



**S A I N T
LOUIS
COUNTY**
MINNESOTA

Land and Minerals Department

03-30-21 - 04-27-21

Tax Forfeited Online Land Sale Auction List

www.publicsurplus.com



Land Commissioner's Office
320 West 2nd Street, Suite 302
Duluth, MN 55802
218-726-2606

Pike Lake Area Office
5713 Old Miller Trunk Highway
Duluth, MN 55811
218-625-3700

Virginia Area Office
7820 Highway 135
Virginia, MN 55792
218-742-9898

stlouiscountymn.gov/landsales



STATE TAX FORFEITED LAND SALE INFORMATION

Land and Minerals Department St. Louis County, Minnesota

COPIES AND INFORMATION

For copies of tract information sheets, general land sale questions, sale location or other inquiries, call 218-726-2606.

Tract Information Sheets can be obtained at our website: stlouiscountymn.gov (click on the "Tax Forfeited Land Sales" button) or contact us at the Land and Minerals Department Offices listed below:



EMAIL NEWS - SIGN UP!

Receive email notifications about the St. Louis County Tax Forfeited Land Sales program. This is a self managing free email subscription service. You can unsubscribe at any time with a simple one-click option. To sign up to receive this email news service, just visit our website at:

www.stlouiscountymn.gov/landsales

Click on the Subscribe button.

QUESTIONS and PURCHASE

For questions regarding a specific tract or to purchase Available List properties over-the-counter, please contact or visit the following offices:

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

PROHIBITED BUYER OR BIDDERS (DELINQUENT TAXES)

Any person or entity, or entity controlled by such person, is a prohibited buyer or bidder, if said person or entity is delinquent on real or personal property taxes in St. Louis County.

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.

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

OPPORTUNITY - Available Properties List

In addition to properties offered at public and online auction, St. Louis County also has available properties for sale over-the-counter. These are properties that have previously been offered for purchase to the highest bidder at an auction, but were not acquired. They are now available for immediate purchase over-the-counter, first come first served, for the total price listed on each tract. Offers to purchase for less than what is listed cannot be accepted pursuant to state statute. The Available List is posted on the county's website, or is available by calling or visiting our offices.



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.

G. 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).

H. 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.

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. 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.

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

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. 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)

9. 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.

10. 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.

11. 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.

12. 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.

13. REINSTATEMENT: If an installment contract is canceled, and less than 50% of the principal (original sale price) has been paid at the time of cancellation, reinstatement will not be allowed. To retain the property, payment in full must be received.

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

15. 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.

16. 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.

17. 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.



SALES AND PAYMENTS

Land and Minerals Department St. Louis County, Minnesota

SALES

When purchasing tax forfeited parcels, the following sales criteria apply:

- **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".
- **IS PAYMENT IN FULL REQUIRED ON DAY OF SALE:** Payment in full may not be required (if \$500 or more) at the time of sale, depending upon the advertised total value listed for each parcel.

AMOUNT DUE UPON SALE

	Down Payment	10% of the total sale value or \$500, whichever is greater.
	State Assurance Fee	3% of total sale price of land, timber and structures. 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, .0033 times the purchase price for sales over \$3,000.
	Buyers Premium	For online auctions, there is a buyers premium of 3.5% of the total sale price of land, timber and structures.

PAYMENT OPTIONS

OPTION #1: PAY IN FULL

OPTION #2: CONTRACT FOR DEED

- **10% DOWNPAYMENT:** Ten percent (10%) downpayment.
- **INTEREST:** A ten percent (10%) interest rate, as determined by state statute.
- **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 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 SCHEDULE:** One (1) annual payment per year.

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

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

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).

QUESTIONS

1 WHAT HAPPENS IF PROPERTY THAT HAS AN UNSATISFIED MORTGAGE HELD AGAINST IT?

Regarding existing, unsatisfied, recorded mortgages: It is advised that all buyers consult a real estate attorney prior to purchasing tax forfeited properties with unsatisfied mortgages 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 AT THE SALE?

Once the financial obligations 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 ten (10) business days may result in the sale going to the next highest bidder.



Q & A

Land and Minerals Department St. Louis County, Minnesota

Looking for new offerings of state tax forfeited land for sale? They will be available at these public auctions:

2021 Public Auction Schedule
February 11 June 10 October 7

QUESTIONS

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

We have three state tax forfeited auctions of new offerings per year, one each in February, June and October. The dates will be posted by January each year to our website located at: www.stlouiscountymn.gov. Click on the "Tax Forfeited Land Sales" link. Listings for the next land sale will be available approximately one month before the sale date. A continuous online auction is also available at www.publicsurplus.com that will run between the regular auctions.

