



St. Louis County, Minnesota

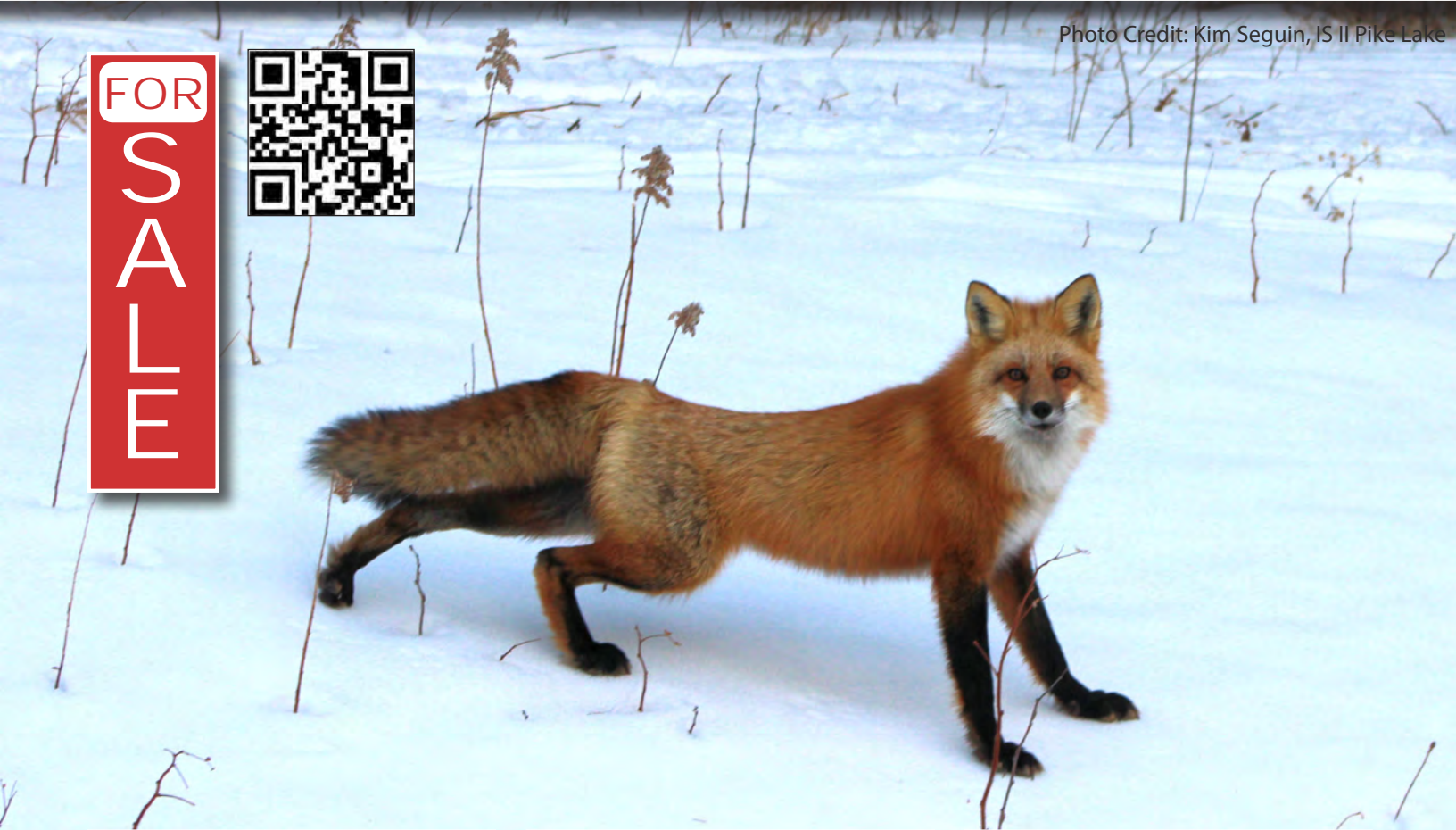
# TAX-FORFEITED SETTLEMENT AVAILABLE LIST

Land and Minerals Department

- Recreational Land
- Structures
- Investment Property
- Lakeshore

Photo Credit: Kim Seguin, IS II Pike Lake

**FOR  
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**RESIDENTIAL**

**HIBBING**



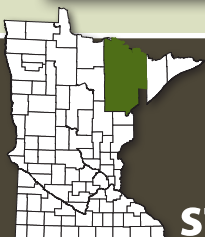
**LAKESHORE**

**TOWN OF BEATTY**



**INVESTMENT**

**DULUTH**



**All sales must be paid in full.**

[stlouiscountymn.gov/landsales](http://stlouiscountymn.gov/landsales)

**218-726-2606**



# LAND SALE INFORMATION

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

## TAX-FORFEITED SETTLEMENT SALES AVAILABLE PROPERTIES LIST

Thank you for your interest in the purchase of tax-forfeited properties. These properties have previously been offered for purchase at Land and Minerals Department auctions, but were not acquired. All of the properties listed in this booklet are now available for immediate purchase 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.

