



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Recreational Land
- Investment Property
- Lakeshore

FOR SALE

LAND SALE AUCTION ONLINE BIDDING

Starts Thursday, October 31, 2024
 Closes Thursday, November 14, 2024
 Ends at 11:00 a.m. CST
publicsurplus.com



County Financing Available

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

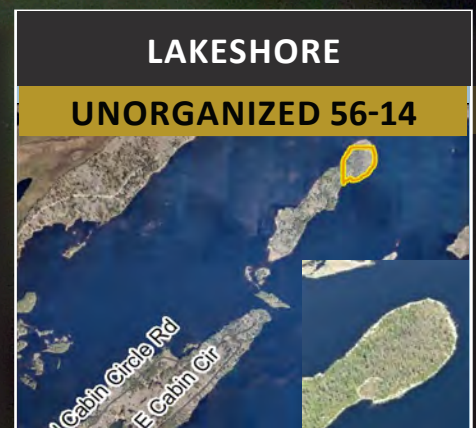
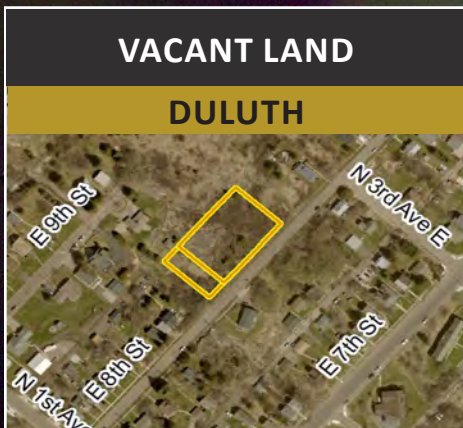


Photo Credit: Kim Seguin, IS II Pike Lake



WELCOME!

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

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

Greetings from St. Louis County Land and Minerals,

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

We offer these auctions periodically, with the goal of encouraging economic development and expanding the county's property tax base. By purchasing any of these properties, you are helping us do that. Thank you! The processes we follow are set by state statute and county board resolutions.

Proceeds from these sales support the operations of the Land and Minerals Department. (See the next page for a full description of how proceeds are used.)

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

Good luck with your bidding!

WE'RE HERE TO HELP!

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

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



DULUTH OFFICE

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

VIRGINIA OFFICE

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

PIKE LAKE OFFICE

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



LAND SALE INFORMATION

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

SIGN UP TO RECEIVE LAND SALE EMAIL UPDATES



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

PROHIBITED BUYERS OR BIDDERS (DELINQUENT TAXES)

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

If you are interested in purchasing tax-forfeited property on the available list or at a public auction, you must pay all your delinquent taxes prior to purchasing or bidding.

AVAILABLE PROPERTIES LIST

Properties that do not sell at auction will be available over the counter on a first come, first served basis for the total price listed on each tract. Offers to purchase for less than what is listed cannot be accepted pursuant to state statute.

REVENUE GENERATED

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

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

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

Remaining balance:

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



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



SALES AND PAYMENTS

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

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

AMOUNT DUE UPON SALE		
	Down Payment	10% of the total sale value or \$500, whichever is greater.
	State Assurance Fee	3% of total sale value. This percentage is state mandated and goes into the State's General Fund to cover losses in the event that the state has to defend its right to forfeit land.
	Assessments	Check with city/town clerk for any additional assessments of which the Land and Minerals Department is not aware. If listed on sale listing as certified, assessments must be paid in full at the time of sale.
	Timber Value	Paid in full at the time of sale. Please note: The timber value increases the same percentage as the sale bid up.
	Recording Fee	\$46.00 or as set by the County Recorder. If there is a well on the property, it is an additional \$50.00 for well disclosure.
	Deed Fee	\$25.00
	Deed Tax	\$1.65 for sales up to \$3,000, or .0033 times the Total Sale Value plus buyer premium for sales over \$3,000.
	Buyer Premium	For online auctions, there is a buyer premium of 3.5% of the total sale price of land, timber and structures (final bid).

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

PAYMENT IN FULL OR CONTRACT FOR DEED:

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

OPTION #1: PAY IN FULL

OPTION #2: CONTRACT FOR DEED

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



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

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

PREVIOUS DEFAULT: Payment is required in full if buyer(s) has previously defaulted on a purchase or repurchase contract. Payment must be made by certified funds if buyer has ever made payment that has been returned non-sufficient funds (NSF).

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

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

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



SALES AND PAYMENTS

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

EXAMPLE

FROM THE SALE ADVERTISEMENT:

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

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

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

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

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

	Minimum Bid	Bid Up
	\$10,000.00	\$15,000.00
Down Payment	\$1,050.00	\$1,550.00
State Assurance Fee	\$300.00	\$450.00
Assessments	\$500.00	\$500.00
Timber Value	\$1,000.00	\$1,500.00
Recording Fee	\$46.00	\$46.00
Deed Fee	\$25.00	\$25.00
Deed Tax	\$34.16	\$51.23
Buyer Premium	\$350.00	\$525.00
Total Pay in Full	\$12,255.16	\$16,597.23
Down On Contract	\$3,246.00	\$4,571.00

QUESTIONS

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

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

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

There is no redemption period once a property is acquired.

3 WHAT TYPE OF DOCUMENT IS ISSUED UPON SALE?

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

4 WHAT IF A BID FALLS THROUGH?

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

5 DO PRICES EVER CHANGE?

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

REAL ESTATE TAXES AND VALUATION

TAX-FORFEITED PROPERTY IS TAX EXEMPT UNTIL SOLD

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

ASSESSOR'S OFFICE

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

AUDITOR'S OFFICE

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



WINNING BIDDER INFORMATION

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

CONGRATULATIONS ON YOUR WINNING BID!

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

PUBLIC SURPLUS

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

ST. LOUIS COUNTY

- If not already completed, you will receive an email from the Land and Minerals Department asking you to complete a **REGISTRATION FORM**. This can be done online at stlouiscountymn.gov/landsales, or on the pdf attached to the email. Registration must be received within ten (10) business days of the closing of the auction.
- Upon registration, we will generate your **PAPERWORK** and calculate your **FIGURES** (the total amount of the sale, including all fees), and your payment options. Please see the **SALES AND PAYMENTS** page for details. Once you receive the paperwork and figures, you must sign the paperwork and return it to us with payment within ten (10) business days.
- If you choose the **CONTRACT FOR DEED** option, the down payment will be ten percent (10%) of the basic sale price or \$500, whichever is greater, PLUS the full value of timber and/or certified assessments and recording fee. Payments are annual, plus interest. The interest rate is ten percent (8%), as determined by state statute. The contract can be paid off at any time without penalty.
- Once the **CONTRACT IS SATISFIED** or if you choose to **PAY IN FULL**, the state deed will be requested from the Minnesota Department of Revenue. It takes approximately 6 to 8 weeks to receive the deed from the state, record it and send it to the buyer.

BUYER'S RESPONSIBILITIES

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

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



PHONE LIST

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

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

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

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

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

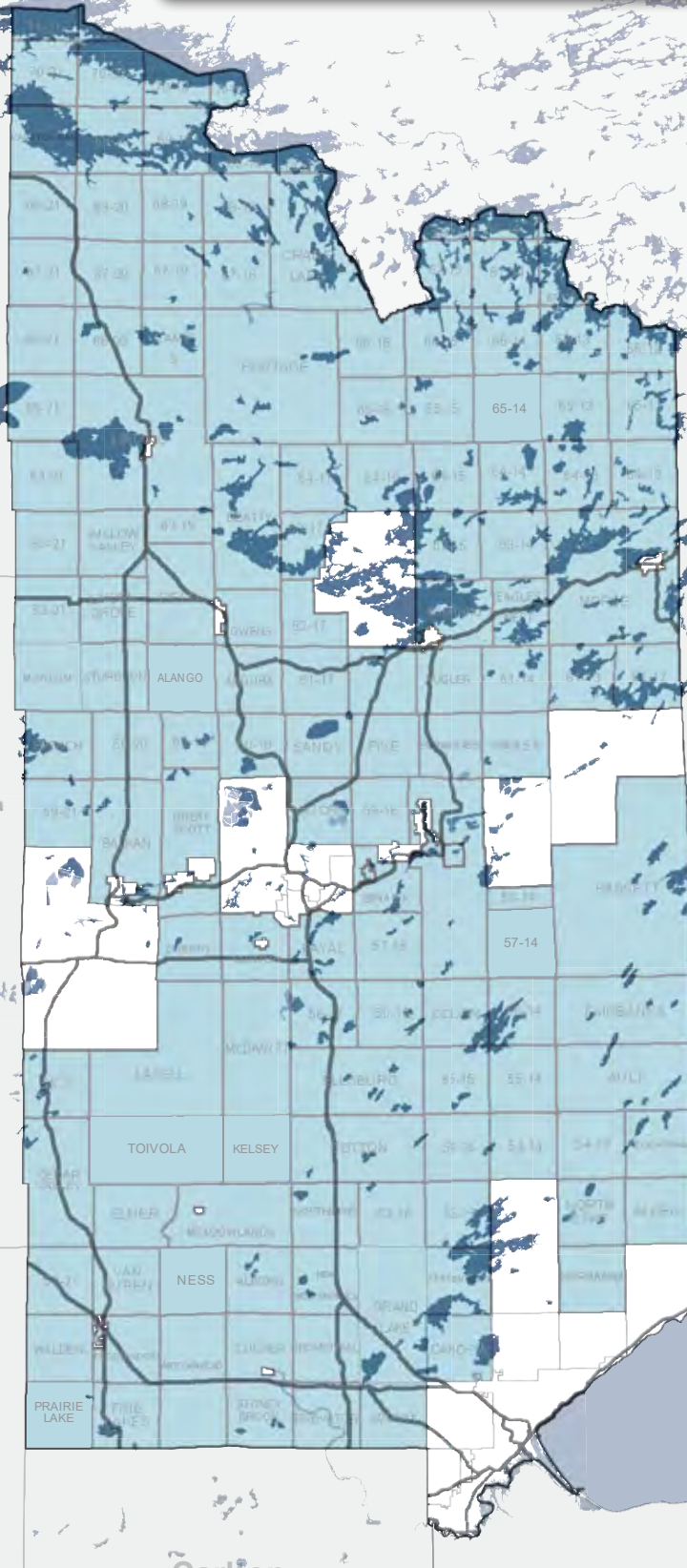
Lakewood	343-9368
Lavell	290-1266
Leiding	355-0163
Linden Grove	909-800-0520
McDavitt	750-4788
Meadowlands (Town)	427-2657
Midway	628-7135
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	343-5666
Normanna	409-1999
North Star	525-1004
Northland	345-8225
Owens	966-1135
Pequaywan	349-0177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



