780

\$19,500.00

± 0.28 acres

D22240047

**Location:** Between 1106 and 1118 15th Avenue E, Hibbing**Legal:** Lot 5, Block 11, BROOKLYN
Lots 6, 7 AND 8, Block 11, BROOKLYN**Sale Price****\$19,500.00**

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



This +/- 100' x 125' property is zoned R-3 (Multiple Family Residence District). Previously 1112 15th Ave. E, the structures were removed prior to forfeiture. Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 47

CITY OF HIBBING

140-0050-01960

\$32,900.00

± 0.07 acres

D22240048

**Location:** 1117 16th Avenue E, Hibbing**Legal:** Lot 24, Block 11, BROOKLYN**Sale Price****\$32,900.00**

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



This 1+ story structure has a kitchen, living and dining rooms, 2 bedrooms, 1 bathroom, an unfinished basement and a storage shed. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing regarding assessments of \$398.38 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 48

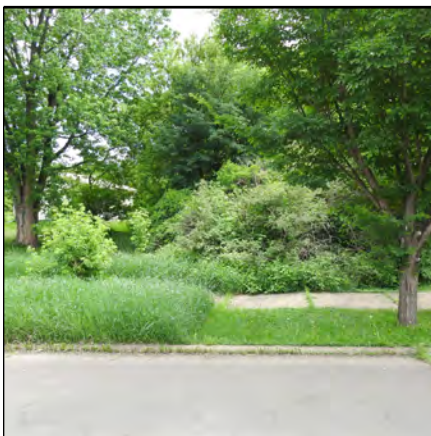
CITY OF HIBBING

140-0050-03090, 03100, 03110

\$11,500.00

± 0.20 acres

D22240049

**Location:** Between 1208 and 1220 14th Avenue E, Hibbing**Legal:** South 1/2 of Lot 6, Block 17, BROOKLYN
Lot 7, Block 17, BROOKLYN
Lot 8, Block 17, BROOKLYN**Sale Price****\$11,500.00**

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



Vacant +/- 62.5' x 125' property in the Brooklyn neighborhood of Hibbing. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing regarding assessments of \$70.21 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#241145). There is additional property in this area being offered at this sale.

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

Tract 49

CITY OF HIBBING

140-0050-03250

\$6,600.00

± 0.07 acres

D22240050

**Location:** Between 1215 and 1219 15th Avenue E, Hibbing**Legal:** Lot 22, Block 17, BROOKLYN**Sale Price****\$6,600.00**

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



This nonconforming +/- 25' x 125' parcel is zoned R-3 (Multiple Family Residence District). Previously 1217 15th Ave. E, the structures were removed in 2021. Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 50

CITY OF HIBBING

140-0050-03610, 03620

\$10,400.00

± 0.14 acres

D22240051

**Location:** Between 1203 and 1213 14th Avenue E, Hibbing**Legal:** Lot 26, Block 18, BROOKLYN
Lot 27, Block 18, BROOKLYN**Sale Price****\$10,400.00**

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



Vacant +/- 50' x 125' property in the Brooklyn neighborhood of Hibbing. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing regarding assessments of \$934.36 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#241145). There is additional property in this area being offered at this sale.

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

Tract 51

CITY OF HIBBING

140-0090-04840

\$42,900.00

± 0.07 acres

D22240052

**Location:** 618 25th Street E, Hibbing**Legal:** LOT 2, BLOCK 20, FAIRVIEW**Sale Price****\$42,900.00**

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



This 1+ story structure has an eat-in kitchen, living room, 3 bedrooms, 1 bathroom, a loft, an unfinished basement and a detached garage. This +/- 25' x 125' parcel is zoned R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee of \$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

CITY OF HIBBING

140-0105-01360

\$11,000.00

± 0.10 acres

D22240053

**Location:** Southeast corner of 5th Avenue W and 26th Street W, Hibbing**Legal:** Lot 1 and N1/2 of Lot 2, Block 5, HIBBING HEIGHTS

Sale Price	\$11,000.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This +/- 37.5' x 125' parcel is a nonconforming lot of record. Zoning is R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing 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 53

CITY OF HIBBING

140-0130-00080

\$21,800.00

± 0.14 acres

D22240054

**Location:** Between 2512 and 2520 1st Avenue, Hibbing**Legal:** Lots 7 & 8, Block 1, KOSKIVILLE**SOLD**

Sale Price	\$21,800.00
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This +/- 50' x 125' parcel is zoned C2b (General Commercial District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing regarding assessments of \$745.98 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract).

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

Tract 54

CITY OF HIBBING

140-0140-00700

\$101,300.00

± 0.11 acres

D22240055

**Location:** 1709 5th Avenue E, Hibbing**Legal:** South 1/2 of Lot 22 AND all of Lot 23, Block 3, PARK ADDITION TO HIBBING

Sale Price	\$101,300.00
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Residential property with four or fewer residential units will first be offered for a period of 30 days to persons who intend to own and occupy the property as a residence or who intend to use the property for noncommercial personal use. Buyer must sign a form to certify that they intend to own and occupy the property as a residence or to use the property for noncommercial personal use.