Each of these properties represent opportunities for development, recreation, and building new memories. Our goal is to encourage economic development and expand the county's property tax base. Thank you for helping us to achieve our goals by purchasing property. The processes we follow are set by state statute and county board resolutions.

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.

## WE'RE HERE TO HELP!

If you have questions or need assistance, give us a call or email:

### DULUTH OFFICE

Government Services Center  
320 West 2nd Street, Suite 302  
Duluth, MN 55802  
218-726-2606  
[landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

### VIRGINIA OFFICE

7820 Highway 135  
Virginia, MN 55792  
218-742-9898  
[landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

### PIKE LAKE OFFICE

5713 Old Miller Trunk Highway  
Duluth, MN 55811  
218-625-3700  
[landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

## PROHIBITED BUYERS OR BIDDERS (DELINQUENT TAXES)

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

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



## 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](https://stlouiscountymn.gov/landsales). Click on the Subscribe button.

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








# SALES AND PAYMENTS

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

## AMOUNT DUE UPON SALE

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

	<b>State Assurance Fee</b>	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.
	<b>Recording Fee</b>	\$46.00 or as set by the County Recorder.
	<b>Well Fee</b>	If there is a well on the property, it is an additional \$50.00 for well disclosure.
	<b>Deed Fee</b>	\$25.00
	<b>Deed Tax</b>	\$1.65 for sales up to \$3,000, or .0033 times the purchase price and buyer premium for sales over \$3,000.

\*for purchases in 2025, taxes will be payable in 2026.

## EXAMPLE

	Sale Price
<b>Sale Price</b>	\$10,000.00
<b>State Assurance Fee</b>	\$300.00
<b>Recording Fee</b>	\$46.00
<b>Deed Fee</b>	\$25.00
<b>Deed Tax</b>	\$33.00
<b>Total Pay in Full</b>	\$10,404.00

Contact any of our offices with questions or to get a cost estimate for any tracts.

## MUST BE PAID IN FULL

**PAYMENT REQUIREMENTS:** Payment must be paid in full and made by personal check, cashier's check, certified check, or money order.

Checks should be made out payable to the "St. Louis County Auditor".

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

## QUESTIONS

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

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

### 2 WHAT 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.

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

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

### 4 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.





# PURCHASE INFORMATION

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

## CONGRATULATIONS ON YOUR PURCHASE!

Here is a general list of items that become the buyer's responsibility upon sale.

## BUYER'S RESPONSIBILITIES

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

## REAL ESTATE TAXES AND VALUATION

### TAX-FORFEITED PROPERTY IS TAX EXEMPT UNTIL SOLD

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

### ASSESSOR'S OFFICE

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

### AUDITOR'S OFFICE

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

## 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.





# 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](http://stlouiscountymn.gov/departments-a-z/auditor/elections-voting/city-and-township-officers).