2. WHEN AND WHERE ARE YOUR TAX SALES ADVERTISED?

All land sales are advertised in the official newspaper of the county (currently the Duluth News Tribune www.duluthnews.com) and on the website at: www.stlouiscountymn.gov. Free printed copies of the booklets can be picked up at St. Louis County offices or from one of our multiple area wide distribution sites, which are listed on our website.

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

You can register early by filling out the online Registration Form found on our website at: www.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. Please note: you will need to register with Public Surplus to bid on online auctions at www.publicsurplus.com.

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

Properties that do not sell at the auctions 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: www.stlouiscountymn.gov. Click on the "Tax Forfeited Land Sales" link, then select "Available Property List". Properties that do not sell at online auction will remain on online auction.

5. HOW DO I GET ACCESS ACROSS STATE TAX FORFEITED LANDS?

There are three ways the St. Louis County Land and Minerals Department grants access across state tax forfeited lands:

1. An authorization, allows access for short term needs.
2. A temporary, renewable lease to access private land.
3. An easement for roadways, utilities, or other access to private lands.

To request access across St. Louis County State Tax Forfeited land, fill out the "Application for Access Across Tax Forfeited Lands" and return it to a St. Louis County Land and Minerals Department office nearest you. Filling out the application does not guarantee that access will be granted. All requests are evaluated on a case-by-case basis. The form can be downloaded at: www.stlouiscountymn.gov >Land & Minerals >Tax Forfeited Trust Lands >Access, Encumbrances & Trails. Print the Application form (Adobe PDF format), or pick one up at any Land and Minerals Department office. Please read the "Instructions for Applying for Access Across Tax Forfeited Lands" for detailed information on requirements within the application.

6. COULD YOU TELL ME ABOUT THE ST. LOUIS COUNTY TAX FORFEITED LAND SALES?

- 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 non-conservation, 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 set aside as primarily suitable for 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).

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

- The County Board may set aside no more than 30% for timber development (which include Memorial Forests).
- The County Board may set aside no more than 20% (by resolution) to be used for recreation.
- The Land and Minerals Department is self-supporting, with any balance remaining after operational costs distributed as follows (this is called apportionment):
 - 40% to the County's General Fund
 - 40% to school districts
 - 20% to towns or cities

8. 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 or online 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.



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. Current list can be found at: www.stlouiscountymn.gov/HOME/Cities-Towns-Schools. All phone numbers listed below are 218 area code unless noted.

CITIES	
Area Code	(218)
Aurora	229-2614
Babbitt	827-3647
Biwabik	865-4183
Brookston	507-202-8708
Buhl	258-3226
Chisholm	254-7902
Cook	666-2200
Duluth	
Planning and Development	730-5580
Life Safety	730-4380
Finance	730-5350
Ely	226-5449
Eveleth	744-7444
Floodwood	476-2751
Gilbert	748-2232
Hermantown	729-3600
Hibbing	262-3486
Hoyt Lakes	225-2344
Iron Junction	744-1412
Kinney	258-3360
Leonidas	410-4055
MnKinley	749-5313
Meadowlands	427-2565
Mt. Iron	748-7570
Orr	757-3288
Proctor	624-3641
Rice Lake	721-3778
Tower	753-4070
Virginia	748-7500
Winton	365-5941
TOWNS	
Alango	666-2352
Alborn	345-8091
Alden	595-0550
Angora	780-1663
Arrowhead	879-6423
Ault	612-201-5943
Balkan	254-3967
Bassett	565-0313
Beatty	666-2932
Biwabik (Town)	865-4238

Breitung	753-6020
Brevator	879-6110
Camp 5	757-3564
Canosia	729-9833
Cedar Valley	476-2497
Cherry	966-6145
Clinton	780-3678
Colvin	780-7323
Cotton	482-3216
Crane Lake	993-1303
Culver	491-1458
Duluth (Town)	525-5705
Eagles Nest	365-4573
Ellsburg	780-5303
Elmer	231-1089
Embarrass	984-2084
Fairbanks	848-2465
Fayal	744-2878
Field	666-2487
Fine Lakes	476-2770
Floodwood	476-2598
Fredenberg	721-3991
French	254-5611
Gnesen	721-3158
Grand Lake	729-8978
Great Scott	258-3810
Greenwood	753-2231
Halden	476-2796
Industrial	729-8334
Kabetogama	875-2082
Kelsey	427-2323
Kugler	750-0337
Lakewood	409-1999
Lavell	263-9787
Leiding	757-3205
Linden Grove	909-800-0520
McDavitt	744-4213
Meadowlands (Town)	427-2657
Midway	624-7985
Morcom	969-5812
Morse	365-2613
Ness	343-0541
New Independence	428-5860