This 2-story up-down duplex has 3 bedrooms, 2 bathrooms, an unfinished basement and a detached garage. This +/- 37.5' x 125' parcel is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 55

CITY OF HIBBING

140-0140-01650

\$4,800.00

± 0.05 acres

D22240056



Location: South of 1606 1st Avenue on the northeast corner of the alley and 1st Avenue, Hibbing

Legal: Southerly 40 feet of Lots 1 and 2, Block 5, PARK ADDITION TO HIBBING

SOLD

Sale Price

\$4,800.00

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



This nonconforming +/- 50.23' x 40' parcel is zoned R-3 (Multiple Family Residence District). Previously 1610 1st Ave., the structures were removed in 2023. Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 56

CITY OF HIBBING

140-0260-00780

\$12,800.00

± 0.14 acres

D22240057



Location: Southwest corner of 5th Avenue W and Grant Street, Hibbing

Legal: Lots 1, 2, 3 and 4, Block 4, WESTERN ADDITION TO HIBBING

Sale Price

\$12,800.00

This +/- 60.37' x 100' x 59.08' x 103.76' parcel is a nonconforming lot of record. Zoning is I-1 (Light Industry District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 57

CITY OF HIBBING

140-0270-01032, 01037

\$21,100.00

± 0.44 acres

D22240058



Location: Approximately 0.03 of a mile east of 8th Avenue E, on north side of 40th Street E, Hibbing

Legal: West 125 feet of that part of the SE1/4 of SW1/4, described as follows: Beginning at a point located as follows: The intersection of a line running North and South parallel with the East boundary line of said forty and a distance of 33.2 feet West thereof, and another line running East and West parallel with the South boundary line of said forty and a distance of 632.6 feet North said forty line, known as the point of beginning; thence in a Westerly direction parallel to the south line of the forty for a distance of 420 feet to a point; thence in a Northerly direction for a distance of 315.45 feet to a point; thence in an Easterly direction for a distance of 420.2 feet to a point which is 949.6 feet North of the south line of said forty and 33.2 feet West of the east line of said forty; thence in a Southerly direction and parallel to the east line of said forty for a distance of 317.0 feet to the point of beginning, EXCEPT the North 190 feet thereof. Sec 19 Twp 57N Rge 20W
Westerly 125 feet of that part of the SE1/4 of SW1/4 beginning 33.2 feet West AND 759.6 feet North of the Southeast corner; thence North 100 feet; thence West 420.2 feet; thence South 100 feet; thence East 420 feet to the Point of Beginning. Sec 19 Twp 57N Rge 20W

Sale Price

\$21,100.00

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



This +/- 100' x 250' property is zoned R-2 (One to Four Family Residence District). Previously 811 40th St. E, the structures were removed in 2017. Contact the City of Hibbing for permitted uses and zoning questions. This property may contain wetlands, and a wetland delineation would need to be done to determine possible wetland impact on development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hibbing regarding assessments of \$19,664.48 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract).

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

Tract 58

CITY OF HIBBING

140-0290-00619

\$26,900.00

± 4.20 acres

D22240059

**Location:** South of 3800 5th Avenue W, Hibbing**Legal:** That part of the South 360 feet of the NE1/4 of the SE1/4 lying Westerly of the Westerly Right of Way line of the Duluth, Missabe & Iron Range Railway Company. Sec 24 Twp 57N Rge 21W**SOLD****Sale Price****\$26,900.00**

This nonconforming parcel is approximately 4.2 acres located on undeveloped, platted roads. Zoning is I-1 (Light Industry District). Contact the City of Hibbing for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. 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 59

CITY OF HIBBING

141-0050-03420, 03430

\$17,700.00

± 0.22 acres

D22240060

**Location:** Between 201 and 205 Center Avenue, Kelly Lake**Legal:** That part of NE1/4 of NE1/4 described as follows: Assuming the East line of Section 21 Township 57, Range 21, to bear North and South; Commencing at the NE corner of said Section 21, thence due South on said East line of Section 21, for a distance of 660 feet; thence S89deg39'W for a distance of 957 feet; thence N00deg00'10"E for a distance of 200 feet to the true Point of Beginning, which is the SW corner of lot described therewith; thence N00deg00'10"E for a distance of 50 feet to the NW corner of said lot; thence N89deg39'E for a distance of 100 feet to the NE corner of said lot, thence S00deg00'10"W for a distance of 50 feet; thence S89deg39'W for a distance of 100 feet to the true point of beginning and there ending. Sec 21 Twp 57N Rge 21W South 50 FT of North 510 FT of unplatted part of NW1/4 of NE1/4 of NE1/4 West of highway EXCEPT West 33 FT for road AND EXCEPT East 165 feet, Sec 21 Twp 57N Rge 21W**Sale Price****\$17,700.00**

