



St. Louis County, Minnesota

CLOSES MAY 8, 2025

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, April 24, 2025

Closes Thursday, May 8, 2025 at

11:00 a.m. CDT

View and bid at: publicsurplus.com



Tax-Forfeited New Forfeiture Sales

This sale is governed by Minnesota Statute 282.005.

All sales must be paid in full.

stlouiscountymn.gov/landsales

218-726-2606



WELCOME

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

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

Greetings from St. Louis County Land and Minerals,

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

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

The processes we follow are set by state statute and county board resolutions. Please review this catalog closely to ensure you understand the process and the potential fees involved in purchasing any of these properties. We want this to be a positive experience for you. If you have any questions, feel free to call or email us. Our contact information is listed at the bottom of this page.

Good luck with your bidding!

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.

WE'RE HERE TO HELP!

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

- 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*

NEW FORFEITURE SALES

Minnesota statute 282.005 requires that all new forfeitures be offered at public auction unless they are repurchased or withheld by the Department of Natural Resources (DNR).

Properties are first offered at the initial price, which is the estimated market value (EMV). Properties that are not sold at auction will be available over the counter, first come, first served, for the initial price for 30 days. Properties must not be sold for less than the initial price during this period.

If no buyer is willing to pay the initial price, the price for the property will be reduced to the minimum bid and reoffered at auction. This minimum bid auction will be on publicsurplus.com. It will open on June 12 and close on June 26 at 11:00 a.m. CDT.

PROHIBITED BUYERS OR BIDDERS (DELINQUENT TAXES)

Anyone with delinquent real or personal property taxes in St. Louis County is prohibited from purchasing state tax-forfeited land. If you are interested in purchasing tax-forfeited property, you must pay all your delinquent taxes prior to purchasing or bidding.

AVAILABLE PROPERTIES LISTS

Properties that do not sell at auction may be available over the counter on a first come, first served basis for the price listed on each tract. Offers to purchase for less than what is listed cannot be accepted pursuant to state statute. Financing may be available. Some properties must be paid in full at the time of sale (settlement sales and new forfeiture sales).

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.

REAL ESTATE TAXES AND VALUATION

TAX-FORFEITED PROPERTY IS TAX EXEMPT UNTIL SOLD

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

ASSESSOR'S OFFICE

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

AUDITOR'S OFFICE







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

SALES AND PAYMENTS

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

AMOUNT DUE UPON SALE

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

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

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

MUST BE PAID IN FULL

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

EXAMPLE

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

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

ADDITIONAL REQUIREMENTS

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

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

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

QUESTIONS

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

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

2 WHAT IF A BID FALLS THROUGH?

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

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

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

4 WHAT TYPE OF DOCUMENT IS ISSUED UPON SALE?

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

5 WHAT ABOUT ASSESSMENTS?

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



WINNING BIDDER INFORMATION

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

CONGRATULATIONS ON YOUR WINNING BID!

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

PUBLIC SURPLUS

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

ST. LOUIS COUNTY

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

BUYER'S RESPONSIBILITIES

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

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

PUBLIC SURPLUS AUCTIONS

publicsurplus.com

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

How do I bid on auctions?

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

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

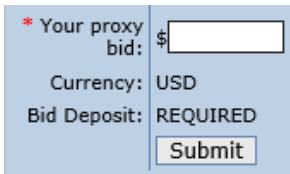
Note: the Registration Form on the St. Louis County Tax-Forfeited Land Sale page is for contract/deed purposes, NOT for Public Surplus registration.



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

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

How do I make a bid?



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

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

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

FAQ'S

How do I know if I am outbid?

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

How do I know if I have won?

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

How does proxy bidding work?

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

Keep in mind:

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

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

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

Tract #1	B22250003	010-0310-01060	City of Duluth
Legal Description	Lots 6 and 7, Block 9, BRISTOL BEACH 2ND DIVISION		
Initial Price	\$12,600.00	Minimum Bid	\$1,500.54
Tract #2	B22250004	010-0500-03700	City of Duluth
Legal Description	Westerly 37 1/2 feet of Lot 16 EXCEPT the Northerly 50 feet thereof, Block 13, CHESTER PARK DIVISION OF DULUTH		
Initial Price	\$12,200.00	Minimum Bid	\$9,759.54
Tract #3	B22250005	010-0920-00180	City of Duluth
Legal Description	All of Lot 17 AND Lot 19 EXCEPT Southwesterly 1.33 feet, DULUTH PROPER 1ST DIVISION WEST SUPERIOR STREET		
Initial Price	\$632,500.00	Minimum Bid	\$159,674.44
Tract #4	B22250006	010-1140-03950	City of Duluth
Legal Description	Southerly 35 feet of Northerly 70 feet of Lot 431, Block 85, DULUTH PROPER SECOND DIVISION		
Initial Price	\$8,000.00	Minimum Bid	\$539.77
Tract #5	B22250007	010-1630-00110	City of Duluth
Legal Description	Lots 21 and 23, FOND DU LAC FIFTH STREET DULUTH		
Initial Price	\$18,800.00	Minimum Bid	\$1,960.66
Tract #6	B22250008	010-1790-06020	City of Duluth
Legal Description	Lot 26, Block 74, GARY CENTRAL DIVISION DULUTH		
Initial Price	\$12,700.00	Minimum Bid	\$2,040.67
Tract #7	B22250009	010-1800-04460	City of Duluth
Legal Description	Lot 24, Block 20, GARY FIRST DIVISION		
Initial Price	\$4,579.36	Minimum Bid	\$4,579.36
Tract #8	B22250010	010-2000-00200	City of Duluth
Legal Description	All of Block 4, GREYSOLON DIVISION OF DULUTH		
Initial Price	\$143.04	Minimum Bid	\$143.04
Tract #9	B22250011	010-2110-06730	City of Duluth
Legal Description	Lots 7 and 8, Block 57, HARRISONS BROOKDALE DIVISION OF DULUTH		
Initial Price	\$103,300.00	Minimum Bid	\$11,816.52
Tract #10	B22250017	010-3410-02940	City of Duluth
Legal Description	Lots 9 thru 13 INCLUDING part of vacated alley adjacent, Block 18, MYERS AND WHIPPLES ADDITION TO DULUTH		
Initial Price	\$24,300.00	Minimum Bid	\$3,393.23
Tract #11	B22250019	010-3530-02120	City of Duluth
Legal Description	Lot 18, Block 10 **Subject to Highway Easement**, NORTONS LAKEWOOD GARDENS DULUTH		
Initial Price	\$41,400.00	Minimum Bid	\$5,486.92
Tract #12	B22250020	010-3530-02620	City of Duluth
Legal Description	Lot 14, Block 12, NORTONS LAKEWOOD GARDENS DULUTH		
Initial Price	\$25,600.00	Minimum Bid	\$4,147.87