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

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

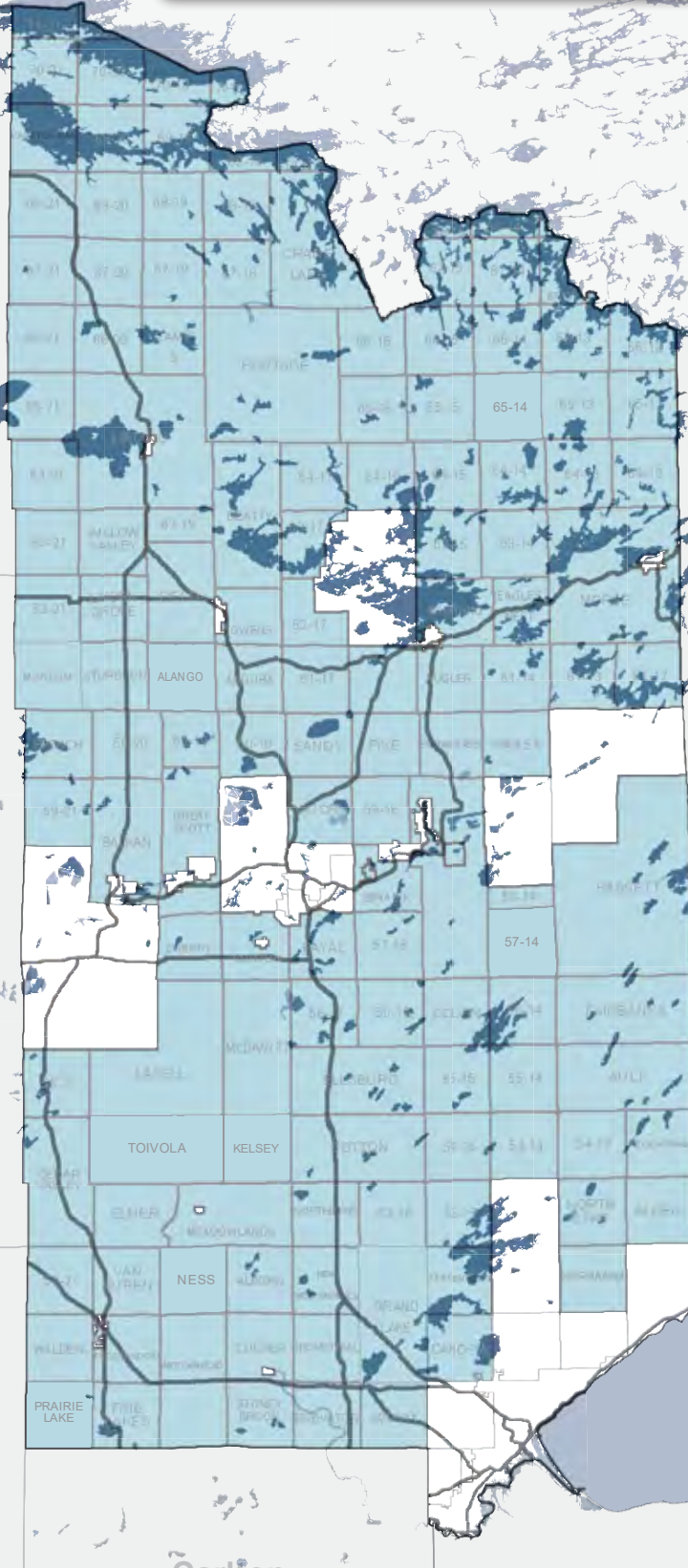
Lakewood	343-9368
Lavell	290-1266
Leiding	355-0163
Linden Grove	909-800-0520
McDavitt	750-4788
Meadowlands (Town)	427-2657
Midway	628-7135
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	343-5666
Normanna	409-1999
North Star	525-1004
Northland	345-8225
Owens	966-1135
Pequaywan	349-0177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



# ZONING AND DEVELOPMENT

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

Land Use and Zoning Areas Administered by St. Louis County



## COUNTY ZONING AREAS

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

Duluth and Virginia Offices:  
**218-471-7103**

## DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

## REVIEW SERVICES

- Zoning
- Wetlands
- Parcel

## Local Zoning

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

## LOCAL ZONING AREAS

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



**Tract 1**

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**

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 2**

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**

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.

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**Tract 3**

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**

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.



<b>Tract 4</b>	CITY OF DULUTH	010-1160-00470	<b>\$38,500.00</b>	± 0.10 acres	D22240005
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**Location:** Southwest of 1102 W 3rd Street, Duluth  
**Legal:** Northerly 100 feet of Lot 180, Block 98, DULUTH PROPER SECOND DIVISION

<b>Sale Price</b>	<b>\$38,500.00</b>
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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.

<b>Tract 5</b>	CITY OF DULUTH	010-1270-00960	<b>\$111,000.00</b>	± 0.20 acres	D22240008
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**Location:** 5 Mesaba Place, Duluth  
**Legal:** Lot 88, Block 33 EXCEPT Southern 15 feet for alley, DULUTH PROPER THIRD DIVISION

<b>Sale Price</b>	<b>\$111,000.00</b>
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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.

<b>Tract 6</b>	CITY OF DULUTH	010-2870-00330	<b>\$17,300.00</b>	± 0.10 acres	D22240011
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**Location:** Between 632 and 636 N 27th Avenue W, Duluth  
**Legal:** LOT 32, LINCOLN PARK ADDITION TO DULUTH

<b>Sale Price</b>	<b>\$17,300.00</b>
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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.