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



This property is approximately 0.22 of an acre. The structure that previously occupied this property was removed in 2017. Zoning is R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 60

CITY OF HIBBING

141-0050-03594

\$35,900.00

± 1.00 acres

D22240061

**Location:** Between 306 and 310 W 1st Street, Hibbing**Legal:** Beginning at a point 170 feet West of the North East Corner of said Forty, thence West a distance of 170 feet to a point; thence South a distance of 256.5 feet to a point; thence continuing a parallel line East a distance of 170 feet to a point; thence continuing a parallel line North a distance of 256.5 feet to the Point of Beginning and being in the NW1/4 of NE1/4, containing approximately 1 acre of land. Sec 21 Twp 57N Rng 21W**Sale Price****\$35,900.00**

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



This parcel is approximately 1 acre. Previously 314 W 1st St., the structures were removed prior to forfeiture. Zoning is R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing regarding assessments of \$2,624.44 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#258856).

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

Tract 61

CITY OF HIBBING

141-0160-00530

\$5,400.00

± 0.06 acres

D22240062

**Location:** Northeast corner of 3rd Street S and Center Avenue, Kelly Lake**Legal:** WEST 50 FT LOT 1, BLOCK 7, KELLY LAKE FIRST ADDITION CITY OF HIBBING**Sale Price****\$5,400.00**

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



This +/- 50' x 50' parcel is a nonconforming lot of record. Zoning is R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#122540).

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

Tract 62

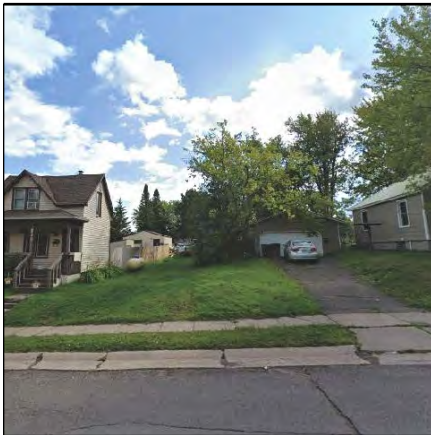
CITY OF PROCTOR

185-0010-00550

\$8,200.00

± 0.09 acres

D22240063

**Location:** Between 530 and 536 2nd Street, Proctor**Legal:** LOT 4, BLOCK 8, PROCTORKNOTT TOWNSITE OF**SOLD****Sale Price****\$8,200.00**

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



This +/- 25' x 142' property is zoned R-2 (Two Family Residential District). Previously 532 2nd St., the structures were removed prior to forfeiture. Contact the City of Proctor for permitted uses and zoning questions. Check with the City of Proctor regarding assessments of \$3,540.48 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 63

TOWN OF ANGORA

215-0020-00725

\$19,200.00

± 1.30 acres

D22240064

**Location:** Approximately 0.08 of a mile east of 8924 Highway 1, Angora**Legal:** Outlot 2 EXCEPT that part lying South of a line drawn parallel with South line and 75 feet Northerly therefrom, NORDVILLE**Sale Price****\$19,200.00**

This +/- 375' x 408' x 336' parcel is a nonconforming lot of record and is zoned MU-5 (Multiple Use District). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Angora Township for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 64

TOWN OF BEATTY

250-0047-00050

\$72,600.00

± 0.23 acres

D22240065

**Location:** Approximately 0.04 of a mile north of 3975 Kennedy Road, Cook**Legal:** LOT 5, BLOCK 1, ELBOW LAKE MANOR TOWN OF BEATTY**Sale Price****\$72,600.00**

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



This irregularly shaped parcel has about 100 feet of frontage on Elbow Lake. Parcel is zoned RES-7 (Residential). A variance (doc #1167519) has been approved for this parcel. Contact the St. Louis County Planning and Zoning Department for variance information, permitted uses and zoning questions. Depiction of property lines and/or location may be inaccurate – potential buyers should consult a surveyor. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Liens have been filed against this property - consult a real estate attorney for details. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 65

TOWN OF CLINTON

295-0015-00343

\$23,900.00

± 2.51 acres

D22240066

**Location:** North of 9177 Iron Junction Road, Iron**Legal:** Southerly 208 feet of the Easterly 525 feet of the NW1/4 of SE1/4, Sec 17 Twp 57N Rge 18W**SOLD****Sale Price****\$23,900.00**

This parcel is approximately 2.51 acres with easement access from Admiral Rd. Previously 4145 Admiral Rd., the structures were removed in 2023. Parcel is a nonconforming lot of record zoned FAM-3 (Forest Agricultural Management). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with St. Louis County Environmental Services regarding assessments of \$353.16 that may be reinstated, and for any other certified, pending or future assessments. Check with the Town of Clinton for any other certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 66

TOWN OF EMBARRASS

330-0010-00295

\$23,600.00

± 5.99 acres

D22240067

**Location:** Across the road from 5137 Wahlsten Road, Embarrass**Legal:** South 622 feet of East 419 feet of Govt Lot 1, Sec 3 Twp 60N Rge 15W**Sale Price****\$23,600.00**

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



This parcel is approximately 5.99 acres. Previously 5150 Wahlsten Rd., the structures were removed in 2023. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Check with St. Louis County Environmental Services regarding assessments of \$280.00 that may be reinstated, and for any other certified, pending or future assessments. Check with the Town of Embarrass for any other certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#247957).