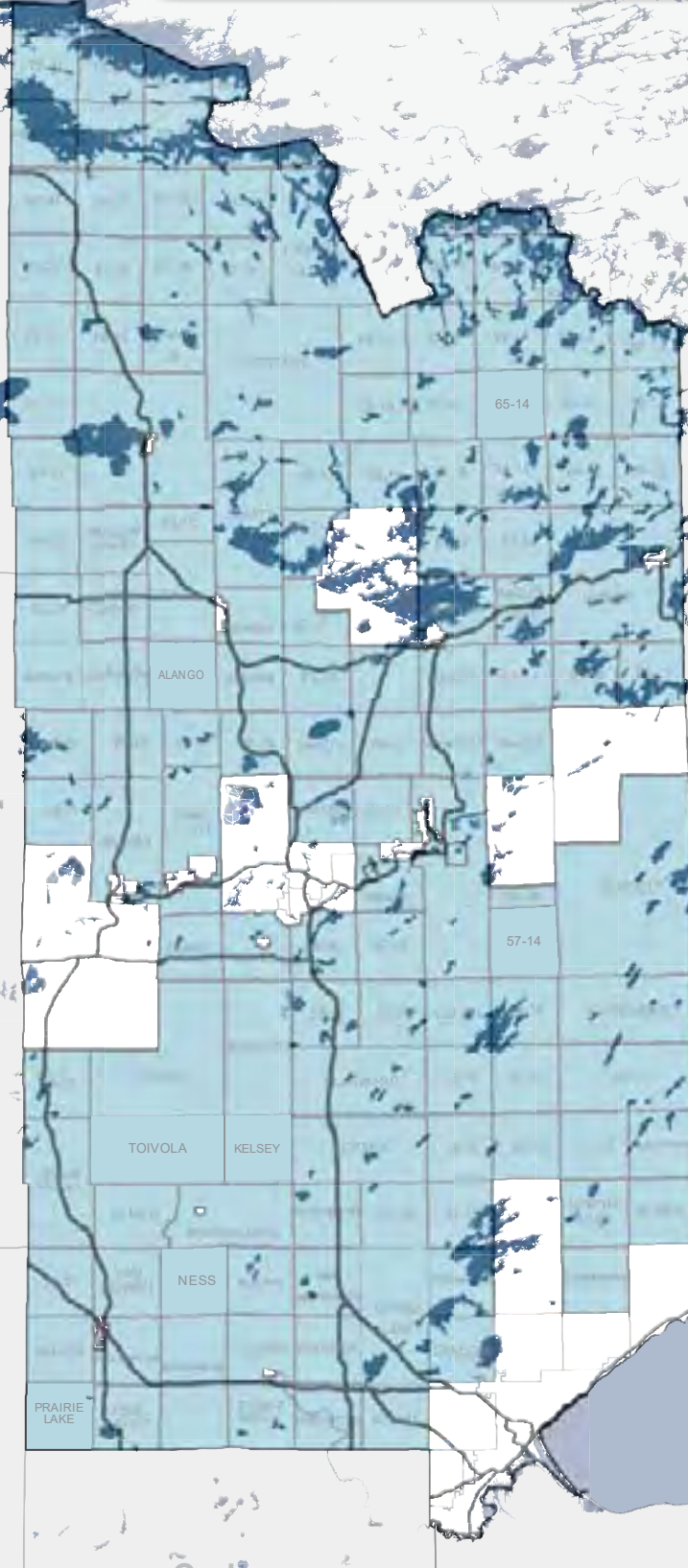
Normanna	409-1999
North Star	343-6594
Northland	345-8225
Owens	666-2417
Pequaywan	525-4068
Pike	749-3613
Portage	993-2475
Prairie Lake	393-4132
Sandy	749-5541
Solway	729-5134
Stoney Brook	453-5551
Sturgeon	969-6381
Toivola	427-2188
Van Buren	476-2831
Vermilion Lake	749-2902
Waasa	984-3305
White	229-2813
Willow Valley	750-1699
Wuori	741-0997
ST. LOUIS COUNTY	
Assessors	726-2304
Auditor	726-2380
Environmental Services	749-9703
Land and Minerals	726-2606
Planning & Comm. Development (Zoning) - North	749-7103
Planning & Comm. Development (Zoning) - South	725-5000
Recorder's Office	726-2680
STATE	
DNR Waters (Shoreland Permits)	834-1441
MN Pollution Control Agency	1-800-657-3864
MN Department of Health	1-800-383-9808
OTHER	
Pike Lake Area Wastewater Collection System (PLAWCS)	729-9007
Duluth North Shore Sanitary District (DNSSD)	1-877-824-4871