Tract #13	B22250021	010-3830-13821	City of Duluth
Legal Description	Undivided 1/4 interest in Lot 14, Block 89, PORTLAND DIVISION OF DULUTH		
Initial Price	\$3,200.00	<i>Minimum Bid</i>	\$572.37
Tract #14	B22250022	010-4030-01360	City of Duluth
Legal Description	Lot 2, Block 9, SHARPS ADDITION TO DULUTH		
Initial Price	\$4,700.00	<i>Minimum Bid</i>	\$545.53
Tract #15	B22250023	010-4030-01380	City of Duluth
Legal Description	Lots 3 and 4, Block 9, SHARPS ADDITION TO DULUTH		
Initial Price	\$38,900.00	<i>Minimum Bid</i>	\$13,344.31
Tract #16	B22250024	010-4480-04150	City of Duluth
Legal Description	Lot 9, Block 104, WEST DULUTH 2ND DIVISION		
Initial Price	\$83,200.00	<i>Minimum Bid</i>	\$17,041.46
Tract #17	B22250025	010-4520-08740	City of Duluth
Legal Description	Lots 5, 6 and 7, Block 62, WEST DULUTH 6TH DIVISION		
Initial Price	\$11,000.00	<i>Minimum Bid</i>	\$4,931.32
Tract #18	B22250026	010-4520-13980	City of Duluth
Legal Description	All that part of Block 101, West Duluth Sixth Division, according to the recorded plat thereof, lying westerly of the easterly line of Lot 5 in Block 2 Grand Avenue Division of West Duluth, extended until its intersection with the southerly line of Grand Avenue, WEST DULUTH 6TH DIVISION		
Initial Price	\$400.00	<i>Minimum Bid</i>	\$306.13
Tract #19	B22250027	010-4520-17160	City of Duluth
Legal Description	Lot 3 AND Lot 4 excelt the Westerly 1 foot 8 inches, Block 120, WEST DULUTH 6TH DIVISION		
Initial Price	\$141,000.00	<i>Minimum Bid</i>	\$9,129.15
Tract #20	B22250028	010-4650-00275	City of Duluth
Legal Description	South 1/2 of Lot 2, Block 4, WOODLAND AVENUE GARDENS DULUTH		
Initial Price	\$36,700.00	<i>Minimum Bid</i>	\$4,652.77
Tract #21	B22250030	015-0010-00470	City of Biwabik
Legal Description	Lot 4, Block 10, BIWABIK		
Initial Price	\$3,100.00	<i>Minimum Bid</i>	\$985.82
Tract #22	B22250031	015-0066-00655	City of Biwabik
Legal Description	An undivided 1/13 interest in Lot 7 Block 1 designating this undivided 1/13 interest as Fractional Interest #6, VOYAGEURS RETREAT AT GIANTS RIDGE 4TH ADD		
Initial Price	\$89,300.00	<i>Minimum Bid</i>	\$18,613.84
Tract #23	B22250032	015-0066-00657	City of Biwabik
Legal Description	An undivided 1/13 interest in Lot 7 Block 1 designating this undivided 1/13 interest as Fractional Interest #8, VOYAGEURS RETREAT AT GIANTS RIDGE 4TH ADD		
Initial Price	\$89,300.00	<i>Minimum Bid</i>	\$18,613.84
Tract #24	B22250033	015-0066-00660	City of Biwabik
Legal Description	An undivided 1/13 interest in Lot 7 Block 1 designating this undivided 1/13 interest as Fractional Interest #11, VOYAGEURS RETREAT AT GIANTS RIDGE 4TH ADD		
Initial Price	\$89,400.00	<i>Minimum Bid</i>	\$18,651.21