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

Tract 67

TOWN OF FAYAL

340-0056-00050

\$33,300.00

± 19.44 acres

D22240068

**Location:** South of 3871 Scout Camp Road, Eveleth**Legal:** Lot 5, Block 1, EAST SHORES OF PLEASANT LAKE**SOLD****Sale Price****\$33,300.00**

This parcel is approximately 19.44 acres with about 941 feet of frontage on Ely Creek. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. 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).

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

Tract 68

TOWN OF FAYAL

340-0087-00460

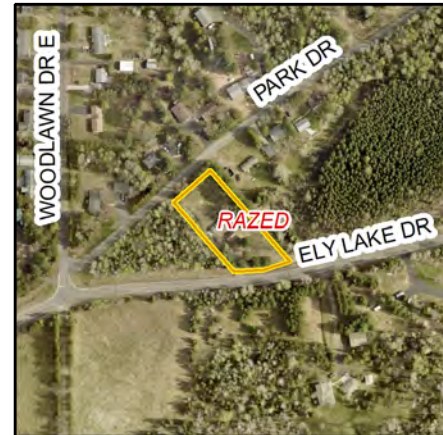
\$53,600.00

± 0.94 acres

D22240069

**Location:** West of 4464 Park Drive, Eveleth**Legal:** LOT 46, ELY LAKE SOUTHWOOD**SOLD****Sale Price****\$53,600.00**

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



This irregularly shaped parcel is approximately 0.94 of an acre. Previously 7551 Ely Lake Dr., the structures were removed in 2023. There is a recorded easement along the southern 15 feet to Lake Country Power. Zoning is RES-11 (Residential). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Fayal Township regarding assessments of \$12,027.70 that may be reinstated, and for any other certified, pending or future assessments. There is an unsatisfied mortgage held against this property – consult a real estate attorney for details. Recording fee \$46.00 (Abstract).

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

Tract 69

TOWN OF FINE LAKES

355-0010-04871

\$1,900.00

± 1.00 acres

D22240070

**Location:** Northwest corner of Prairie Lake and Korhonen Roads, Wright**Legal:** Part of SE1/4 of SE1/4 beginning from the Southeast corner of said SE1/4 of SE1/4; thence North 209 feet; thence West 209 feet; thence South 209 feet; thence East 209 feet to the Point of Beginning, Sec 30 Twp 50N Rge 20W**SOLD****Sale Price****\$1,900.00**

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



This nonconforming parcel is approximately 1 acre and is zoned RES-5 (Residential). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Check with Fine Lakes 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 70

TOWN OF GREENWOOD

387-0430-05580

\$100.00

± 0.06 acres

D22240071



Location: Approximately 0.44 of a mile northwest of Highway 115 and Hunters Pass, Cook

Legal: Lot 20, Block 32, VERMILLION GROVE

SOLD

Sale Price

\$100.00

This +/- 25' x 100' parcel is a nonconforming lot of record located on undeveloped, platted roads. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Parcel is predominately wetlands that may not be suitable for development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 71

TOWN OF GREENWOOD

387-0430-33070

\$400.00

± 0.11 acres

D22240072



Location: Approximately 0.06 of a mile northeast across the highway from driveway 6410 Highway 115, Cook

Legal: Lots 43 and 44, Block 69, VERMILLION GROVE

SOLD

Sale Price

\$400.00

This +/- 50' x 100' parcel is a nonconforming lot of record located on undeveloped, platted roads. Zoning is MU-4 (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. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 72

TOWN OF GREENWOOD

387-0430-41460

\$400.00

± 0.11 acres

D22240073



Location: Approximately 0.15 of a mile southwest of driveway 6410 Highway 115, Cook

Legal: Lots 7 and 8, Block 88, VERMILLION GROVE

SOLD

Sale Price

\$400.00

This +/- 50' x 100' parcel is a nonconforming lot of record located on undeveloped, platted roads. Zoning is MU-4 (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. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 73

TOWN OF GREENWOOD

387-0430-52140

\$400.00

± 0.11 acres

D22240074

**Location:** Approximately 0.23 of a mile south of 7326 Frazer Bay Road, Cook**Legal:** Lots 40 and 41, Block 110, VERMILLION GROVE**SOLD**