ZONING AND DEVELOPMENT

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

Land Use and Zoning Areas
Administered by St. Louis County



COUNTY ZONING AREAS

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

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

DEVELOPMENT SERVICES

- Residential
- Accessory
- Commercial
- Industrial
- Subdivision Platting

REVIEW SERVICES

- Zoning
- Wetlands
- Parcel Review

Local Zoning

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

LOCAL ZONING AREAS

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

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

Townships: Duluth, Gnesen, Lakewood, Midway

PUBLIC SURPLUS AUCTIONS

publicsurplus.com

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

How do I bid on auctions?

Are you registered with Public Surplus? If not, go to: <https://www.publicsurplus.com/sms/register/user> to register. For assistance or if you have questions regarding how to make an account, please contact Public Surplus via the chat function in the upper left side of their webpage, or email 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.

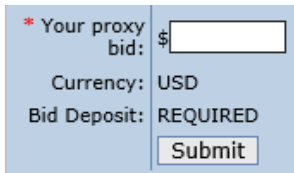
Note: the Registration Form on the St. Louis County Tax-Forfeited Land Sale page is for contract/deed purposes, NOT for Public Surplus registration.



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 also send you an email asking for a completed Registration Form in order to prepare your sale paperwork correctly and calculate the correct amount owed. It is your responsibility to promptly respond in order to complete the transaction in a timely manner.

How does proxy bidding work?

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

Keep in mind:

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

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

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

Tract 1	CITY OF DULUTH	010-0290-01020, 01040, 01050	\$8,700.00	± 0.41 acres	C22220714
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Location: Northwest and across Highway 61 from 7218 Brighton Street, Duluth

Legal: Lots 1 and 2, Block 6 *Subject to Highway Right of Way*, BRIGHTON GARDENS 2ND DIVISION
 Lot 3, Block 6 *Subject to Highway Easement*, BRIGHTON GARDENS 2ND DIVISION
 Lot 4, Block 6 *Subject to Highway Easement*, BRIGHTON GARDENS 2ND DIVISION

Land	\$8,700.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$8,700.00
Certified Assessments	\$0.00



Nonconforming, vacant, wooded +/- 300' x 60' property in the North Shore neighborhood of Duluth. Parcels are adjacent to an undeveloped, platted road on the southwest side. There is no city sewer/water to the site. This area is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. MN Department of Transportation access control along the freeway prohibits direct access from Hwy 61. 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 \$66.00 (T#146434, T#147464). There is additional property in this area being offered at this sale.

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

Tract 2	CITY OF DULUTH	010-0290-01070, 01080, 01090	\$5,500.00	± 0.25 acres	C22220715
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Location: Northwest and across Highway 61 from 7244 Brighton Street, Duluth

Legal: Lots 5 AND 6, Block 6 *Subject to Highway Easement*, BRIGHTON GARDENS 2ND DIVISION
 Northerly 60 FT of Lot 7, Block 6 *Subject to Highway Easement*, BRIGHTON GARDENS 2ND DIVISION
 Lot 8, Block 6 *Subject to Highway Easement*, BRIGHTON GARDENS 2ND DIVISION

Land	\$5,500.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$5,500.00
Certified Assessments	\$0.00



Nonconforming, vacant, wooded +/- 180' x 60' property in the North Shore neighborhood of Duluth. There is no known legal access due to MN Department of Transportation access control which prohibits direct access from Hwy 61. There is no city sewer/water to the site. This area is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$86.00 (T#133428, T#38363, T#113351). Please respect private property and seek permission to view this property. There is additional property in this area being offered at this sale.

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

Tract 3	CITY OF DULUTH	010-0340-00140	\$31,575.00	± 0.29 acres	C22240043
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Location: East of 3113 Wellington Street, Duluth

Legal: LOTS 4,5 and 6, Block 2, BRYANT ADDITION TO DULUTH SECOND DIV

Land	\$31,575.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$31,575.00
Certified Assessments	\$0.00



Vacant, +/- 105' x 120' parcel located on Wellington St. in the Lincoln Park neighborhood of Duluth. An unnamed stream runs through the property. Public utilities are available. This property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#332392).

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

Tract 4	CITY OF DULUTH	010-0360-00430	\$43,050.00	± 0.47 acres	C22240044
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Location: Southwest of the intersection of E Palm Street and Harding Avenue, Duluth
Legal: Lot 13, Block 2 EXCEPT the Northerly 40 feet, CAR LINE GARDENS

Land	\$43,050.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$43,050.00
Certified Assessments	\$0.00



This parcel is approximately 0.47 of an acre and is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#312932). There is additional property in this area being offered at this sale.

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

Tract 5	CITY OF DULUTH	010-0360-00440	\$35,325.00	± 0.52 acres	C22240045
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Location: East of 230 E Palm Street, Duluth
Legal: Lot 14, Block 2 EXCEPT the Northerly 40 feet, CAR LINE GARDENS

Land	\$35,325.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$35,325.00
Certified Assessments	\$0.00



This parcel is approximately 0.52 of an acre and is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#312932). There is additional property in this area being offered at this sale.

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

Tract 6	CITY OF DULUTH	010-0420-01650	\$5,925.00	± 0.07 acres	C22240046
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Location: South of 533 N 60th Avenue W, Duluth
Legal: Lot 31, Block 5, CENTRAL DIVISION OF WEST DULUTH

Land	\$5,925.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$5,925.00
Certified Assessments	\$0.00



This +/- 25' x 115' parcel is located in the Cody neighborhood of Duluth and is zoned R-1 (Residential). Contact City of Duluth Planning and Zoning for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of sale. Recording fee \$46.00 (Abstract).

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

Tract 7	CITY OF DULUTH	010-0760-02530	\$74,700.00	± 0.58 acres	C22230021
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Location: Between 3812 and 3838 E 3rd Street, Duluth

Legal: Lot 6 EXCEPT Southerly 20 FT AND all of Lots 7 through 9, Block 17, CRESCENT VIEW PARK

Land	\$74,700.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$74,700.00
Certified Assessments	\$0.00



Vacant, wooded property crossed by about 146 feet of 40th Ave. E Creek in the Congdon neighborhood of Duluth. City utilities are available. This +/- 180' x 140' parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. This parcel is located in the City of Duluth Water Ordinance District and additional requirements may apply for residential use. The parcel contains areas that may be located within the floodplain management area which may impact development. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#237915).