ZONING AND DEVELOPMENT

Land and Minerals Department St. Louis County, Minnesota

Land Use and Zoning Areas
Administered by St. Louis County



COUNTY ZONING AREAS

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

Duluth Office: **218-725-5000**
Virginia Office: **218-749-7103**

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

Tract 1

City Of Duluth

010-0880-01690

\$17,550.00

± 0.07 acres

C22200243

**Location:** East of 310 W Central Entrance, Duluth**Legal:** LOT 14, BLOCK 6, DULUTH HEIGHTS 5TH DIVISION

Land	\$17,550.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$17,550.00
Certified Assessments	\$0.00



Vacant lot in the Duluth Heights neighborhood of Duluth. This +/- 25' x 125' parcel 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. 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 2

City Of Duluth

010-1140-03360

\$2,362.00

± 0.08 acres

C22200053

**Location:** Between 2820 and 2826 W 2nd Street, Duluth**Legal:** E 1/2 of Lot 460, Block 81, DULUTH PROPER SECOND DIVISION

Land	\$2,362.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$2,362.00
Certified Assessments	\$0.00



Vacant land on W 2nd St. 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 details regarding a future assessment in the amount of \$13,915.37 that may be reinstated, and for any other certified, pending or future assessments that may be reinstated. A medical lien is held against this property - consult a real estate attorney for details. Recording fee \$46.00 (Abstract).

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

Tract 3

City Of Duluth

See Comments

\$37,999.00

± 0.78 acres

C22180351

**Location:** East side of Commonwealth Avenue from E McGonagle Street almost to the fire hall, Duluth**Legal:** LOT 6 and LOT 7 and LOT 8 and LOT 9 and LOT 10 and LOT 11 and LOT 12 and LOT 13 and LOT 14 and LOT 15 LOT 16 and LOT 17 and LOT 18, BLOCK 48, GARY FIRST DIVISION DULUTH

Land	\$37,999.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$37,999.00
Certified Assessments	\$0.00



Vacant, mostly wooded property on the southeast corner of Commonwealth Ave. and E McGonagle St. in the Gary neighborhood of Duluth. This +/- 325' x 100' tract 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. Recording fee \$286.00 (T#70454, T#64997, T#28814, T#21380, T#142428, T#23491, T#102037, T#45977, T#124618, T#124619, T#160978, T#153987, T#17208). PINs: 010-1800-12490,12500,12510,12520,12530,12540,12550,12560,12570,12580,12590,12600,12610

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

010-2140-00570

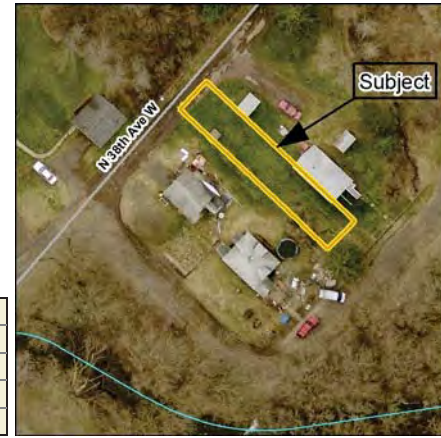
\$2,600.00

± 0.07 acres

C22180256

**Location:** Between 3711 and 3717 W 6th Street, Duluth**Legal:** LOT 10, BLOCK 5, HAZELWOOD PARK DIVISION OF WEST DULUTH

Land	\$2,600.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$2,600.00
Certified Assessments	\$0.00



Vacant lot on W 6th St. in the Denfeld neighborhood of Duluth. This +/- 25' x 132' 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. Recording fee \$46.00 (T#154334).