Sale Price

\$400.00

This +/- 50' x 100' parcel is a nonconforming lot of record located on undeveloped, platted roads. Zoning is MU-4 (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. Check with Greenwood Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 74

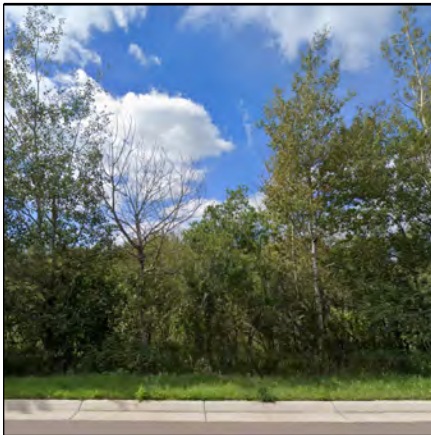
CITY OF HERMANTOWN

395-0070-00350

\$92,900.00

± 7.36 acres

D22240075

**Location:** South of 4347 Stebner Road, Hermantown**Legal:** Lot 17, Block 11, EXCEPT Northerly 150 feet of Easterly 300 feet; AND EXCEPT West 464.52 feet of North 300 feet. DULUTH HOMESTEADS SUBDIVISION PLAT**SOLD**

Sale Price

\$92,900.00

This irregularly shaped parcel is approximately 7.35 acres. There are currently no public utilities available. Zoning is Commercial. Contact the City of Hermantown for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Check with the City of Hermantown for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#279545). There is additional property in this area being offered at this sale.

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

Tract 75

CITY OF HERMANTOWN

395-0070-00360

\$59,200.00

± 7.96 acres

D22240076

**Location:** Northwest corner of W Arrowhead and Stebner Roads, Hermantown**Legal:** Lot 18 EXCEPT Westerly 206 feet, Block 11, DULUTH HOMESTEADS SUBDIVISION PLAT

Sale Price

\$59,200.00

This parcel is approximately 7.96 acres. Public water and sewer are available. Previously 4927 W Arrowhead Rd., the structures were removed prior to forfeiture. Zoning is Commercial. Contact the City of Hermantown for permitted uses and zoning questions. This property is predominately wetlands that may not be suitable for development. Check with City of Hermantown for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 76

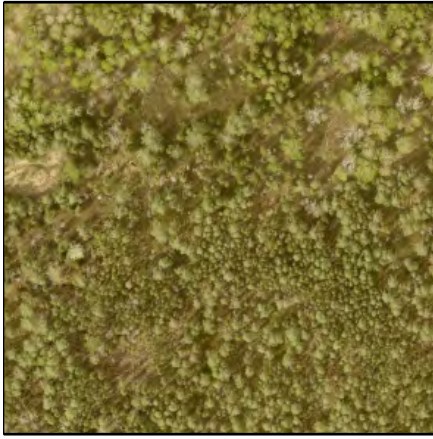
TOWN OF LAVELL

420-0010-04538

\$4,400.00

± 5.00 acres

D22240077



Location: Approximately 0.15 of a mile west across highway from 1416 Highway 83, Zim

Legal: W1/2 of N1/2 of N1/2 of SE1/4 of SE1/4, Sec 27 Twp 55 Rge 19W

SOLD

Sale Price

\$4,400.00

This nonconforming parcel is approximately 5 acres with easement access (Torrens doc#561692). Zoning is FAM-2 (Forest Agricultural Management). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Parcel is predominately wetlands that may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Lavell Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#332509).

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

Tract 77

TOWN OF MIDWAY

450-0010-02835

\$25,100.00

± 5.00 acres

D22240078



Location: East of 5863 Marigold Lane W, Esko

Legal: Easterly 329.89 feet of Southerly 660.73 feet of SW1/4 of SW1/4, Sec 18 Twp 49N Rge 15W

Sale Price

\$25,100.00

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



This +/- 330' x 660' parcel is zoned RR-1 (Rural Residential). Contact Midway Township for permitted uses and zoning questions. The property contains wetlands that may impact development and/or access plans. Check with Midway Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 78

TOWN OF MORCOM

460-0010-02840

\$25,000.00

± 14.92 acres

D22240079

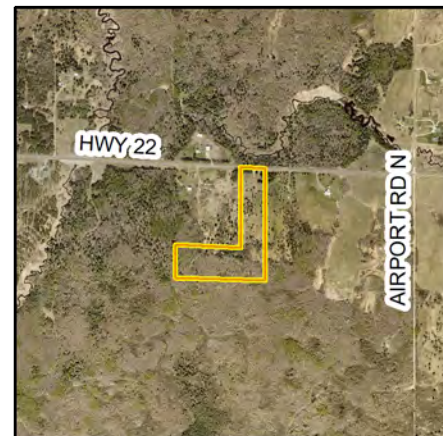


Location: Between 12952 and 12988 Highway 22, Cook

Legal: NW1/4 of NE1/4 EXCEPT Westerly 731.5 feet of North 896.67 feet lying South of Highway 22 AND EXCEPT Easterly 330 feet, Sec 18 Twp 61N Rge 21W

SOLD

Sale Price

\$25,000.00

This parcel is approximately 14.92 acres. Previously 12964 Hwy. 22, the structures were removed in 2019. Zoning is FAM-3 (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. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Morcom Township for any certified, pending or future assessments that may be reinstated. Morcom Township has waived or does not intend to reinstate the previously listed assessments. Recording fee \$46.00 (Abstract).