Tract #25	B22250034	015-0066-00661	City of Biwabik
Legal Description	An undivided 1/13 interest in Lot 7 Block 1 designating this undivided 1/13 interest as Fractional Interest #12, VOYAGEURS RETREAT AT GIANTS RIDGE 4TH ADD		
Initial Price	\$89,400.00	<i>Minimum Bid</i>	\$18,651.21
Tract #26	B22250035	015-0066-00662	City of Biwabik
Legal Description	An undivided 1/13 interest in Lot 7 Block 1 designating this undivided 1/13 interest as Fractional Interest #13, VOYAGEURS RETREAT AT GIANTS RIDGE 4TH ADD		
Initial Price	\$89,400.00	<i>Minimum Bid</i>	\$18,651.21
Tract #27	B22250036	020-0010-05560	City of Chisholm
Legal Description	Lot 27, Block 19, CHISHOLM		
Initial Price	\$2,600.00	<i>Minimum Bid</i>	\$405.64
Tract #28	B22250037	020-0027-00160	City of Chisholm
Legal Description	Lot 16, Block 1, BETHLEHEM PARK GARDENS		
Initial Price	\$5,300.00	<i>Minimum Bid</i>	\$871.13
Tract #29	B22250038	020-0027-00170	City of Chisholm
Legal Description	Lot 17, Block 1, BETHLEHEM PARK GARDENS		
Initial Price	\$2,200.00	<i>Minimum Bid</i>	\$412.02
Tract #30	B22250039	020-0040-02110	City of Chisholm
Legal Description	S 35 FT OF LOTS 6 7 AND 8 BLK 9 AND S 30 FT OF N 90 FT OF LOTS 6 7 AND 8 BLK 9, CHISHOLM 2ND ADDITION		
Initial Price	\$64,200.00	<i>Minimum Bid</i>	\$4,503.73
Tract #31	B22250040	020-0106-00180	City of Chisholm
Legal Description	Lots 3 and 4, Block 3, GENTILINI SECOND ADDITION TO CHISHOLM		
Initial Price	\$14,900.00	<i>Minimum Bid</i>	\$5,682.86
Tract #32	B22250042	020-0170-00300	City of Chisholm
Legal Description	Lot 13, Block 20 INCLUDING Lot 6, Block 17 2ND ADDITION TO CHISHOLM, PEARCE ADDITION TO CHISHOLM		
Initial Price	\$4,300.00	<i>Minimum Bid</i>	\$2,978.05
Tract #33	B22250043	040-0030-00770	City of Eveleth
Legal Description	Lot 24, Block 35, EVELETH 2ND ADDITION		
Initial Price	\$47,900.00	<i>Minimum Bid</i>	\$6,712.27
Tract #34	B22250044	040-0170-00280	City of Eveleth
Legal Description	Lot 3, Block 2, STATE ADDITION TO EVELETH		
Initial Price	\$22,500.00	<i>Minimum Bid</i>	\$3,849.81
Tract #35	B22250045	040-0170-00300	City of Eveleth
Legal Description	Lot 5, Block 2, STATE ADDITION TO EVELETH		
Initial Price	\$22,400.00	<i>Minimum Bid</i>	\$3,847.60
Tract #36	B22250046	090-0010-13040	City of Virginia
Legal Description	Lot 13, Block 49, VIRGINIA		
Initial Price	\$60,500.00	<i>Minimum Bid</i>	\$10,239.32
Tract #37	B22250047	090-0030-05660	City of Virginia
Legal Description	Lot 20, Block 94, VIRGINIA 2ND ADDITION		
Initial Price	\$41,700.00	<i>Minimum Bid</i>	\$3,914.05

Tract #38	B22250048	090-0030-07810	City of Virginia
Legal Description	Lot 21, Block 101, VIRGINIA 2ND ADDITION		
Initial Price	\$4,004.77	<i>Minimum Bid</i>	\$4,004.77
Tract #39	B22250049	090-0050-00800	City of Virginia
Legal Description	Lot 11, Block 9, ANDERSONS 2ND ADDITION TO VIRGINIA		
Initial Price	\$2,800.00	<i>Minimum Bid</i>	\$489.57
Tract #40	B22250050	090-0050-01670	City of Virginia
PULLED Legal Description	Lot 19, Block 12 EXCEPT Westerly 29.5 feet INCLUDING part of vacated alley adjoining AND INCLUDING part of former Railroad Right of Way front on 10th Street 85.15 feet, ANDERSONS 2ND ADDITION TO VIRGINIA		
Initial Price	\$56,900.00	<i>Minimum Bid</i>	\$7,309.99
Tract #41	B22250051	090-0060-01380	City of Virginia
Legal Description	E1/2 of Lot 17 AND ALL of Lot 18, Block 7, ANDERSONS 3RD ADDITION TO VIRGINIA		
Initial Price	\$17,818.89	<i>Minimum Bid</i>	\$17,818.89
Tract #42	B22250052	090-0060-02540	City of Virginia
Legal Description	Lot 21 AND W1/2 of Lot 22, Block 10, ANDERSONS 3RD ADDITION TO VIRGINIA		
Initial Price	\$83,500.00	<i>Minimum Bid</i>	\$11,252.98
Tract #43	B22250057	115-0020-03490	City of Buhl
Legal Description	Lot 6, Block 13, BUHL 1ST ADDITION		
Initial Price	\$14,900.00	<i>Minimum Bid</i>	\$6,985.30
Tract #44	B22250058	140-0030-01110	City of Hibbing
Legal Description	Lot 8, Block 5, AVIATORS FIELD ADDITION TO HIBBING		
Initial Price	\$2,400.00	<i>Minimum Bid</i>	\$449.60
Tract #45	B22250059	140-0050-00720	City of Hibbing
Legal Description	Lot 3, Block 8, BROOKLYN		
Initial Price	\$5,601.00	<i>Minimum Bid</i>	\$5,601.00
Tract #46	B22250060	140-0080-02140	City of Hibbing
Legal Description	Lot 10, Block 15, EASTERN ADDITION TO HIBBING		
Initial Price	\$30,300.00	<i>Minimum Bid</i>	\$5,522.84
Tract #47	B22250061	140-0090-00935	City of Hibbing
Legal Description	Northerly 22 feet of Lot 2 AND Southerly 18 feet of Lot 3, Block 4, FAIRVIEW		
Initial Price	\$48,200.00	<i>Minimum Bid</i>	\$7,587.22
Tract #48	B22250062	140-0200-01290	City of Hibbing
Legal Description	Lot 1, Block 6, ROOSEVELT ADDITION TO HIBBING		
Initial Price	\$7,100.00	<i>Minimum Bid</i>	\$1,881.03
Tract #49	B22250063	140-0200-02670	City of Hibbing
Legal Description	Lot 5, Block 11, ROOSEVELT ADDITION TO HIBBING		
Initial Price	\$89,500.00	<i>Minimum Bid</i>	\$12,071.86
Tract #50	B22250064	140-0200-02680	City of Hibbing
Legal Description	Lots 6, 7 and 8, Block 11, ROOSEVELT ADDITION TO HIBBING		
Initial Price	\$351,200.00	<i>Minimum Bid</i>	\$46,780.54
Tract #51	B22250065	140-0200-02710	City of Hibbing
Legal Description	Lot 9, Block 11 EXCEPT Easterly 60 feet, ROOSEVELT ADDITION TO HIBBING		
Initial Price	\$2,300.00	<i>Minimum Bid</i>	\$401.59