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

Tract 8	CITY OF DULUTH	010-0850-02800	\$20,100.00	± 0.21 acres	C22240047
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Location: West of 6316 Pizarro Street, Duluth

Legal: Lots 10, 11 AND 12, Block 22, DODGES ADDITION TO DULUTH

Land	\$20,100.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$20,100.00
Certified Assessments	\$0.00



This +/- 75' x 125' parcel is located near the end of Pizarro St. in the Cody neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area which may impact development. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$92.00 (Abstract, T#323683). 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 9	CITY OF DULUTH	010-0850-03500, 03510, 03520	\$3,825.00	± 0.21 acres	C22240048
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Location: East of 6415 Greene Street, Duluth

Legal: Lot 3, Block 28, DODGES ADDITION TO DULUTH
 Lot 4, Block 28, DODGES ADDITION TO DULUTH
 Lot 5, Block 28, DODGES ADDITION TO DULUTH

Land	\$3,825.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$3,825.00
Certified Assessments	\$0.00



This +/- 75' x 125' property is located near the end of Greene St. in the Cody neighborhood of Duluth. Access to hiking and biking trails across the street. Public utilities are available. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. The property contains areas that may be located within the floodplain management area which may impact development. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#91842). 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 10

CITY OF DULUTH

010-1120-06480, 06500, 06510, 06520, 06530

\$37,875.00

± 0.78 acres

C22240049

**Location:** 1401 W Superior Street, Duluth

Legal: Lot 225, Block 60, DULUTH PROPER SECOND DIVISION
 Lot 227, Block 60, DULUTH PROPER SECOND DIVISION
 Lot 229, Block 60, DULUTH PROPER SECOND DIVISION
 Lot 231, Block 60, DULUTH PROPER SECOND DIVISION
 Lot 233, Block 60 EXCEPT Southerly 100 feet of Westerly 30 feet, DULUTH PROPER SECOND DIVISION

Land	\$37,875.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$37,875.00
Certified Assessments	\$0.00



This +/- 220' x 150' property has frontage on W Superior St. in the Lincoln Park neighborhood of Duluth. Some public utilities are available. This area is zoned MU-N (Mixed Use Neighborhood). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. There is a bank lien held against this property (Doc. #80171) – consult a real estate attorney for details. Any abandoned personal property remaining is part of the sale. Recording fee of \$132.00 (Abstract, T#5545, T#29356, T#15567). 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 11

CITY OF DULUTH

010-1120-06580, 06590, 06600

\$3,450.00

± 0.34 acres

C22240050

**Location:** Northeast of 1414 W 1st Street, Duluth

Legal: N'y 105 feet of Lot 226, Block 60, DULUTH PROPER SECOND DIVISION
 S'y 45 FT of Lot 226, Block 60, DULUTH PROPER SECOND DIVISION
 Lot 228, Block 60, DULUTH PROPER SECOND DIVISION

Land	\$3,450.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$3,450.00
Certified Assessments	\$0.00



This +/- 100' x 150' property located in the Lincoln Park neighborhood of Duluth is zoned R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$112.00 (Abstract, T#170934, T#104422). 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 12

CITY OF DULUTH

010-1120-06630, 06640

\$3,225.00

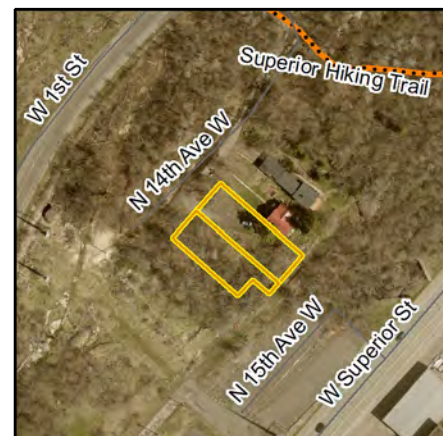
± 0.32 acres

C22240051

**Location:** Southwest of 1416 W 1st Street, Duluth

Legal: Lot 234, Block 60, DULUTH PROPER SECOND DIVISION
 Lot 236, Block 60 EXCEPT SW'LY 30 FT X 30 FT, DULUTH PROPER SECOND DIVISION

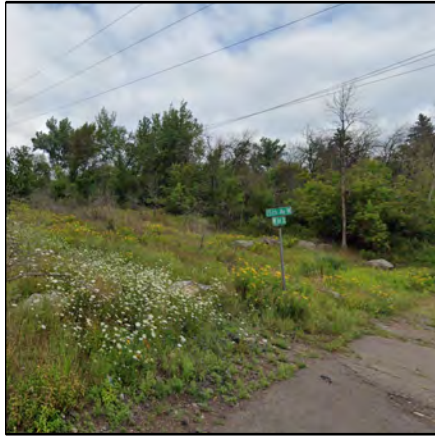
Land	\$3,225.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$3,225.00
Certified Assessments	\$0.00



This +/- 14,100 sq. ft. property is located at the end of N 14th Ave. W in the Lincoln Park neighborhood of Duluth. Parcel is zoned R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). 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 13	CITY OF DULUTH	010-1120-06650, 06660, 06670, 06680, 06690	\$2,775.00	± 0.28 acres	C22240052
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Location: Located adjacent to overhead powerline between N 15th Avenue W and N 14th Avenue W, Duluth

Legal: N'LY 70 FT OF Lot 235, Block 60, DULUTH PROPER SECOND DIVISION
 N'LY 50 ft of South 80 ft of Lot 238, Block 60, DULUTH PROPER SECOND DIVISION
 N'y 50 ft of S 80 ft of Lot 240, Block 60, DULUTH PROPER SECOND DIVISION
 South 35 ft of North 70 ft of Lot 240, Block 60, DULUTH PROPER SECOND DIVISION
 N'y 35 feet of Lot 240, Block 60, DULUTH PROPER SECOND DIVISION

Land	\$2,775.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$2,775.00
Certified Assessments	\$0.00



A vacant, +/- 120' x 100' property in the Lincoln Park neighborhood of Duluth. This tract is located on undeveloped, platted roads and is zoned R-2 (Residential-Urban). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Any abandoned personal property remaining is part of the sale. Recording fee \$112.00 (Abstract, T#137179, T#131762). 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 14	CITY OF DULUTH	010-1180-02620	\$11,925.00	± 0.10 acres	C22230022
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Location: Between 2720 and 2724 W 4th Street, Duluth

Legal: East 1/2 of Lot 444, Block 116, DULUTH PROPER SECOND DIVISION

Land	\$11,925.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$11,925.00
Certified Assessments	\$0.00



Vacant, grassy property in the Lincoln Park neighborhood of Duluth. This +/- 25' x 140' parcel is zoned R-2 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. There is a social services lien held against this property (Doc #0700603) - 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 15	CITY OF DULUTH	010-1220-00230	\$5,100.00	± 0.03 acres	C22230023
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Location: East of 2027 W 5th Street, Duluth

Legal: E1/2 of Lot 333, Block 144, EXCEPT that part which lies Northerly of the following described line: Beginning at a point on the Northeasterly line of said Lot 333, distant 40 feet Northwesterly of the most Easterly corner thereof; thence run Northwesterly to a point on the Northwesterly line of Lot 335, Block 144, distant 10 feet Southwesterly of the most Northerly corner thereof and there terminating. DULUTH PROPER SECOND DIVISION

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



This vacant, grassy parcel is approximately 0.03 of an acre located in the Lincoln Park neighborhood of Duluth. Zoning is 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. Recording fee \$46.00 (Abstract).

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

Tract 16

CITY OF DULUTH

010-1350-06530, 06540

\$107,175.00

± 0.81 acres

C22240056

**Location:** East of 129 E 8th Street, Duluth

Legal: Lot 33, Block 119, DULUTH PROPER THIRD DIVISION
 Lots 35 through 41, Block 119 *Odd Numbered Lots*, DULUTH PROPER THIRD DIVISION

Land	\$107,175.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$107,175.00
Certified Assessments	\$0.00



Vacant property with steep terrain located on E 8th St. in the Central Hillside neighborhood of Duluth. This +/- 250' x 140' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$112.00 (Abstract, T#4516, T#199044). 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 17

CITY OF DULUTH

010-1350-06650, 06680, 06690, 06700, 06710, 06720

\$72,975.00

± 0.97 acres

C22240057

**Location:** Northwest of 231 E 8th Street, Duluth

Legal: Lots 38 through 42, Block 119 *Even numbered lots*, DULUTH PROPER THIRD DIVISION
 West 1/2 of Lot 44, Block 119, DULUTH PROPER THIRD DIVISION
 East 1/2 of North 1/2 of Lot 44, Block 119, DULUTH PROPER THIRD DIVISION
 North 1/2 of Lot 46, Block 119, DULUTH PROPER THIRD DIVISION
 North 1/2 of Lot 48, Block 119, DULUTH PROPER THIRD DIVISION
 East 1/2 of South 1/2 of Lot 44 AND South 1/2 of Lots 46 and 48, Block 119, DULUTH PROPER THIRD DIVISION

Land	\$72,975.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$72,975.00
Certified Assessments	\$0.00



Vacant, steeply sloped property located in the Central Hillside neighborhood of Duluth. There are currently no public utilities available to this site. This +/- 300 x 140' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 18

CITY OF DULUTH

010-1350-08390

\$47,925.00

± 0.48 acres

C22240058

**Location:** Southwest of 315 E 9th Street, Duluth

Legal: Lots 49, 51 AND 53, Block 126, DULUTH PROPER THIRD DIVISION

Land	\$47,925.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$47,925.00
Certified Assessments	\$0.00



Vacant, rocky property located in the Central Hillside neighborhood of Duluth. This +/- 150' x 140' parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 19

CITY OF DULUTH

010-1350-08730, 08750, 08780

\$71,400.00

± 0.80 acres

C22240059

**Location:** Northeast of 201 E 9th Street, Duluth

Legal: Lot 39, Block 127 EXCEPT that part which lies Westerly and Northerly of a line run parallel with and distant 33 feet Easterly and Southerly of Line 1 described below: LINE 1: Beginning at a point on the center line of Sixth Avenue East in the City of Duluth, distant 511.41 feet Southeasterly of its intersection with the center line of East Tenth Street; thence run Northwesterly on said Sixth Avenue East center line for 100 feet; thence deflect to the left on a 23 degree 59 minute 32 second curve having a radius of 240.56 feet and a delta angle of 48 degrees 10 minutes 49 seconds for 192.48 feet thence on a tangent to said curve for 482.48 feet; thence deflect to the left on a 14 degree 59 minute 51 second curve having a radius of 382.03 feet and a delta angle of 72 degrees 19 minutes 00 seconds for 482.19 feet; thence on tangent to said curve for 601.1 feet; thence deflect to the right on an 18 degree 00 minute 24 second curve having a radius of 319.5 feet and a delta angle of 118 degrees 30 minutes 07 seconds for 658.1 feet and there terminating.