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

Tract 79

TOWN OF PORTAGE

510-0020-04910

\$44,200.00

± 13.32 acres

D22240080

**Location:** Approximately 0.17 of a mile north of 5892 River Road, Orr**Legal:** Govt Lot 3, EXCEPT West 470.00 feet lying North of South 615.20 feet; AND EXCEPT South 815.00 feet. Sec 32 Twp 66 Rge 17W**Sale Price****\$44,200.00**

This parcel is approximately 13.32 acres with about 1,042 feet of frontage on the Vermilion River and has easement access (Abstract doc#1329574). Zoning is SMU-5 (Shoreland 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, is predominately wetland and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Portage Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 80

TOWN OF PORTAGE

510-0020-04920

\$57,800.00

± 18.75 acres

D22240081

**Location:** Approximately 0.27 of a mile northeast of 5913 River Road, Orr**Legal:** Govt Lot 4, Sec 32 Twp 66N Rge 17W**Sale Price****\$57,800.00**

This parcel is approximately 18.75 acres with about 1,858.6 feet of frontage on the Vermilion River and has easement access (Abstract doc#1329574). Zoning is SMU-5 (Shoreland 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, is predominately wetland and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Portage Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 81

TOWN OF VAN BUREN

555-0010-04292

\$19,600.00

± 8.57 acres

D22240082

**Location:** Northeast corner of Hingeley Road and Highway 29, Floodwood**Legal:** That part of Govt Lot 6 lying Northwesterly of the centerline of County Highway #29, Sec 26 Twp 52N Rge 20W**Sale Price****\$19,600.00**

This nonconforming parcel is approximately 8.57 acres with about 802 feet of frontage on an unnamed creek off of the St Louis River. Previously 6214 Hingeley Rd., this parcel has a dilapidated structure. Zoning is SMU-3a (Shoreland Multiple Use). Contact 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. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Van Buren Township regarding assessments of \$120.00 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 82

TOWN OF WHITE

570-0022-01016

\$157,200.00

± 6.02 acres

D22240083

**Location:** 5303 Stepetz Road 53, Aurora

Legal: Starting at the Southeast corner of the SE1/4 of SE1/4 thence North for a distance of 33 feet which is the Point of Beginning; thence North to the center of the East line of said forty; thence West for a distance of 416 feet; thence South to a point 33 feet North of the South line of said forty; thence East for a distance of 416 feet to the Point of Beginning. Sec 16 Twp 58N Rge 15W

Sale Price**\$157,200.00**

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



This 1-story structure has a kitchen, living and dining rooms, 3 bedrooms, a bathroom, basement, attached 2-stall garage and a detached single stall garage. This parcel is approximately 6.02 acres and is zoned MU-4 (Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with White Township regarding assessments of \$470.00 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). Well disclosure fee \$50.00.

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

Tract 83

TOWN OF WHITE

570-0050-00130

\$11,100.00

± 0.40 acres

D22240084

**Location:** Approximately 0.09 of a mile south of Highway 110 on east side of S 2nd Street W, Aurora**Legal:** Lot 13, Block 1, GARDENDALE TOWN OF WHITE**Sale Price****\$11,100.00**

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



This nonconforming parcel is approximately 0.4 of an acre. Zoning is RES-7 (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 White Township for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 84

TOWN OF WUORI

580-0010-00576

\$26,900.00

± 2.10 acres

D22240085

**Location:** Northeast corner of Werner Road and Rice River Road, Virginia

Legal: That part of the W1/2 of SW1/4 of SE1/4 that lies South of the following described line which is a Power Line extending over and across said W1/2 of SW1/4 of SE1/4 to-wit: A line extending from a point on the East line of said W1/2 of SW1/4 of SE1/4 and 570 feet North of the Southeast corner of said W1/2 of SW1/4 of SE1/4 to a point on the West line of said W1/2 of SW1/4 of SE1/4 and 710 feet North of the Southwest corner of said W1/2 of SW1/4 of SE1/4 lying and being East of County Road No. 303, Sec 3 Twp 59N Rge 17W

Sale Price**\$26,900.00**

This nonconforming parcel is approximately 2.10 acres with a powerline easement along the eastern border and is crossed by the Werner Rd. in the south. Previously 6912 Rice River Rd., this parcel has a dilapidated structure. Zoning is MU-5 (Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Wuori Township regarding assessments of \$335.00 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 85