Tract #52	B22250066	140-0200-02715	City of Hibbing
Legal Description	Easterly 60 feet of Lots 9, 10 and 11, Block 11, ROOSEVELT ADDITION TO HIBBING		
Initial Price	\$9,000.00	<i>Minimum Bid</i>	\$1,397.90
Tract #53	B22250067	140-0200-02740	City of Hibbing
Legal Description	Westerly 65 feet of Lots 10 and 11, Block 11, ROOSEVELT ADDITION TO HIBBING		
Initial Price	\$16,400.00	<i>Minimum Bid</i>	\$2,173.31
Tract #54	B22250068	140-0200-02850	City of Hibbing
Legal Description	Lots 21 and 22, Block 11, ROOSEVELT ADDITION TO HIBBING		
Initial Price	\$5,700.00	<i>Minimum Bid</i>	\$942.70
Tract #55	B22250069	140-0240-00320	City of Hibbing
Legal Description	Lot 31 and Southerly 1/2 of Lot 32, Block 1, SUNNYSIDE		
Initial Price	\$32,200.00	<i>Minimum Bid</i>	\$6,910.20
Tract #56	B22250071	140-0260-01200	City of Hibbing
Legal Description	Lots 8 and 9, Block 6, WESTERN ADDITION TO HIBBING		
Initial Price	\$57,400.00	<i>Minimum Bid</i>	\$5,383.16
Tract #57	B22250072	140-0260-02150	City of Hibbing
Legal Description	Lots 10 and 11, Block 9, WESTERN ADDITION TO HIBBING		
Initial Price	\$41,700.00	<i>Minimum Bid</i>	\$8,172.59
Tract #58	B22250073	141-0010-02356	City of Hibbing
Legal Description	N1/2 OF N1/2 OF NW1/4 OF SW1/4, Sec 13, Twp 56N, Rge 20W		
Initial Price	\$12,700.00	<i>Minimum Bid</i>	\$1,344.26
Tract #59	B22250074	141-0020-01120	City of Hibbing
Legal Description	NW1/4 of SW1/4 EX STOCKPILES, Sec 9, Twp 57N, Rge 20W		
Initial Price	\$30,000.00	<i>Minimum Bid</i>	\$9,233.54
Tract #60	B22250076	142-0026-00250	City of Hoyt Lakes
Legal Description	Lot 4, Block 3, HOYT LAKES SUBDIVISION NO 5		
Initial Price	\$7,900.00	<i>Minimum Bid</i>	\$1,097.48
Tract #61	B22250077	142-0026-00260	City of Hoyt Lakes
Legal Description	Lot 5, Block 3, HOYT LAKES SUBDIVISION NO 5		
Initial Price	\$4,100.00	<i>Minimum Bid</i>	\$777.07
Tract #62	B22250078	150-0010-00111	City of Kinney
Legal Description	Lot 11, Block 1, KINNEY		
Initial Price	\$1,400.00	<i>Minimum Bid</i>	\$376.57
Tract #63	B22250079	150-0025-00900	City of Kinney
Legal Description	Lots 1 thru 3 AND 5 thru 18, Block 6, SPINA		
Initial Price	\$15,200.00	<i>Minimum Bid</i>	\$3,255.20
Tract #64	B22250080	150-0025-00930	City of Kinney
Legal Description	Lot 4, Block 6, SPINA		
Initial Price	\$1,700.00	<i>Minimum Bid</i>	\$684.25
Tract #65	B22250081	150-0025-01350	City of Kinney
Legal Description	Lots 4 thru 7, Block 8, SPINA		
Initial Price	\$5,400.00	<i>Minimum Bid</i>	\$1,411.80