<b>Tract 7</b>	CITY OF DULUTH	010-2940-01830	<b>\$8,200.00</b>	± 0.14 acres	D22240012
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**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



<b>Sale Price</b>	<b>\$8,200.00</b>
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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.

<b>Tract 8</b>	CITY OF DULUTH	010-2940-01890, 01920	<b>\$15,500.00</b>	± 0.40 acres	D22240013
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**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



<b>Sale Price</b>	<b>\$15,500.00</b>
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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.

<b>Tract 9</b>	CITY OF DULUTH	010-4520-11500	<b>\$8,600.00</b>	± 0.10 acres	D22240016
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**Location:** Between 821 and 827 N 56th Avenue W, Duluth

**Legal:** LOT 3, BLOCK 86, WEST DULUTH 6TH DIVISION



<b>Sale Price</b>	<b>\$8,600.00</b>
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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 10**

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**

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 11**

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**

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 12**

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**

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 13**

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**

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 14**

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**

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 15**

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**

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 16**

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**

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 17**

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**

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 18**

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**

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 19**

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**

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 20**

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**

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 21**

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**

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 22**

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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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 23**

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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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 24**

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
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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 25**

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**

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 26**

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**

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 27**

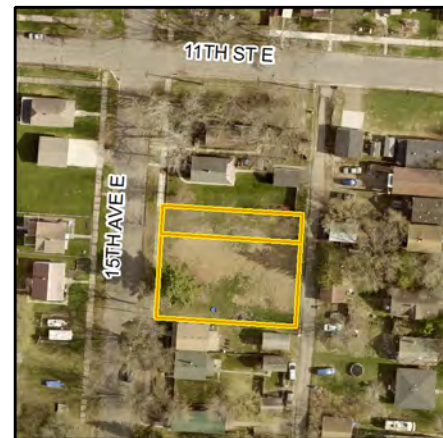
CITY OF HIBBING

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**

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 28**

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**

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 29**

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**

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 30**

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**

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 31**

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**

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 32**

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**

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 33**

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**

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 34**

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**

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 35**

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 36**

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**

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 37**

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**

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 38**

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**

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 39**

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**

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 40**

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 41**

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**

This irregularly shaped parcel has about 100 feet of frontage on Elbow Lake. Parcel is zoned RES-7 (Residential). A variance (Abstract 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 42**

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 43**

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**

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 44**

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 45**

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 Development 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 46**

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**

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 47**

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**

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 48**

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 49**

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.



# BEST PRACTICES

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

## BEST PRACTICES OF MN STATE TAX-FORFEITED LANDS USE

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

### YOU CAN:

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

### YOU CANNOT:

- Dispose of garbage, refuse or electronics on MN State Tax-Forfeited land.
- Build a structure or fixture (this includes but is not limited to a shed, lean to, dock, garage, fence, barricade, or gate) on MN State Tax-Forfeited land.
- 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).
- Construct permanent deer stands on MN State Tax-Forfeited land.
- Cut trees or any other vegetation without a permit or lease on MN State Tax-Forfeited land. This includes harvesting of dead and down trees.
- Access MN State Tax-Forfeited land through private property without permission.
- Place fill on MN State Tax-Forfeited land without a permit.
- Place any type of sign, including “No Trespassing” or “Private Property”, on MN State Tax-Forfeited land.
- Construct or create parking areas or access routes of any material including sand, gravel, asphalt or concrete on MN State Tax-Forfeited land.
- Construct or create garden areas, including raised beds and fences, on MN State Tax-Forfeited land without the proper lease issued by the Land and Minerals Department.