UNORGANIZED 55 15

662-0017-00050

\$38,900.00

± 9.06 acres

D22240086

**Location:** West of 5230 N Comstock Lake Road, Cotton**Legal:** Lot 5, COMSTOCK LAKE THIRD DIVISION 55 15
Subject to public waters.**Sale Price****\$38,900.00**

This parcel is approximately 9.06 acres with about 500 feet of frontage on Comstock Lake. Zoning is SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. This 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. Check with the St. Louis County Auditor for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 86

UNORGANIZED 56 16

676-0016-00580

\$200.00

± 0.08 acres

D22240087

**Location:** Approximately 0.03 of a mile north of 6184 Bay Road W, Makinen**Legal:** Lot 23, Block 2, LONG LAKE ESTATES 2ND ADDITION 56 16**Sale Price****\$200.00**

This +/- 40' x 90' parcel is a nonconforming lot of record and is located on undeveloped, platted roads. 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. Check with the St. Louis County Auditor for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 87

UNORGANIZED 57 16

677-0014-00871

\$40,300.00

± 13.34 acres

D22240088

**Location:** Across the road and south of 4059 McKinley Road, Gilbert**Legal:** North 440 feet of SW1/4 of NW1/4, Sec 21 Twp 57N Rge 16W**Sale Price****\$40,300.00**

This parcel is approximately 13.34 acres. Previously 4040 McKinley Rd., the structures were removed in 2023. Zoning is MU-5 (Multiple Use). Contact the St. Louis County Planning and Zoning Department for permitted uses and zoning questions. Parcel 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 regarding assessments of \$271.14 that may be reinstated, and for any other certified, pending or future assessments. Recording fee \$46.00 (Abstract). Well disclosure fee \$50.00.

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



DISCLAIMERS & TERMS

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

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

2. BIDDING AND SALES:

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

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

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

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

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

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

G. FEES: The County Auditor shall charge and collect in full at the time of sale for the State of Minnesota an assurance fee of 3% of the total sale price. Additional fees such as recording fees, deed fees, and deed taxes will be due and explained at the time of closing.

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

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

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

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

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

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

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

9. RESTRICTIVE COVENANTS: Some non-platted properties listed for sale may contain non-forested marginal land or wetlands as defined in Minnesota Statutes. The deeds for these properties will contain a restrictive covenant, which will prohibit enrollment of the properties in a state funded program providing compensation for conservation of marginal land or wetlands. Notice of the existence of non-forested marginal land or wetlands will be available to prospective buyers upon request.

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



DISCLAIMERS & TERMS

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

11. PROPERTY CONDITION:

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

B. LEAD: Some properties may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. If you are interested in purchasing a single-family dwelling built prior to 1978, you have the right to conduct a risk assessment or inspection for lead-based paint hazards at your expense at least ten (10) days before the sale date. Please contact the Land and Minerals Department, Government Services Center, 320 West 2nd Street, Suite 302, Duluth, MN 55802, Phone No. 218-726-2606, to arrange a time to conduct such assessment or inspection.

C. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated concentrations are found. Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling. St. Louis County has not performed and is not aware of any radon testing on properties offered for sale, unless otherwise noted. The county will provide a copy of the Minnesota Department of Health's "Radon in Real Estate Transactions" publication to any buyer of residential tax-forfeited property.

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

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

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

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

12. MORTGAGES AND OTHER LIENS: 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.

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

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

Q & A

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

Our next state tax-forfeited land sale will be online at: publicsurplus.com. It will open on September 19 and close on October 3. The list and additional information can be found on our website at: stlouiscountymn.gov/landsales. Additional listings will be available approximately one month before the sales begins.

2. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

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

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

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

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

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



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.