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

010-3030-02080

\$5,800.00

± 0.16 acres

C22180337

**Location:** South side of Jay Street at the dead end west of N 44th Avenue East, Duluth**Legal:** LOT 5, BLOCK 82, LONDON ADDITION TO DULUTH

Land	\$5,800.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$5,800.00
Certified Assessments	\$0.00



Vacant, wooded lot on the south side of Jay St. in the Lakeside neighborhood of Duluth. This +/- 50' 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. Recording fee \$46.00 (Abstract). There is additional property in this area available for immediate purchase over-the-counter on the Available List.

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

010-3480-01760,01770

\$5,936.00

± 0.26 acres

C22170332

**Location:** East of Midway Avenue on the north side of undeveloped Meadow Street, Duluth**Legal:** LOT 22 BLK 7 INC PART OF VAC ALLEY ADJ and E 1/2 LOT 23 BLK 7 INC PART OF VAC ALLEY ADJ, REARRANGEMENT NORTON BAY VIEW OUTLOTS DULUTH

Land	\$5,936.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$5,936.00
Certified Assessments	\$0.00



Wooded, vacant lot located on platted, undeveloped Meadow St. in the Bayview Heights neighborhood of Duluth. This +/- 75' x 150' parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. Any potential owner must obtain appropriate approvals, if improving undeveloped, platted roads, prior to building on the site. Check with the City of Duluth Finance Department for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#209423). There is additional property in this area available for immediate purchase over-the-counter on the Available List.

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

010-4270-00260

\$31,275.00

± 0.66 acres

C22200183

**Location:** East of 501 W Quince Street, Duluth**Legal:** LOT 14 INC 1/2 VACATED NINA ST ADJ, BLOCK 2, SUNNYSIDE GARDENS OF DULUTH

Land	\$31,275.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$31,275.00
Certified Assessments	\$0.00

Vacant, wooded lot on Quince St. in the Duluth Heights neighborhood of Duluth. This +/- 119' x 241' parcel is zoned R-1 (Residential). Contact City of Duluth Planning and Development for permitted uses and zoning questions. City sewer is not available. 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#240667).

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 Biwabik

015-0062-00080

\$11,542.00

± 1.47 acres

C22190137

**Location:** Across road to the east of 5961 Voyageurs Trail, Biwabik**Legal:** Lot 8, Block 1, VOYAGEURS RETREAT AT GIANTS RIDGE

Land	\$11,542.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$11,542.00
Certified Assessments	\$0.00

This +/- 410' x 180' irregularly shaped parcel is encumbered by a drainage and utility easement. Zoning is R-1 (Single Family Residential). Contact the City of Biwabik for permitted uses and zoning questions. Contact the Voyageurs Retreat at Giants Ridge at 952-941-4005 for their list of restrictive covenants and details regarding delinquent association fees. Check with the City of Biwabik for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#305955). There is additional property in this area available for immediate purchase over-the-counter on the Available List.

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 Chisholm

020-0090-00030,00040,00050,00060,00070

\$6,375.00

± 7.83 acres

C22190044

**Location:** South side of Cemetery Road between 8th Avenue NW and MN TH 73, Chisholm**Legal:** LOT 3 and LOT 4 and LOT 5 and LOT 6 and LOTS 7 THRU 10 EX HWY R/ W ON LOTS 9, AND 10, GARDEN LANDS CHISHOLM

Land	\$6,375.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$6,375.00
Certified Assessments	\$0.00

This irregularly shaped property is +/- 363' x 975' and is zoned R-2 (Residence District). Contact the City of Chisholm for permitted uses and zoning questions. This property is predominately wetland and may not be suitable for development. Check with the City of Chisholm for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is adjoining property available for immediate purchase over-the-counter on the Available List.

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 Aurora

100-0047-00090

\$5,850.00

± 0.33 acres

C22200072

**Location:** North of W 3rd Avenue N between Peterka Farm Road and Erie Street N, Aurora**Legal:** Lot 9, Block 4, KNUTI 2ND ADDITION TO AURORA

Land	\$5,850.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$5,850.00
Certified Assessments	\$0.00



This +/- 99' x 145' parcel adjoins the Mesabi Trail. Zoning is LR (Low Density Residential). Contact the City of Aurora for permitted uses and zoning questions. Check with the City of Aurora for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). There is additional property in this area available for immediate purchase over-the-counter on the Available List.