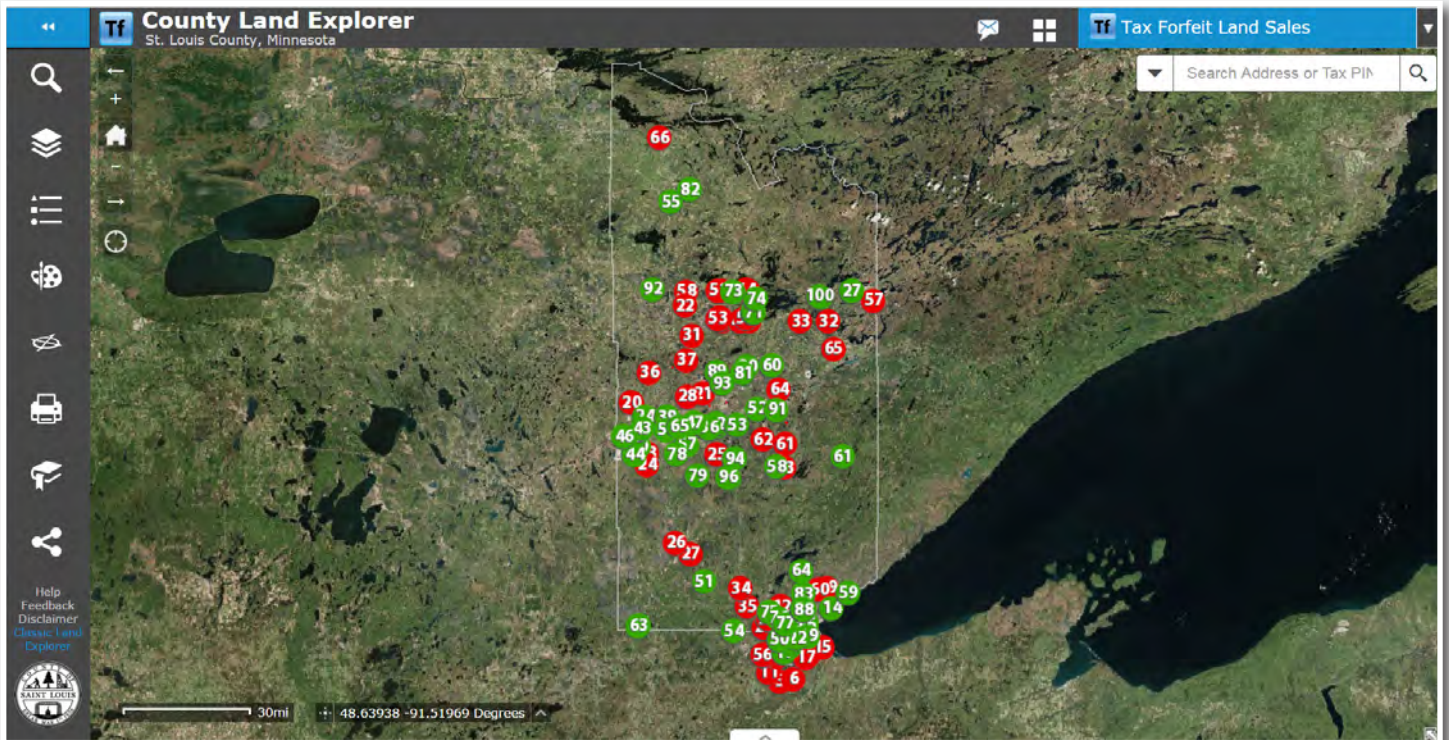
# MAPPING- AUCTION AND AVAILABLE LIST

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

## County Land Explorer

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

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



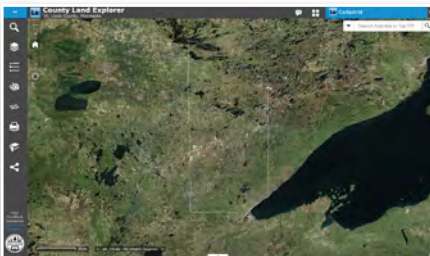
**Web Link:** <http://www.stlouiscountymn.gov/explorer>

**About App:** [stlouiscountymn.gov/LANDPROPERTY/Maps/MappingApplications/CountyLandExplorer.aspx](http://stlouiscountymn.gov/LANDPROPERTY/Maps/MappingApplications/CountyLandExplorer.aspx)

## To View

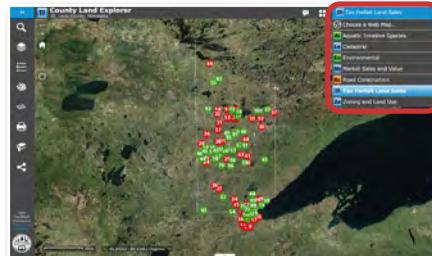
### Step 1:

Open County Land Explorer



### Step 2:

Select "Tax-Forfeited Land Sales"



### Step 3:

Search by address or parcel number





# 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, is a prohibited buyer, or is a bidder as defined below.

**B. 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, treasurers, 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.

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

**D. 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.

**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 affects 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.



# LAND SALE INFORMATION

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

## Q & A

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

Our next Tax-Forfeited Settlement Sale online auction will be at: [publicsurplus.com](https://publicsurplus.com). It will open on February 6 and close on February 20, 2025. The list and additional information can be found at our website at: [stlouiscountymn.gov/landsales](https://stlouiscountymn.gov/landsales). Additional listings will be available over the counter and at additional online auctions.