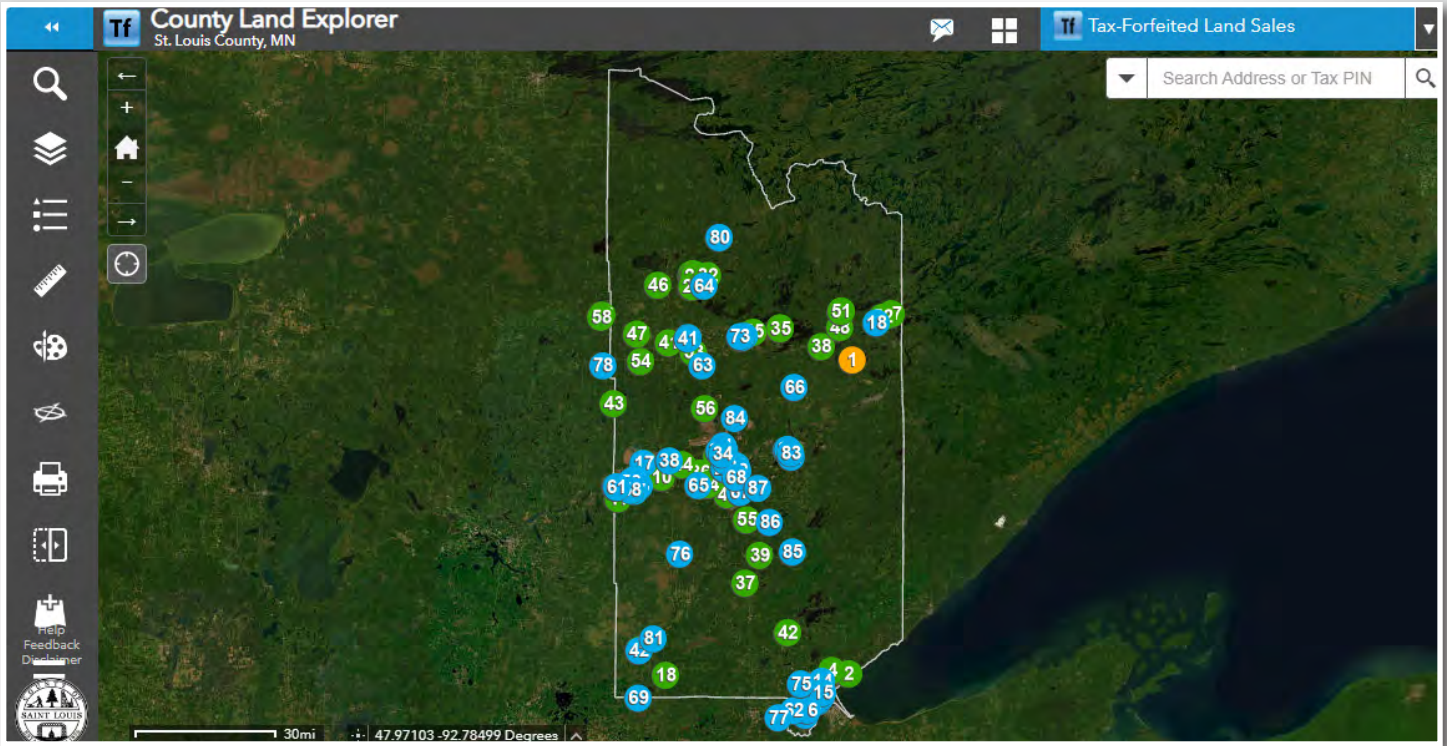


MAPPING- AUCTION AND AVAILABLE LIST

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

County Land Explorer

Mapping of St. Louis County Tax-Forfeited Land Sales



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, tax-forfeited properties available to purchase over the counter, and former shoreland lease lot sales.

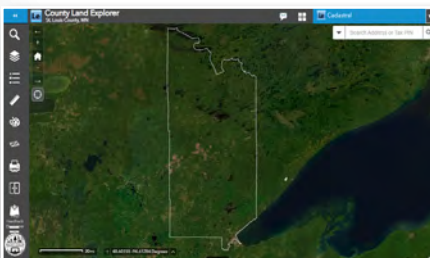
Web Link: <http://www.stlouiscountymn.gov/explorer>

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

To View

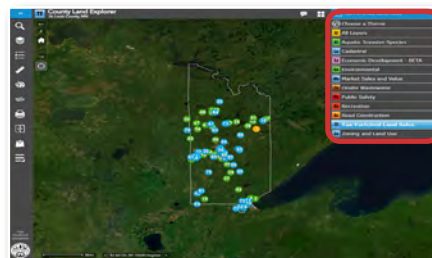
Step 1:

Open County Land Explorer



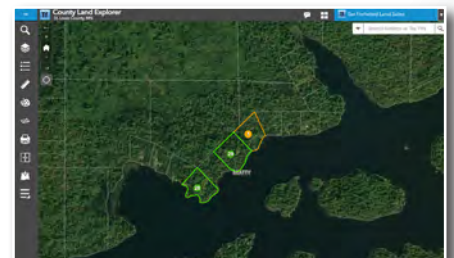
Step 2:

Select "Tax-Forfeited Land Sales"



Step 3:

Zoom to area of interest



CLOSES OCTOBER 3, 2024



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Structures
- Recreational Land
- Investment Property
- Lakeshore



**FOR
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LAND SALE AUCTION ONLINE BIDDING

Starts Thursday, September 19, 2024
Closes Thursday, October 3, 2024
Ends at 11:00 a.m. CST
publicsurplus.com

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

Barrier Free: All St. Louis County auctions are accessible to people with disabilities. Attempts will be made to accommodate any other individual needs for special services. Please contact the St. Louis County Land and Minerals Department at 218-726-2606 prior to the auction so necessary arrangements can be made.

Notice: Tracts shown in this booklet will be auctioned beginning at the sale price that is listed on each tract. Purchase offers for less than the listed sale price will not be accepted. Contact any of our Land and Minerals Department offices for further questions.

stlouiscountymn.gov

218-726-2606