Tract #66	B22250082	175-0120-00180	City of Mt Iron
PULLED Legal Description	N1/2 of N1/2 of Lot 2, Sec 2, Twp 59N, Rge 18W		
Initial Price	\$15,600.00	<i>Minimum Bid</i>	\$1,406.36
Tract #67	B22250083	185-0102-00040	City of Proctor
Legal Description	OUTLOT A, LINDQUIST DIVISION PROCTOR		
Initial Price	\$4,700.00	<i>Minimum Bid</i>	\$2,728.07
Tract #68	B22250084	235-0030-05521	Town of Balkan
Legal Description	North 1 rod of NW1/4 of SW1/4, Sec 34, Twp 59N, Rge 20W		
Initial Price	\$135.56	<i>Minimum Bid</i>	\$135.56
Tract #69	B22250085	240-0015-01840	Town of Bassett
Legal Description	Part of SE1/4 of SW1/4 beginning 930 feet West of the Southeast corner; thence North 210 feet; thence West 210 feet; thence South 210 feet; thence East 210 feet to the Point of Beginning, Sec 29, Twp 57N, Rge 12W		
Initial Price	\$61,100.00	<i>Minimum Bid</i>	\$2,852.99
Tract #70	B22250086	260-0016-00244	Town of Biwabik
Legal Description	West 30 feet of East 792 feet of North 165 feet of NE1/4 of NW1/4, Sec 35, Twp 58N, Rge 16W		
Initial Price	\$300.00	<i>Minimum Bid</i>	\$135.56
Tract #71	B22250087	270-0110-02890	Town of Breitung
PULLED Legal Description	Outlot C EXCEPT that part commencing at the Northwest corner of NW1/4 of NE1/4 of Section 34, Township 62, Range 15; thence South along West line of forty 520 feet to the Point of Beginning; thence S41DEG35'52"E 104.50 feet; thence S54DEG07'45E 160.10 feet; thence S08DEG19'33"W 8.52 feet; thence N81DEG40'27"W 225.916 feet; thence North 160 feet to the Point of Beginning, SOUDAN		
Initial Price	\$17,900.00	<i>Minimum Bid</i>	\$1,762.40
Tract #72	B22250088	275-0019-00606	Town of Brevator
Legal Description	That part of NE1/4 of NE1/4, described as follows: Commencing at a point on the east line of NE1/4 of NE1/4, 264 feet South of the Northeast corner; thence West, parallel to the north line of said forty, 165 feet; thence South, parallel to the east line of said forty, 264 feet; thence East, parallel to the north line of said forty, 165 feet to the east boundary line of said forty; thence North along said east boundary line to the point of beginning, EXCEPT the North 246 feet thereof. Sec 24, Twp 50N, Rge 17W		
Initial Price	\$200.00	<i>Minimum Bid</i>	\$135.42
Tract #73	B22250089	305-0010-00543	Town of Cotton
PULLED Legal Description	Westerly 200 feet of Easterly 600 feet of Northerly 1100 feet of Govt Lot 2, subject to railway right of way .55 acres, Sec 4, Twp 54N, Rge 16W		
Initial Price	\$5,700.00	<i>Minimum Bid</i>	\$396.81
Tract #74	B22250090	330-0010-00300	Town of Embarrass
Legal Description	LOT 2 & NW1/4 OF SE1/4, Sec 3, Twp 60N, Rge 15W		
Initial Price	\$81,600.00	<i>Minimum Bid</i>	\$5,368.50
Tract #75	B22250092	335-0010-05705	Town of Fairbanks
Legal Description	North 416 feet of East 208 feet of SE1/4 of NW1/4, Sec 34, Twp 56N, Rge 12W		
Initial Price	\$58,800.00	<i>Minimum Bid</i>	\$3,601.31

Tract #76	B22250093	375-0010-04970	Town of Gnesen
PULLED Legal Description	West 1/2 of NW1/4 EXCEPT that part lying west of county road, Sec 26, Twp 52N, Rge 14W		
Initial Price	\$138,100.00	<i>Minimum Bid</i>	\$9,576.50
Tract #77	B22250094	380-0087-00045	Town of Grand Lake
Legal Description	Undivided 1/11 interest of Lot 4, Block 1, FISH LAKE BEACH 4TH ADD T OF GRAND LAKE		
Initial Price	\$1,400.00	<i>Minimum Bid</i>	\$221.86
Tract #78	B22250095	387-0430-46900	Town of Greenwood
Legal Description	Lots 33 and 34, Block 99, VERMILLION GROVE		
Initial Price	\$400.00	<i>Minimum Bid</i>	\$139.71
Tract #79	B22250098	395-0114-00020	City of Hermantown
Legal Description	Tract B, RLS NO. 73		
Initial Price	\$101,900.00	<i>Minimum Bid</i>	\$12,495.30
Tract #80	B22250099	415-0070-02780	Town of Lakewood
Legal Description	Lot 16, Block 12, EXETER FARMS 1ST DIVISION TOWN OF LAKEWOOD		
Initial Price	\$13,000.00	<i>Minimum Bid</i>	\$858.94
Tract #81	B22250100	420-0030-02122	Town of Lavell
PULLED Legal Description	West 312 feet of East 512 feet of South 350 feet of SW1/4 of SE1/4, Sec 13, Twp 55N, Rge 20W		
Initial Price	\$13,300.00	<i>Minimum Bid</i>	\$1,246.69
Tract #82	B22250101	440-0020-01285	Town of Meadowlands
PULLED Legal Description	That part of the NE1/4 of NE1/4 Beginning at the Northeast corner of said Section 10; thence S7DEG33'15"E along East line of Section 10 678.20 feet to the Point of Beginning; thence West 48.32 feet to a point on the East Right of Way line of State Aid Road #7; thence S along said Right of Way 75 feet; thence East 58.27 feet to a point on the East line of Section 10; thence N07DEG33'15"W along East line of Section 10 75.66 feet to the Point of Beginning, Sec 10, Twp 53N, Rge 18W		
Initial Price	\$134.99	<i>Minimum Bid</i>	\$134.99
Tract #83	B22250102	440-0020-01516	Town of Meadowlands
PULLED Legal Description	That part of the NW1/4 of NW1/4 commencing at the Northwest corner; thence Southerly along the Westerly line of said NW1/4 of NW1/4 840.61 feet to the Point of Beginning; thence due East 190 feet; thence due North 180 feet; thence due West to the Westerly line of said quarter; thence Southerly along the Westerly line 181 feet to the Point of Beginning, Sec 11, Twp 53N, Rge 18W		
Initial Price	\$2,600.00	<i>Minimum Bid</i>	\$370.59
Tract #84	B22250104	465-0030-00062	Town of Morse
Legal Description	West 200 feet of Govt Lot 4, lying North of Highway #169, Sec 1, Twp 62N, Rge 13W		
Initial Price	\$21,000.00	<i>Minimum Bid</i>	\$1,216.58
Tract #85	B22250105	505-0015-04520	Town of Pike
Legal Description	North 208.7 feet of West 208.7 feet of NW1/4 of SW1/4, Sec 29, Twp 60N, Rge 16W		
Initial Price	\$1,900.00	<i>Minimum Bid</i>	\$233.96
Tract #86	B22250106	525-0010-03150	Town of Sandy
Legal Description	Westerly 280 feet of W1/2 of NE1/4, Sec 25, Twp 60N, Rge 17W		
Initial Price	\$17,900.00	<i>Minimum Bid</i>	\$1,214.81