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

You can pre-register by filling out our online Registration Form found on our website: [stlouiscountymn.gov/landsales](https://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](https://publicsurplus.com). Contact Public Surplus via email or their chat function if you have questions about using their website.

### 3. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

The land sales are advertised in the official newspaper of the County (currently the Duluth News Tribune [duluthnews.com](https://duluthnews.com)), the Cook News-Herald - who places their legal notices on [mnpublishnotice.com](https://mnpublishnotice.com), and on our website: [stlouiscountymn.gov](https://stlouiscountymn.gov). Flyers with QR code link to our website can be picked up at St. Louis County offices or from one of our multiple area wide distribution sites.

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

Properties that do not sell at auction may be purchased over the counter or may go back to online auction. Properties on our Available List are offered on a first come, first served basis and can be viewed on our website: [stlouiscountymn.gov/landsales](https://stlouiscountymn.gov/landsales). Click on one of the listings that include "Available List".

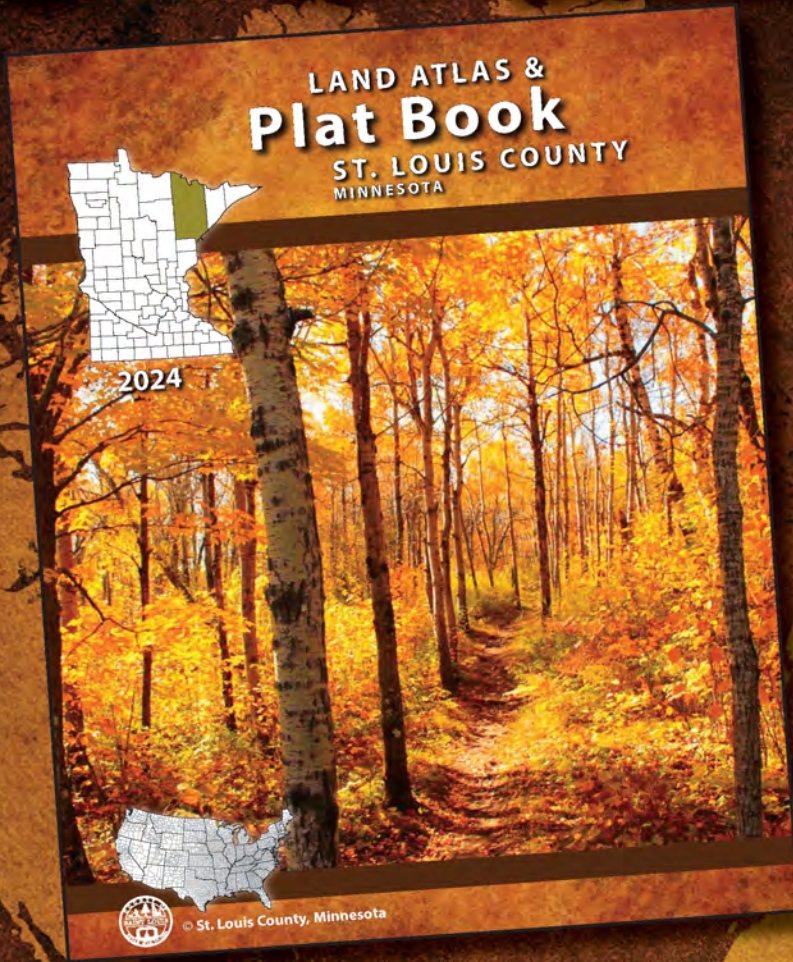
## ADDITIONAL INFORMATION

- 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.



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# 2024 LAND ATLAS & PLAT BOOK ST. LOUIS COUNTY



**Mobile App for Plat Book**



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

More Info at [www.stlouiscountymn.gov/platbooks](http://www.stlouiscountymn.gov/platbooks)







St. Louis County, Minnesota

# TAX-FORFEITED SETTLEMENT AVAILABLE LIST

Land and Minerals Department

WINTER 2025

UPDATED 01-08-25

- Recreational Land
- Structures
- Investment Property
- Lakeshore



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Photo Credit: Kim Seguin, IS II Pike Lake

**NEXT LAND SALE AUCTION**

Thursday, February 6, 2025



**Land and Minerals Department**

320 W 2<sup>nd</sup> Street - Government Services Center, Suite 302, Duluth, MN 55802

[stlouiscountymn.gov/landsales](http://stlouiscountymn.gov/landsales)

218-726-2606