Lots 41, 43 AND 45, Block 127 EXCEPT the right of way of Trunk Highway No 194 as now located and established AND EXCEPT that part which lies Westerly and Northerly of a line run parallel with and distant 33 feet Easterly and Southerly of Line 1 described below: Line 1: Beginning at a point on the center line of Sixth Avenue East in the City of Duluth, distant 511.41 feet Southeasterly of its intersection with the center line of East Tenth Street; thence run Northwesterly on said Sixth Avenue East center line for 100 feet; thence deflect to the left on a 23 degree 59 minute 32 second curve having a radius of 240.56 feet and a delta angle of 48 degrees 10 minutes 49 seconds for 192.48 feet; thence on tangent to said curve for 482.48 feet; thence deflect to the left on a 14 degree 59 minute 51 second curve having a radius of 382.03 feet and a delta angle of 72 degrees 19 minutes 00 seconds for 482.19 ft; thence on tangent to said curve for 601.1 feet; thence deflect to the right on an 18 degree 00 minute 24 second curve having a radius of 319.5 feet and a delta angle of 118 degrees 30 minutes 07 seconds for 658.1 feet and there terminating.

Lot 41, Block 127 EXCEPT the right of way of Trunk Highway No. 194 as now located and established AND EXCEPT that part which lies Westerly and Northerly of a line run parallel with and distant 33 feet Easterly and Southerly of Line 1 described below: Line 1: Beginning at a point on the center line of Sixth Avenue East in the City of Duluth, distant 511.41 feet Southeasterly of its intersection with the center line of East Tenth Street, thence run Northwesterly on said Sixth Avenue East center line for 100 feet; thence deflect to the left on a 23 degree 59 minute 32 second curve having a radius of 240.56 feet and a delta angle of 48 degrees 10 minutes 49 seconds for 192.48 feet; thence on tangent to said curve for 482.48 feet; thence deflect to the left on a 14 degree 59 minute 51 second curve having a radius of 382.03 feet and a delta angle of 72 degrees 19 minutes 00 seconds for 482.19 ft; thence on tangent to said curve for 601.1 feet; thence deflect to the right on an 18 degree 00 minute 24 second curve having a radius of 319.5 feet and a delta angle of 118 degrees 30 minutes 07 seconds for 658.1 feet and there terminating.

Land	\$71,400.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$71,400.00
Certified Assessments	\$0.00



Vacant, steeply sloped property located in the Central Hillside neighborhood of Duluth. There are currently no public utilities available to this site. This +/- 250' x 140' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area being offered at this sale.

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

Tract 20

CITY OF DULUTH

010-1600-01380

\$8,400.00

± 0.11 acres

C22240060

**Location:** West of 13009 W 2nd Street**Legal:** Lot 88, FOND DU LAC SECOND STREET DULUTH

Land	\$8,400.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$8,400.00
Certified Assessments	\$0.00



Vacant, +/- 40' x 120' lot located on W 2nd St. in the Fond Du Lac neighborhood of Duluth. This parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. The parcel contains areas that may be located within the floodplain management area which may impact development. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of sale. Recording fee \$46.00 (T#47436).

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

Tract 21

CITY OF DULUTH

010-1750-00610

\$18,200.00

± 0.05 acres

C22220718

**Location:** East of 12710 Water Street, Duluth**Legal:** Lot 60, FOND DU LAC WATER STREET DULUTH
Subject to public waters.

Land	\$18,200.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$18,200.00
Certified Assessments	\$0.00



This nonconforming, irregularly shaped parcel is approximately 0.05 of an acre with about 41 feet of frontage on the St. Louis River in the Fond Du Lac neighborhood of Duluth. This area is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. This property contains wetlands and areas that may be located within the floodplain management area which may impact development. Parcel is subject to Public Waters - visit the MN DNR website for more information. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#99474).

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

Tract 22	CITY OF DULUTH	010-1800-10600	\$3,750.00	± 0.05 acres	C22240061
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Location: Between 1213 and 1219 105th Avenue W, Duluth

Legal: Lot 23, Block 41, GARY FIRST DIVISION

Land	\$3,750.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$3,750.00
Certified Assessments	\$0.00



This vacant, +/- 30' x 71' parcel is located in the Gary-New Duluth neighborhood. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#49170).

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

Tract 23	CITY OF DULUTH	010-2320-00080, 00090, 00100, 00110, 00120, 00130, 00170	\$23,550.00	± 0.98 acres	C22240062
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Location: South of 207 S 63rd Avenue W, Duluth

Legal: Lot 8, Block 6 EXCEPT part west of Railroad right of way, HUNTERS GRASSY POINT ADD TO DUL
 Lot 9, Block 6 EXCEPT part west of Railroad right of way, HUNTERS GRASSY POINT ADD TO DUL
 Lot 10, Block 6 EXCEPT part west of Railroad right of way, HUNTERS GRASSY POINT ADD TO DUL
 Lot 11, Block 6 EXCEPT part west of Railroad right of way, HUNTERS GRASSY POINT ADD TO DUL
 Lot 12, Block 6 EXCEPT part west of Railroad right of way, HUNTERS GRASSY POINT ADD TO DUL
 Lots 13, 14, AND 15, Block 6 EXCEPT part west of Railroad right of way, HUNTERS GRASSY POINT ADD TO DUL
 Lot 16, Block 6 EXCEPT part west of Railroad right of way, HUNTERS GRASSY POINT ADD TO DUL

Land	\$23,550.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$23,550.00
Certified Assessments	\$0.00



Vacant, wooded property in the Irving neighborhood of Duluth with frontage on S 63rd Ave. W and a railroad right of way along the west side. Public utilities are available in the street. This irregularly shaped parcel is approximately 0.98 of an acre and is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. This property contains wetlands that may impact development and/or access 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 (Abstract). There is additional property in this area being offered at this sale. Parcel Codes: 010-2320-00080, -00090, -00100, -00110, -00120, -00130, -00170

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

Tract 24	CITY OF DULUTH	010-2320-01230, 1240, 1250, 1320, 1330, 1340, 1350, 1360, 1370, 1380	\$24,225.00	± 1.29 acres	C22240063
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Location: West of 302 S 62nd Avenue W, Duluth

Legal: Lot 1, Block 10, HUNTERS GRASSY POINT ADD TO DUL
 Lot 2, Block 10, HUNTERS GRASSY POINT ADD TO DUL
 Lots 3 through 9, Block 10, HUNTERS GRASSY POINT ADD TO DUL
 Lot 10, Block 10, HUNTERS GRASSY POINT ADD TO DUL
 Lot 11, Block 10, HUNTERS GRASSY POINT ADD TO DUL
 Lot 12, Block 10, HUNTERS GRASSY POINT ADD TO DUL
 Lot 13, Block 10, HUNTERS GRASSY POINT ADD TO DUL
 Lot 14, Block 10, HUNTERS GRASSY POINT ADD TO DUL
 Lot 15, Block 10, HUNTERS GRASSY POINT ADD TO DUL
 Lot 16, Block 10, HUNTERS GRASSY POINT ADD TO DUL

Land	\$24,225.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$24,225.00
Certified Assessments	\$0.00



A +/- 125' x 400' property located in the Irving neighborhood of Duluth. Public utilities are available at Redruth St. and undeveloped S 62nd Ave. W. This property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. 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 \$112.00 (Abstract, T#51975, T#132443). There is additional property in this area being offered at this sale. Parcel Codes: 010-2320-01230, 01240, 01250, 01320, 01330, 01340, 01350, 01360, 01370, 01380

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

Tract 25

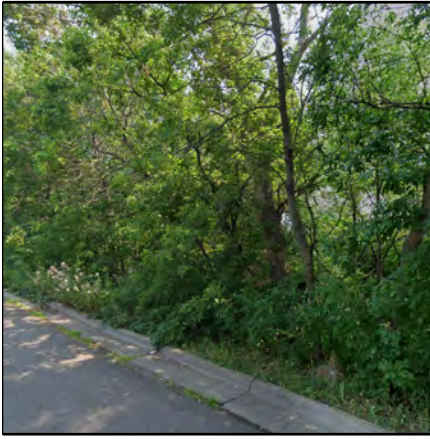
CITY OF DULUTH

010-2320-01520, 01530

\$9,225.00

± 0.12 acres

C22240064

**Location:** North of 308 S 63rd Avenue W, Duluth

Legal: Lot 31, Block 10 EXCEPT the Westerly 20 feet, HUNTERS GRASSY POINT ADD TO DUL
 Lot 32, Block 10 EXCEPT the Westerly 20 feet, HUNTERS GRASSY POINT ADD TO DUL

Land	\$9,225.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$9,225.00
Certified Assessments	\$0.00



Vacant, wooded property with frontage on Redruth St. in the Irving neighborhood of Duluth. This +/- 50' x 105' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee of \$46.00 (T#332833). There is additional property in this area being offered at this sale.