Tract #87	B22250110	570-0021-00082	Town of White
Legal Description	Undivided 1/32 interest of Govt Lot 1 Excluding Stockpiles **Embarrass Mine**, Sec 6, Twp 58N, Rge 15W		
Initial Price	\$800.00	<i>Minimum Bid</i>	\$185.84
Tract #88	B22250111	610-0010-02032	Unorganized 6112
Legal Description	Undivided 1/4 interest of SW1/4 of NW1/4, Sec 14, Twp 61N, Rge 12W		
Initial Price	\$13,900.00	<i>Minimum Bid</i>	\$892.07
Tract #89	B22250112	610-0010-02052	Unorganized 6112
Legal Description	Undivided 1/4 interest of NE1/4 of SW1/4, Sec 14, Twp 61N, Rge 12W		
Initial Price	\$15,700.00	<i>Minimum Bid</i>	\$999.52
Tract #90	B22250113	610-0010-02062	Unorganized 6112
Legal Description	Undivided 1/4 interest of NW1/4 of SW1/4, Sec 14, Twp 61N, Rge 12W		
Initial Price	\$17,400.00	<i>Minimum Bid</i>	\$1,189.01
Tract #91	B22250114	610-0010-02102	Unorganized 6112
Legal Description	Undivided 1/4 interest of NW1/4 of SE1/4, Sec 14, Twp 61N, Rge 12W		
Initial Price	\$14,500.00	<i>Minimum Bid</i>	\$933.30
Tract #92	B22250115	625-0100-00020	Unorganized 6113
Legal Description	Lot 2, WEST BIRCH LAKE ACREAGE 61-13		
Initial Price	\$7,700.00	<i>Minimum Bid</i>	\$514.38
Tract #93	B22250116	625-0100-00030	Unorganized 6113
Legal Description	Lot 3, WEST BIRCH LAKE ACREAGE 61-13		
Initial Price	\$34,700.00	<i>Minimum Bid</i>	\$2,769.34



PHONE LIST

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

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

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

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

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

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



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: 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.



DISCLAIMERS & TERMS

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

11. PROPERTY CONDITION:

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

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

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

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

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

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

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

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

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

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

Q & A

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

Our next state tax-forfeited land sale will be online at: publicsurplus.com. This minimum bid new forfeiture auction will open on June 12 and close on June 26. 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 NEW FORFEITURE AUCTION? ARE THEY STILL AVAILABLE FOR PURCHASE?

Properties that do not sell at the initial auction may be purchased over-the-counter, first come, first served, until they go to minimum bid online auction. Properties that do do sell at the minimum bid auction will no longer be available for purchase



BEST PRACTICES

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

BEST PRACTICES OF MN STATE TAX-FORFEITED LANDS USE

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

YOU CAN:

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

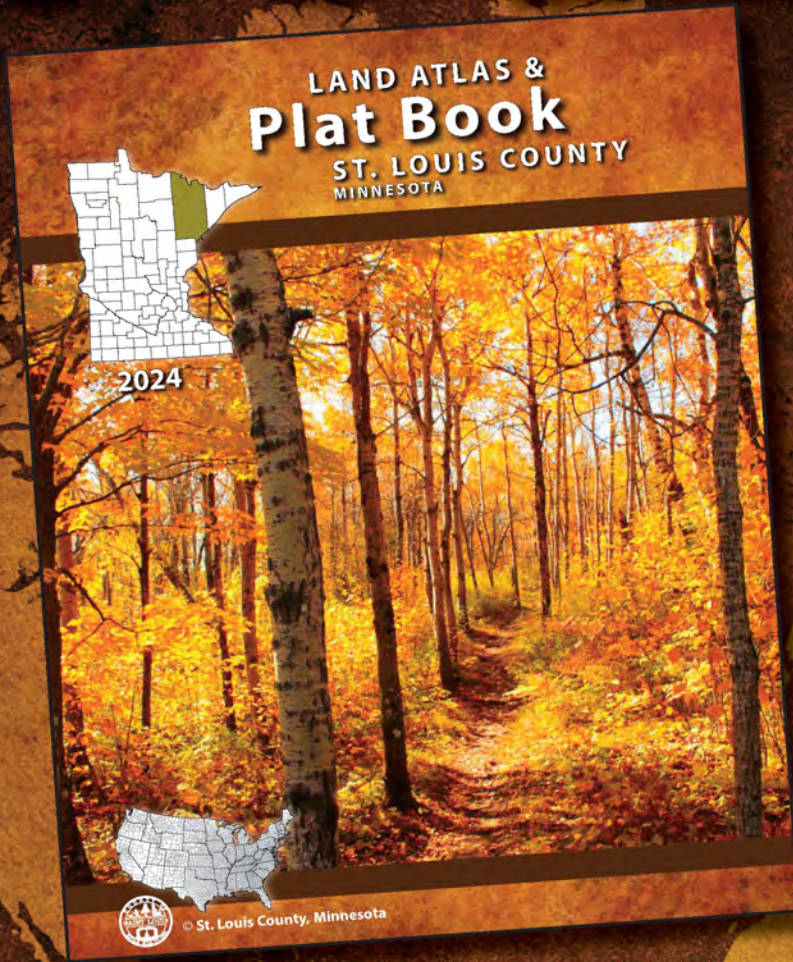
YOU CANNOT:

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



NOW AVAILABLE!

2024 LAND ATLAS & PLAT BOOK ST. LOUIS COUNTY



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

Mobile App for Plat Book



More Info at www.stlouiscountymn.gov/platbooks

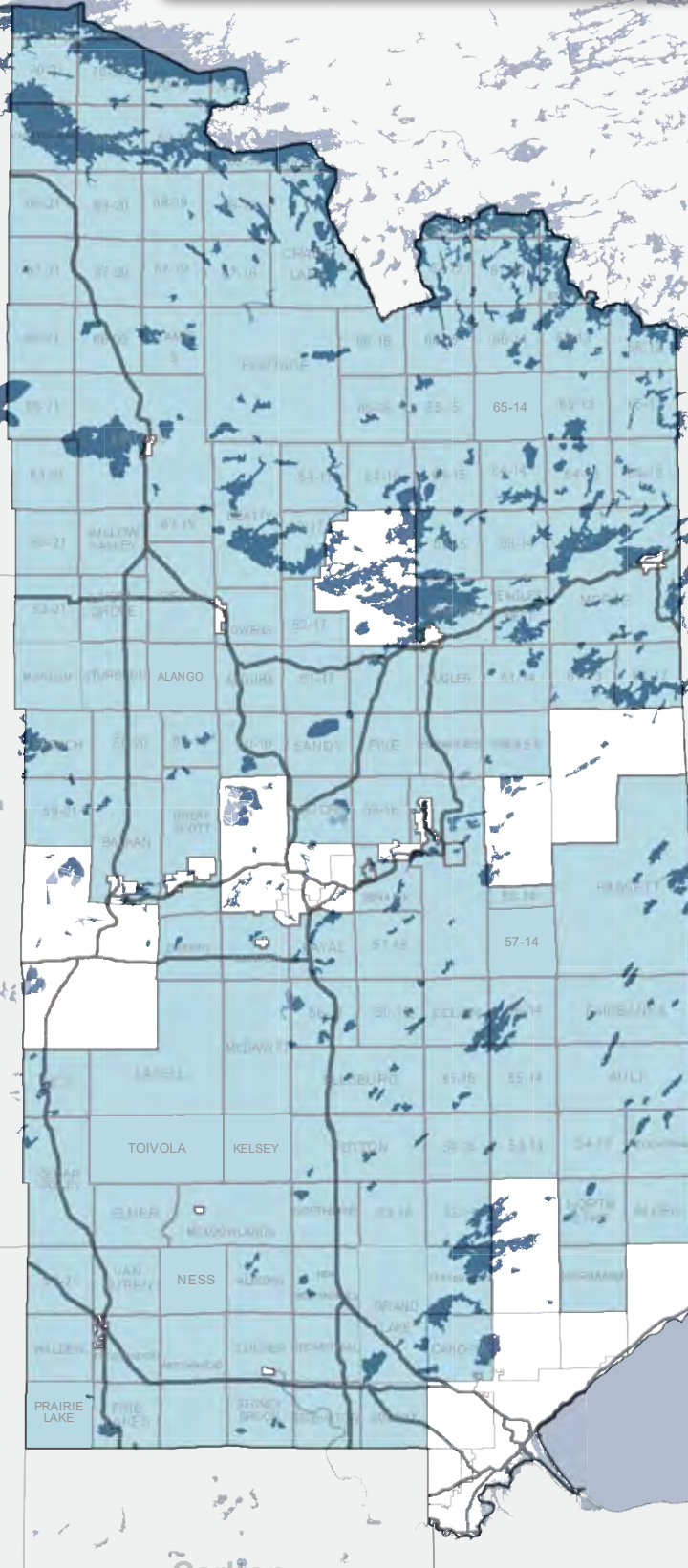




ZONING AND DEVELOPMENT

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

Land Use and Zoning Areas Administered by St. Louis County



COUNTY ZONING AREAS

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

Duluth and Virginia Offices:
218-471-7103

DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

REVIEW SERVICES

- Zoning
- Wetlands
- Parcel

Local Zoning

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

LOCAL ZONING AREAS

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

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

Townships: Duluth, Gnesen, Lakewood, Midway



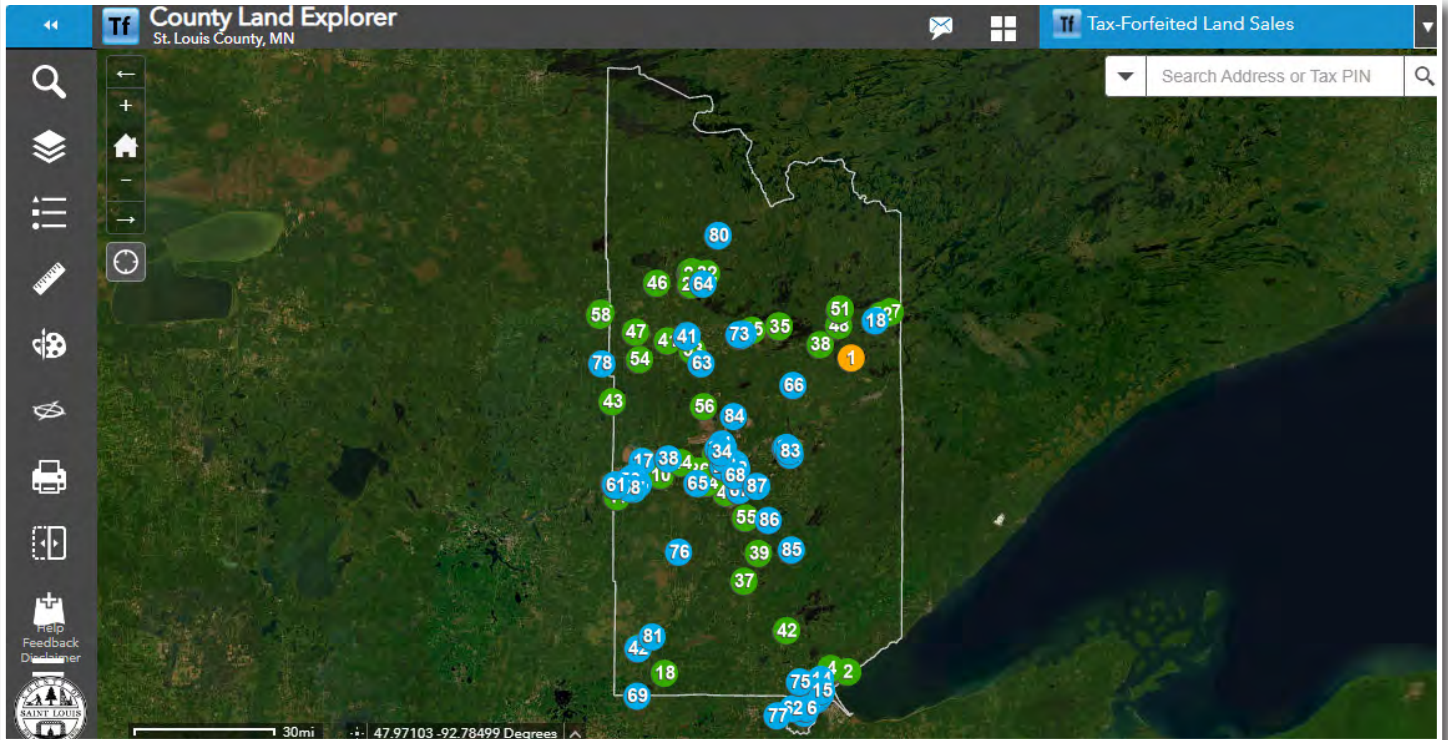
MAPPING- AUCTION AND AVAILABLE LIST

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

County Land Explorer

Mapping of St. Louis County Tax-Forfeited Land Sales

