



Land and Minerals Department

Tax-Forfeited Lakeshore Lots

Notice of Online Auction of Former Shoreland Lease Lots

Closes March 27, 2025



Photo Credit: Rob Benson, Forester II Pike Lake



FOR SALE

TAX FORFEITED PROPERTIES

 **SAINT LOUIS COUNTY**
MINNESOTA

LAND & MINERALS DEPARTMENT

(218) 726-2606

www.stlouiscountymn.gov

ONLINE AUCTION of Former Shoreland Lease Lots

Starts Monday, March 17, 2024

Closes Thursday, March 27, 2024 at 11:00 a.m. CST

www.publicsurplus.com

For more information, contact

St. Louis County Land and Minerals Department 218-726-2606

www.stlouiscountymn.gov/shorelandsales

Former Shoreland Lease Lot Sale Information

- Minnesota Statutes, Section 282.41 authorizes St. Louis County to sell tax-forfeited lakeshore lots that are currently leased.
- The public sale of tax-forfeited lakeshore lots is governed under the provisions of Minnesota Statutes, Section 282.01, Subdivision 3.
- All properties shall be offered at public auction and sold to the highest responsible bidder. Bidding will begin at the minimum bid specified on the list. Properties not receiving a bid at auction will be available over the counter on a first come, first served basis, upon payment of required deposit.
- The lakeshore lots only, separate from improvements, will be offered for sale. The minimum bid is the appraised **land** value.
- At the time of sale, the purchaser must pay non-refundable earnest money in the amount of \$1,000.00 by certified check, cashier's check or money order, payable to the St. Louis County Auditor.
- 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. Additional fees such as recording fees, deed fees, and deed tax will be explained at the time of closing.
- The full balance of the purchase price, with fees, must be made within 15 days of the auction sale, **prior to payment to the leaseholder for improvements**, by certified check, cashier's check or money order. If an agreement with the leaseholder is reached which allows greater than 15 days from the date of sale for payment of improvements (*see below), full balance of the purchase price for the land, with fees, must be made to the county within 30 days of the date of sale.
- The purchaser shall reimburse the county for appraisal and survey costs allocated to the lot purchased.
- ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WITH RESPECT TO ACCESS TO STATE TAX-FORFEITED LANDS SOLD.
- For septic information, please contact the St. Louis County Planning and Zoning Department's On-Site Wastewater division at 218-471-7103 or oswinfo@stlouiscountymn.gov.
- For zoning information, please contact the St. Louis County Planning and Zoning Department's Land Use division at 218-471-7103 or landuseinfo@stlouiscountymn.gov.

Payment for Lakeshore Lot Improvements

- The purchaser must make payment in full to the leaseholder in the manner provided in Minnesota Statutes, Section 92.06, Subdivision 4, **for the value of any improvements**.

* Payment for improvements must be made within 15 days of the auction sale, either in cash or upon terms and conditions agreeable to the owner of the improvements. If payment for improvements is not made in cash, and there is no agreement between parties within 15 days of the auction sale, St. Louis County will void the land sale and reoffer the property at a future public auction.

Questions?

Contact the St. Louis County Land and Minerals Department at **218-726-2606**.

www.stlouiscountymn.gov/shorelandsales

Tract 1	Town of Beatty Twp: 64 Rng: 18 Sec: 7	Acres +/- 4.7 Zoning: SMU-7	CVT: 250 Plat: 31 Parcel(s): 30	Lakeshore 67 C22250008
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Land	\$43,000.00
Additional Costs Not Subject to Bid Up	
Appraisal	\$1,475.00
Survey	\$2,036.52

County Assessor Virginia.....218-471-7147
 County Planning and Zoning:
 On-Site Wastewater218-471-7103
 Land Use 218-471-7103

Legal Description:
 LOT 3, BLOCK 1, BAN LAKE NORTH



Comments: Approximately 4.7 acres with about 323 feet of frontage on Ban Lake. This site has a gradual slope from the lake and a moderately steep slope with some stairs up to the cabin site. The site features a rocky shoreline and the tree cover is a mix of various species of pine, hardwood and softwood, of various age and size. There is no lawn area, no well, no septic, and no electricity. This +/- 600.14'x335.85'x 653.57'x323.26' conforming parcel is zoned SMU-7 (Shoreland Multiple Use), which requires 1 acre and 150 feet of lot width to meet standards. Contact St. Louis County Planning and Zoning for permitted use and zoning questions. Water access only, from public landing. Recording fee \$46.00 (Abstract).

Additional Costs Paid to Lessee	
Improvements	\$61,000.00

Improvements include a +/- 576 sq. ft. seasonal cabin that has an attached, enclosed porch, and a sauna, and an outhouse. 250-0000-09121

Driving Directions: 9305 Ban Lake N, Cook
 From U.S. Highway #53 in Orr, turn right on Highway 23 (right at stop lights in Orr), then turn right on Elbow Lake Forest Road, right on Ban Lake Spur North to public boat landing. Proceed westerly by boat to the north shore and the west end of the lake. Cabin can be identified by lease tag L03160022 on structure.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX-FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.

Shoreland Lease Lot— Lessee Contact Information

TRACT #	LESSEE	CONTACT	CONTRACT/LEASE #	LAKE	SITE ADDRESS
Tract 1, Lakeshore 67	Kay Kauzlarich	Cell – 651-341-5386	C22250008 L03160022	Ban Lake	9305 Ban Lake N – water access only

Questions?

Contact the St. Louis County Land and Minerals Department at **218-726-2606** or at
landdept@stlouiscountymn.gov.

www.stlouiscountymn.gov/shorelandsales



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. 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.

3. 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.

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

5. 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.

6. 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. 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.

D. 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.

E. 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.

7. 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.

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

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

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

11. 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.

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



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