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

Tract 26

CITY OF DULUTH

010-2320-01540, 01550, 01560, 01580, 01590, 01600, 01610

\$22,200.00

± 0.49 acres

C22240065

**Location:** North of 317 S 63rd Avenue W, DULUTH

Legal: Lot 1, Block 11, HUNTERS GRASSY POINT ADD TO DUL
 Lot 2, Block 11, HUNTERS GRASSY POINT ADD TO DUL
 Lots 3 AND 4, Block 11, HUNTERS GRASSY POINT ADD TO DUL
 Lot 5, Block 11, HUNTERS GRASSY POINT ADD TO DUL
 Lot 6, Block 11, HUNTERS GRASSY POINT ADD TO DUL
 Lot 7, Block 11, HUNTERS GRASSY POINT ADD TO DUL
 Lot 8, Block 11, HUNTERS GRASSY POINT ADD TO DUL

Land	\$22,200.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$22,200.00
Certified Assessments	\$0.00



This +/- 21,474 sq. ft. property in the Irving neighborhood of Duluth has frontage on Redruth St. and S 63rd Ave. W and a railroad right of way along the western border. Public utilities are available. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is additional property in this area that is being offered at this sale. Parcel Codes: 010-2320-01540, -01550, -01560, -01580, -01590, -01600, -01610

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

Tract 27

CITY OF DULUTH

010-3080-01050, 01060

\$34,650.00

± 0.18 acres

C22240067

**Location:** Between 5322 Oneida Street and 229 N 54th Avenue E, Duluth

Legal: Lot 13, Block 4, ALTERED PLAT LONDON PARK ADDITION TO DULUTH
 Lot 14, Block 4, ALTERED PLAT LONDON PARK ADDITION TO DULUTH

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



Vacant land on Oneida St. in the Lakeside-Lester Park area of Duluth. This +/- 50' x 140' property is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. The parcels contain areas that may be located within the floodplain management area which may impact development. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (T#71222).

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

Tract 28

CITY OF DULUTH

010-3230-01010, 01020

\$15,225.00

± 0.28 acres

C22240068

**Location:** Across street from 3730 W 2nd Street, Duluth**Legal:** Lot 10, Block 8, MERRITTS ADDITION TO DULUTH
Lots 11 through 18, Block 8, MERRITTS ADDITION TO DULUTH

Land	\$15,225.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$15,225.00
Certified Assessments	\$0.00



This +/- 225' x 50' property is located in the Denfeld neighborhood of Duluth. Zoning is MU-B (Mixed Use - Business Park). Contact City of Duluth Planning and Development for permitted uses and zoning questions. The parcels contain areas that may be located within a floodplain and in the Water Management Ordinance District which may impact development. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 29

CITY OF DULUTH

010-4480-01270,1280,1290,1300,1310,1320,1330,1340,1350,1360

\$22,800.00

± 0.72 acres

C22240069

**Location:** South of 307 S 56th Avenue W, Duluth**Legal:** Lot 7, Block 69, WEST DULUTH 2ND DIVISION
Lot 8, Block 69, WEST DULUTH 2ND DIVISION
Lot 9, Block 69, WEST DULUTH 2ND DIVISION
Lot 10, Block 69, WEST DULUTH 2ND DIVISION
Lot 11, Block 69, WEST DULUTH 2ND DIVISION
Lot 12, Block 69, WEST DULUTH 2ND DIVISION
Lot 13, Block 69, WEST DULUTH 2ND DIVISION
Lot 14, Block 69, WEST DULUTH 2ND DIVISION
Lot 15, Block 69, WEST DULUTH 2ND DIVISION
Lot 16, Block 69, WEST DULUTH 2ND DIVISION

Land	\$22,800.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$22,800.00
Certified Assessments	\$0.00



This +/- 250' x 125' property is located in the Irving neighborhood of Duluth. Zoning is R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).
Parcel Codes: 010-4480-01270, -01280, -01290, -01300, -01310, -01320, -01330, -01340, -01350, -01360

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, 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 BIWABIK

015-0010-00460

\$2,325.00

± 0.07 acres

C22240070

**Location:** South of 304 2nd Street N, on 4th Avenue N, Biwabik**Legal:** Lot 3, Block 10, Biwabik

Land	\$2,325.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$2,325.00
Certified Assessments	\$0.00



This +/- 25' x 125' parcel is a nonconforming lot of record. Zoning is R-2 (Single/Multiple Family Residential). Contact the City of Biwabik for permitted uses and zoning questions. Check with the City of Biwabik for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 31

CITY OF CHISHOLM

020-0010-09260

\$3,900.00

± 0.11 acres

C22240071

**Location:** Between 518 1st Avenue SW and 22 6th Street SW, Chisholm**Legal:** Lot 19 AND West 1/2 of Lot 20, Block 34, Chisholm

Land	\$3,900.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$3,900.00
Certified Assessments	\$0.00



This +/- 37.5' x 125' parcel is a nonconforming lot of record. Previously 26 6th St. W, the structures were removed in 2019. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Any abandoned personal property remaining is part of the sale. Recording fee 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 32

CITY OF CHISHOLM

020-0040-04170

\$150.00

± 0.01 acres

C22220719

**Location:** Southeast corner of 4th Avenue SW and 6th Street SW, Chisholm**Legal:** Lot 9, Block 17, CHISHOLM 2ND ADDITION

Land	\$150.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$150.00
Certified Assessments	\$0.00



This nonconforming parcel is approximately 0.01 of an acre. Zoning is R-1 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 33

CITY OF BABBITT

105-0055-00020

\$300.00

± 0.24 acres

C22240072

**Location:** Southwest of 7947 Township Road 6305, Babbitt**Legal:** Lot 2, Block 1, Benville Plat

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



This parcel is approximately 0.24 of an acre and is zoned R-2 (Single Family Residential District). Contact the City of Babbitt for permitted uses and zoning questions. Check with the City of Babbitt for any certified, pending or future assessments that may be reinstated. 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 34

CITY OF HIBBING

141-0010-01660, 01676

\$37,050.00

± 2.00 acres

C22240073

**Location:** East of 3263 County Road 444, Hibbing

Legal: West 1 acre of NE1/4 of NW1/4 lying South of Little Swan Road, Sec 9 Twp 56N Rge 20W
East 100 feet of NW1/4 OF NW1/4 lying South of Little Swan Road, Sec 9 Twp 56N Rge 20W

Land	\$37,050.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$37,050.00
Certified Assessments	\$0.00



This property is approximately 2 acres. This nonconforming lot of record is zoned A-1 (Agricultural District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing regarding assessments of \$3,385.50 that may be reinstated, and for any other certified, pending or future assessments. Any abandoned personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 35

CITY OF PROCTOR

185-0240-00652

\$40,800.00

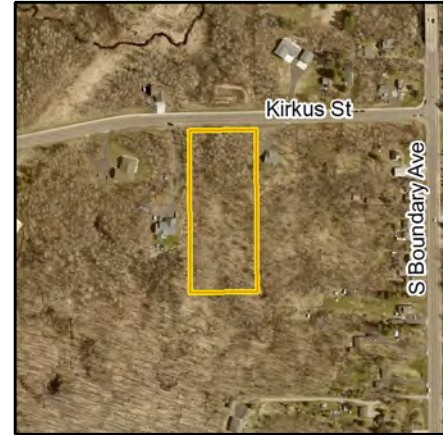
± 3.46 acres

C22230043

**Location:** East of 140 Kirkus Street, Proctor

Legal: East 250 feet of North 661 5/10 feet of W1/2 of NE1/4 of NE1/4 EXCEPT that part lying northerly of a line commencing at the NE corner of NE1/4 of NE1/4 of Section 15; thence S89deg09'45"W along the North line of NE1/4 of NE1/4 659.27 feet to point on East line of W1/2 of NE1/4 of NE1/4; thence S00deg09'48"E along said East line 58.08 feet to Point of Beginning; thence S89deg04'09"W 250.02 feet to West line of East 250 feet of W1/2 of NE1/4 of NE1/4 and there terminating, Sec 15 Twp 49N Rge 15W