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



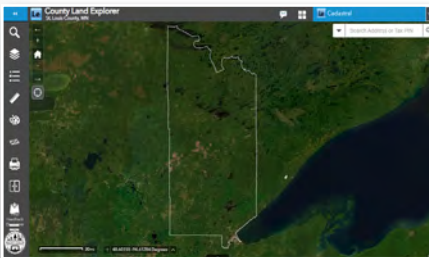
Web Link: <http://www.stlouiscountymn.gov/explorer>

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

To View

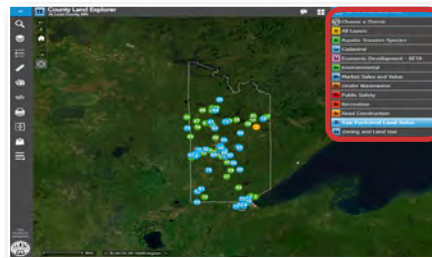
Step 1:

Open County Land Explorer



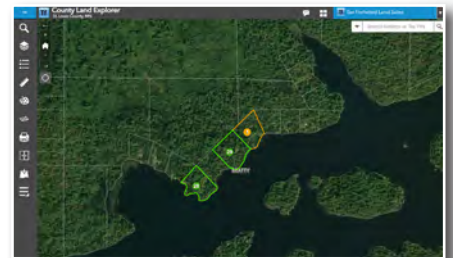
Step 2:

Select "Tax-Forfeited Land Sales"



Step 3:

Search by address or parcel number



CLOSES MAY 8, 2025



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Structures
- Recreational Land
- Investment Property
- Lakeshore

**FOR
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LAND SALE AUCTION

ONLINE BIDDING

Starts Thursday, April 24, 2025

Closes Thursday, May 8, 2025

at 11:00 a.m. CDT

View and bid at: publicsurplus.com



This sale is governed by Minnesota Statute 282.005. 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 initial price that is listed on each tract. Purchase offers for less than the initial sale price will not be accepted. Contact any of our Land and Minerals Department offices for further questions.

stlouiscountymn.gov

218-726-2606