Land	\$40,800.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$40,800.00
Certified Assessments	\$0.00



This vacant, wooded property is approximately 3.46 acres. There is a utility/drainage easement across the northern border (Doc #1133384). Water and sewer are available at Kirkus St. Zoning is R-1-B (One Family Residential District). Contact the City of Proctor for permitted uses and zoning questions. Check with the City of Proctor regarding assessments of \$36,014.38 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 36

TOWN OF ANGORA

215-0010-01700

\$26,400.00

± 20.00 acres

C22230044

**Location:** North side of MN Highway 1, across from 8832 Highway 1, Angora

Legal: West 1/2 of NE1/4 of SW1/4, Sec 10 Twp 61N Rge 18W

Land	\$20,400.00
Timber	\$6,000.00
Improvements	\$0.00
Minimum Bid	\$26,400.00
Certified Assessments	\$0.00



This parcel is approximately 20 acres crossed by about 905 feet of Anzora Creek, which is subject to a conservation easement (Doc. #61852). A snowmobile trail crosses through the parcel near the northern border. This parcel is zoned RES-3 (Residential) in the south and FAM-3 (Forest Agricultural Management) in the north. Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Check with Angora 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 37	TOWN OF AULT	230-0024-00220	\$800.00	± 0.36 acres	C22230045
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Location: Approximately 0.05 of a mile northwest of 2191 Lynx Lane, Brimson

Legal: Lot 11, Block 2, INDIAN LAKE BEACH TOWN OF AULT
Subject to public waters.

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



This nonconforming parcel is approximately 0.36 of an acre with about 75 feet of frontage on Indian Creek. This parcel is a lot of record located on undeveloped, plated roads. Zoning is RES-7 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Parcel is subject to Public Waters – visit the MN DNR website for more information. Any potential owner must obtain appropriate approvals if improving undeveloped, plated roads. Check with Ault 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 38	TOWN OF AULT	230-0028-00050	\$9,700.00	± 1.89 acres	C22230046
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Location: Between 1429 and 1453 Stone Lake Bridge Road, Brimson

Legal: OUTLOT A, STONES THROW
Subject to public waters.

PULLED

Land	\$8,800.00
Timber	\$900.00
Improvements	\$0.00
Minimum Bid	\$9,700.00
Certified Assessments	\$0.00



This parcel is approximately 1.89 acres with about 125 feet of frontage on Stone Lake. Zoning is SMU-7 (Shoreland Mixed Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. Any potential owner must obtain appropriate approvals if improving undeveloped, plated roads. Check with Ault 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 39	TOWN OF AULT	230-0050-00210	\$32,300.00	± 1.80 acres	C22230047
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Location: Between 1312 and 1318 Little Stone Lake Road N, Brimson

Legal: Lot 21, Block 1, STUMP LAKE NORTH
Subject to public waters.

Land	\$32,060.00
Timber	\$240.00
Improvements	\$0.00
Minimum Bid	\$32,300.00
Certified Assessments	\$0.00



This parcel is approximately 1.8 acres with about 220 feet of frontage on Little Stone Lake. Zoning is SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. Any potential owner must obtain appropriate approvals if improving undeveloped, plated roads. Check with Ault 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 40

TOWN OF AULT

230-0050-00230

\$28,600.00

± 1.69 acres

C22230048

**Location:** North of 1312 Little Stone Lake Road, Brimson**Legal:** LOT 23, BLOCK 1, STUMP LAKE NORTH
Subject to public waters.

Land	\$28,125.00
Timber	\$475.00
Improvements	\$0.00
Minimum Bid	\$28,600.00
Certified Assessments	\$0.00



This parcel is approximately 1.69 acres with about 310 feet of frontage on Little Stone Lake. Zoning is SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with Ault 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 41

TOWN OF AULT

230-0060-00200

\$35,100.00

± 1.07 acres

C22230049

**Location:** Between 1637 and 1659 Little Stone Lake Road S, Brimson**Legal:** OUTLOT A, STUMP LAKE SOUTH
Subject to public waters.

Land	\$35,100.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$35,100.00
Certified Assessments	\$0.00



This parcel is approximately 1.07 acres with about 309 feet of frontage on Little Stone Lake. Zoning is SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads. Check with Ault 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 42

TOWN OF BALKAN

235-0030-05460, 05550

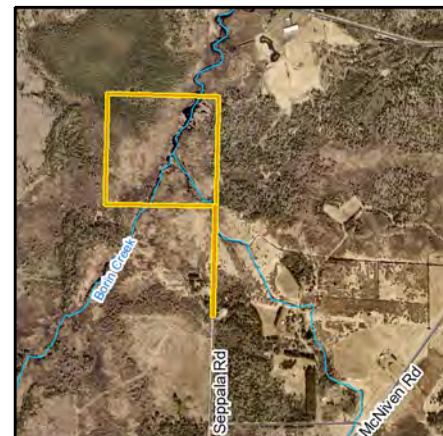
\$19,000.00

± 43.90 acres

C22230050

**Location:** North and east of 6037 Seppala Road, Chisholm**Legal:** SE1/4 of NE1/4, Sec 34 Twp 59N Rge 20W
ELY 1 ROD OF NE1/4 OF SE1/4, Sec 34 Twp 59N R20W
Subject to public waters.

Land	\$18,000.00
Timber	\$1,000.00
Improvements	\$0.00
Minimum Bid	\$19,000.00
Certified Assessments	\$0.00



This property is approximately 43.9 acres with about 2,465 feet of frontage on Borin Creek. There is a conservation easement on Borin Creek (Doc. #591438). Subject to a driveway easement in the south (Doc #1467584). Zoning is FAM-3 (Forest Agricultural Management). Contact St. Louis County Planning and Zoning 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 Balkan Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 43	TOWN OF BEATTY	250-0031-00060	\$43,800.00	± 4.22 acres	C22230051
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Location: 9287 Ban Lake N, Orr
Legal: LOT 6, BLOCK 1, BAN LAKE NORTH

Land	\$42,300.00
Timber	\$1,500.00
Improvements	\$0.00
Minimum Bid	\$43,800.00
Certified Assessments	\$0.00



This parcel is approximately 4.22 acres with about 390 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 44	TOWN OF BEATTY	250-0032-00020	\$53,300.00	± 5.93 acres	C22230052
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Location: Approximately 0.14 of a mile east of the Elbow River on the south shore of Ban Lake, Orr
Legal: LOT 2, BLOCK 1, BAN LAKE SOUTH

Land	\$52,400.00
Timber	\$900.00
Improvements	\$0.00
Minimum Bid	\$53,300.00
Certified Assessments	\$0.00



This parcel is approximately 5.93 acres with about 600 feet of frontage on Ban Lake. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 45	TOWN OF BEATTY	250-0082-00970	\$18,500.00	± 0.05 acres	C22230053
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Location: Approximately 0.8 of a mile NE of Pederson Landing State Water Access Site, Wakemup Bay, Cook
Legal: LOT C, SODERHOLM BEACH TOWN OF BEATTY
 Subject to public waters.

Land	\$18,500.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$18,500.00
Certified Assessments	\$0.00



This nonconforming parcel is an approximately 0.05 of an acre island with about 180 feet of frontage on Lake Vermilion. Zoning is RES-8 (Residential). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area, is predominately wetland and may not be suitable for development. Parcel is subject to Public Waters – visit the MN DNR website for more information. Check with Beatty Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 46	TOWN OF COTTON	305-0010-00542	\$2,775.00	± 7.88 acres	C22240074
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Location: Approximately 0.16 of a mile south of Cameron Drive on Mink Road, then approximately 0.44 of a mile west of Mink Road, Cotton

Legal: Govt Lot 2 EXCEPT Easterly 1000 feet of Northerly 1100 feet AND EXCEPT Southerly 220 feet, Sec 4 Twp 54N Rge 16W

Land	\$2,775.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$2,775.00
Certified Assessments	\$0.00



This parcel is approximately 7.88 acres with easements along its northern and western borders (Doc. #393593). There is an undeveloped easement from Mink Rd. to this parcel (Doc. #386560 and 393593). Zoning is MU-5 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel is predominately wetlands and may not be suitable for development. Check with Cotton Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#296491).

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, 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 ELLSBURG	320-0050-00060	\$14,500.00	± 0.38 acres	C22240075
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Location: Approximately 0.2 of a mile north of Melrude Road and Berg Lake Drive, Cotton

Legal: Lot 6, Block 2 INCLUDING that part of vacated Broadway adjacent, Dinham Lake Town of Ellsburg

Land	\$14,500.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$14,500.00
Certified Assessments	\$0.00



This parcel is approximately 0.38 of an acre with about 130 feet of frontage on Dinham Lake. This nonconforming lot of record has water access. Zoning is SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area, is predominately wetland and may not be suitable for development. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Ellsburg Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

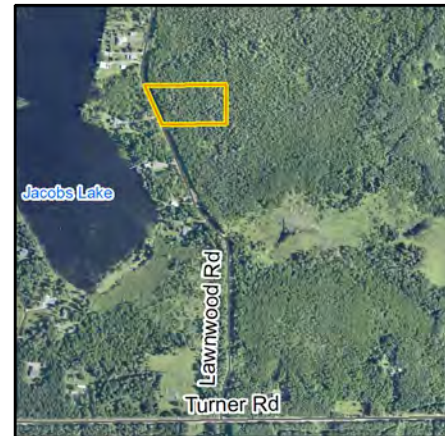
Tract 48	TOWN OF GNESEN	375-0030-00310	\$3,000.00	± 3.96 acres	C22230054
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Location: Across from 6795 Lawnwood Road, Duluth

Legal: LOTS 31 THROUGH 34, LAWNWOOD TOWN OF GNESEN

Land	\$2,264.00
Timber	\$736.00
Improvements	\$0.00
Minimum Bid	\$3,000.00
Certified Assessments	\$0.00



This parcel is approximately 3.96 acres with a powerline easement along the western border (Doc. #350297). This nonconforming lot of record is zoned W2-Non-rip (Waterfront 2 District). Contact Gnesen Township for permitted uses and zoning questions. This parcel is predominately wetland and may not be suitable for development. Check with Gnesen Township for any certified, pending or future assessments that may be reinstated. Recording fee \$126.00 (T#44721, T#44722, T#44963, T#81780, T#153680).

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

Tract 49

TOWN OF GREAT SCOTT

385-0010-04180

\$35,400.00

± 40.00 acres

C22220703



Location: North side of E Hayes Road, across from 9700 and 9716 E Hayes Road, Mt. Iron

Legal: NE1/4 of SE1/4, Sec 35 Twp 58N Rge 19W
Subject to public waters.

Land	\$32,600.00
Timber	\$2,800.00
Improvements	\$0.00
Minimum Bid	\$35,400.00
Certified Assessments	\$0.00



This parcel is approximately 40 acres with about 1,552 feet of frontage on an unnamed stream. It is subject to an easement along the southern border (Doc. #1460870). This parcel is zoned FAM-3 (Forest Agricultural Management). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. Parcel contains wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with Great Scott Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 50

CITY OF HERMANTOWN

395-0010-01671

\$6,900.00

± 1.25 acres

C22230078



Location: East of 4528 Solway Road, Hermantown

Legal: South 10 Rods of E1/2 of NW1/4 of SW1/4 of SW1/4, Sec 6 Twp 50N Rge 15W

Land	\$6,900.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$6,900.00
Certified Assessments	\$0.00



This nonconforming parcel is approximately 1.25 acres and has no known legal access. Zoning is R-1 (Residential). Contact the City of Hermantown for permitted uses and zoning questions. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the City of Hermantown for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view this parcel.

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

Tract 51

TOWN OF LAKEWOOD

415-0010-06903

\$41,775.00

± 4.98 acres

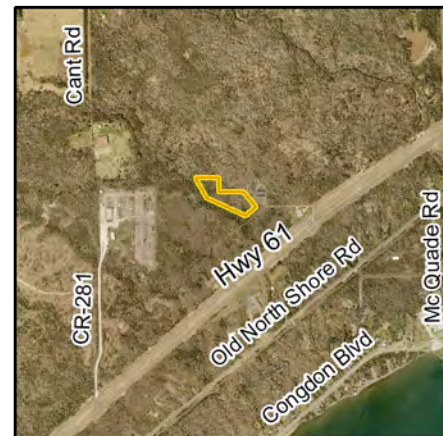
C22230056



Location: West of 2321 Highway 61, Duluth

Legal: That part of the NE1/4 of SW1/4 described as follows: Commencing at the W1/4 corner of Section 24; thence on an assumed bearing of N89deg48'17"E along the N line of said SW1/4 1553.24 feet to the Point of Beginning; thence continuing along the N line 89deg48' 17"E 350.96 feet; thence S00deg11'39"E & parallel with the E line of said SW1/4 217.09 feet; thence N89deg48'17"E & parallel with the N line 367.07 feet; thence S37deg53'11"E 289.27 feet; thence S50deg22'49"W & parallel with N line of State Highway No. 61 200.00 feet; thence N64deg57'05"W 644.71 feet; thence N28deg00'36"W 336.99 feet to the N line of said SW1/4 and the Point of Beginning, Sec 24 Twp 51N Rge 13W

Land	\$40,775.00
Timber	\$1,000.00
Improvements	\$0.00
Minimum Bid	\$41,775.00
Certified Assessments	\$0.00



This vacant, wooded property is approximately 5 acres in Lakewood Township. There is an undeveloped access easement (Doc. #810845). This parcel is zoned LIU-10 (Limited Industrial). Contact the Town of Lakewood for permitted uses and zoning questions. Check with the Town of Lakewood for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#351029).

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

Tract 52

CITY OF RICE LAKE

520-0020-00220

\$600.00

± 0.20 acres

C22230081

**Location:** North of 4751 1st Avenue S, Rice Lake**Legal:** LOT 167 3/4, AUDITORS PLAT OF BIRCHWOOD TRACT

Land	\$600.00
Timber	\$0.00
Improvements	\$0.00
Minimum Bid	\$600.00
Certified Assessments	\$0.00



This nonconforming +/- 13.5' x 660' parcel is zoned RES-1 (Residential). Contact the City of Rice Lake for permitted uses and zoning questions. Check with the City of Rice Lake for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#9589).

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

Tract 53

UNORGANIZED 54 13

620-0010-03940

\$40,400.00

± 27.75 acres

C22230058

**Location:** South of 8681 Pequaywan Lake Road and across the Little Cloquet River, Duluth**Legal:** Govt Lot 2, Sec 25 Twp 54N Rge 13W
Subject to public waters.

Land	\$37,350.00
Timber	\$3,050.00
Improvements	\$0.00
Minimum Bid	\$40,400.00
Certified Assessments	\$0.00



This parcel is approximately 27.75 acres with about 1,380 feet of frontage on the Little Cloquet River. Parcel has water access and is zoned MU-4 (Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 54

UNORGANIZED 55 14

641-0010-00690

\$49,100.00

± 14.78 acres

C22230059

**Location:** Approximately 2 miles east of the Whiteface Reservoir State Water Access Site on Blais Road, Makinen**Legal:** Govt Lot 3 EXCEPT East 700 feet of West 800 feet of North 550 feet
AND EXCEPT part subject to flowage rights, Sec 5 Twp 55N Rge 14W
Subject to public waters.

Land	\$42,110.00
Timber	\$6,990.00
Improvements	\$0.00
Minimum Bid	\$49,100.00
Certified Assessments	\$0.00



This parcel is approximately 14.78 acres with about 1,993 feet of frontage on Whiteface Reservoir. Parcel has water access and is zoned SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 55

UNORGANIZED 56 14

642-0010-05120

\$107,400.00

± 13.30 acres

C22230060



Location: Approximately 1.9 miles northeast of the Whiteface Reservoir State Water Access Site on Blais Road, Makinen

Legal: NE1/4 of SW1/4, EXCEPT part Subject to flowage rights, Sec 30 Twp 56N Rge 14W
Subject to public waters.

Land	\$99,600.00
Timber	\$7,800.00
Improvements	\$0.00
Minimum Bid	\$107,400.00
Certified Assessments	\$0.00



This parcel is approximately 13.3 acres of a portion of an island on the Whiteface Reservoir with about 1,800 feet of frontage. Zoning is SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains areas that may be located in the floodplain management area and wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. There may be an acreage discrepancy – potential buyers should consult a surveyor. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 56

UNORGANIZED 54 15

661-0022-00040

\$24,200.00

± 1.38 acres

C22230061



Location: East of 5876 Elde Road, Cotton

Legal: LOT 4, BLOCK 1, BEFORE LONG
Subject to public waters.

Land	\$23,600.00
Timber	\$600.00
Improvements	\$0.00
Minimum Bid	\$24,200.00
Certified Assessments	\$0.00



This parcel is approximately 1.38 acres with about 130 feet of frontage on Long Lake. Parcel has an undeveloped easement access and is crossed by that driveway easement in the north (Doc. #126090). Zoning is SMU-7 (Shoreland Multiple Use). Contact St. Louis County Planning and Zoning for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Parcel is subject to Public Waters – visit the MN DNR website for more information. Check with the St. Louis County Auditor's Office for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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



DOs AND DON'Ts

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

THE DO'S AND DON'TS OF MN STATE TAX-FORFEITED LANDS USE

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

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

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

DON'Ts

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



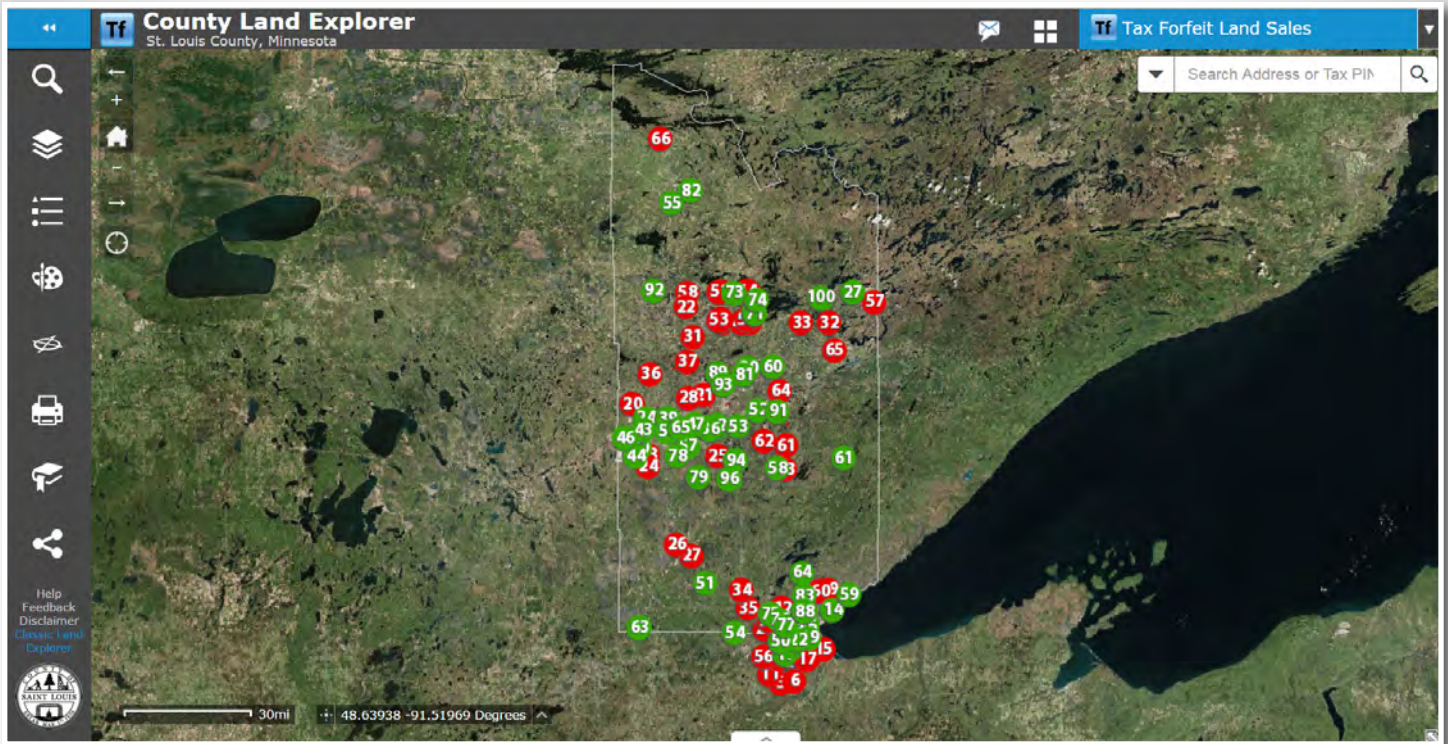


MAPPING- AUCTION AND AVAILABLE LIST

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

County Land Explorer

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



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

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

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

To View

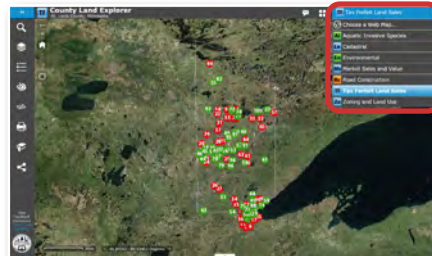
Step 1:

Open County Land Explorer



Step 2:

Select "Tax-Forfeited Land Sales"



Step 3:

Zoom to area of interest





DISCLAIMERS & TERMS

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

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

2. BIDDING AND SALES:

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

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

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

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

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

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

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

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

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

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

3. ASSESSMENTS: Properties offered for sale may be subject to unpaid assessments. Before purchasing, prospective buyers should consult the Finance Department for properties in the City of Duluth, or the City/Town Clerk for all other locations, in respect to any unpaid assessments that may exist. Any assessments against the properties for public improvements that were levied after the properties forfeited to the State shall be assessed against the properties and paid for at the time of purchase, pursuant to Minnesota Statutes § 282.01, Subd. 3. Any municipality or other public authority is authorized to make a reassessment or a new assessment to a property in an amount equal to the remaining unpaid original assessment at the time of forfeiture (Minnesota Statutes §§ 429.071, Subd. 4 and 435.23).

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

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

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



DISCLAIMERS & TERMS

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

7. PROPERTY CONDITION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



LAND SALE INFORMATION

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

Q & A

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

Our next state tax-forfeited land sale will be online at: publicsurplus.com. It will open on October 31 and close on November 14. The list and additional information can be found on our website at: stlouiscountymn.gov/landsales. Additional listings will be available over the counter, and on a separate Tax-Forfeited Settlement Sale online auction.

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

You can pre-register by filling out our online Registration Form found on our website: stlouiscountymn.gov/landsales. Registration with St. Louis County is not necessary to participate in the Public Surplus auction, but it is required if you are the successful bidder.

Note: you will need to register with Public Surplus to bid on online auctions at: publicsurplus.com. Contact Public Surplus via email or their chat function if you have questions about using their website.

3. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

The land sales are advertised in the official newspaper of the county (currently the Duluth News Tribune duluthnews.com), the Cook News-Herald - who places their legal notices on 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.

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

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

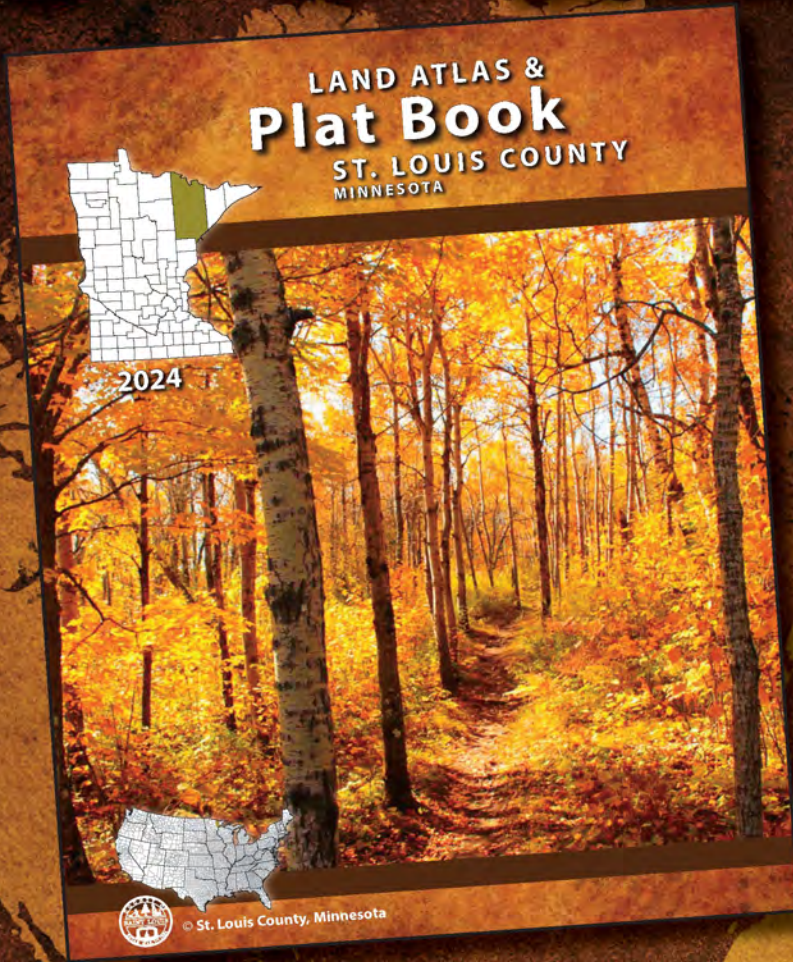
ADDITIONAL INFORMATION

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

NOW AVAILABLE!

2024 LAND ATLAS & PLAT BOOK

ST. LOUIS COUNTY



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

Mobile App for Plat Book



More Info at www.stlouiscountymn.gov/platbooks



CLOSES NOVEMBER 14, 2024



St. Louis County, Minnesota

ONLINE TAX-FORFEITED PROPERTY AUCTION

Land and Minerals Department

- Recreational Land
- Investment Property
- Lakeshore



**FOR
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LAND SALE AUCTION ONLINE BIDDING

Starts Thursday, October 31, 2024
 Closes Thursday, November 14, 2024
 Ends at 11:00 a.m. CST
publicsurplus.com

Photo Credit: Kim Seguin, IS II Pike Lake

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

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

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

stlouiscountymn.gov

218-726-2606