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 Babbitt

105-0020-00020

\$6,843.29

± 0.22 acres

C22200051

**Location:** 56 Fir Circle, Babbitt**Legal:** Lot 2, Block 8, BABBITT 2ND DIVISION CITY OF BABBITT

Land	\$3,131.00
Timber	\$0.00
Improvements	\$245.00
Initial Price	\$6,843.29
Certified Assessments	\$3,467.29



This +/- 70' x 140' parcel has a garage. The house structure that previously occupied this site was removed pre-forfeiture in 2019. Zoning is R-2 (Single Family Residential). Contact the City of Babbitt for uses and zoning questions. Check with the City of Babbitt for information regarding certified assessments in the amount of \$3,467.29 that must be paid at the time of sale, a pending demolition assessment, and for any other certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 12

City Of Hibbing

140-0035-00220

\$8,800.00

± 0.94 acres

C22170327

**Location:** Between 721 and 739 38th Street E, Hibbing**Legal:** LOT 22, AUDITORS PLAT NO 15 HIBBING

Land	\$8,800.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$8,800.00
Certified Assessments	\$0.00



This +/- 150' x 275' parcel is zoned R-1 (Single Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any 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 13

City Of Hibbing

140-0050-02330,02340

\$2,485.00

± 0.05 acres

C22200129

**Location:** Between 1105 and 1111 17th Avenue E, Hibbing**Legal:** Lot 28 and S1/2 of Lot 29, Block 12, BROOKLYN

Land	\$2,485.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$2,485.00
Certified Assessments	\$0.00



This +/- 37.5' x 58' parcel is zoned R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract).

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

Tract 14

City Of Hibbing

140-0060-01320

\$3,175.00

± 0.29 acres

C22180072

**Location:** West side of 15th Avenue E between E 14th and 15th Streets, Hibbing**Legal:** LOTS 17 THRU 20, BLOCK 33, BROOKLYN FIRST ADDITION TO CITY OF HIBBING

Land	\$3,175.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$3,175.00
Certified Assessments	\$0.00



This +/- 100' x 125' parcel is zoned R-2 (One to Four Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$92.00 (Abstract and T#228636).

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 Hibbing

140-0270-01830

\$7,875.00

± 5.00 acres

C22180071

**Location:** Between 708 and 808 41st Street E, Hibbing**Legal:** E 1/2 OF W 1/2 OF E 1/2 OF NE 1/4 OF NW 1/4, Sec 30 Twp 57N Rge 20W

Land	\$7,875.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$7,875.00
Certified Assessments	\$0.00



This approximately 5 acre parcel is crossed by a stream. There may be an acreage discrepancy. Zoning is R-3 (Multiple Family Residence District). Contact the City of Hibbing for permitted uses and zoning questions. The parcel may contain wetlands that may impact development and/or access plans. The parcel contains areas that may be located within the floodplain management area that may impact development. Check with the City of Hibbing for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract).

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

Tract 16

City Of Hibbing

141-0020-00160

\$52,710.00

± 17.38 acres

C22200130

**Location:** North of Highway 92 west of Shaw Road, Hibbing**Legal:** LOT 6 EX RY RT OF WAY, Sec 1 Twp 57N Rge 20W

Land	\$52,510.00
Timber	\$200.00
Improvements	\$0.00
Initial Price	\$52,710.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 17.38 acres with no known legal access. It is crossed by a telephone line and an active railroad grade. Parcel is zoned W-1 (Natural Environment Lake) north of the railroad grade and A-R (Agricultural-Rural Residential District) south of the railroad grade. Contact the City of Hibbing for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with the City of Hibbing 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 17

Angora Township

215-0010-03230

\$14,325.00

± 40.00 acres

C22200189

**Location:** South of 9429 Anton Road E, Angora Township**Legal:** NE 1/4 OF NW 1/4, Sec 19 Twp 61N Rge 18W

Land	\$13,375.00
Timber	\$650.00
Improvements	\$300.00
Initial Price	\$14,325.00
Certified Assessments	\$0.00



This approximately 40 acre parcel has a dilapidated barn and is crossed by an unnamed stream in the southeast corner. Zoning is MU-4 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. This parcel contains areas that may be located within the floodplain management area that may impact development. Check with Angora Township for any certified, pending or future assessments that may be reinstated. Any personal property remaining is part of the sale. Recording fee \$46.00 (Abstract). There is adjoining property 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

Town of Camp 5

278-0050-01860

\$61,965.00

± 11.00 acres

C22190156

**Location:** Northeast shore of Elephant Lake, north and east of 6532 and 6548 Browns Bay, Orr**Legal:** LOT 2 EX PART PLATTED AS ELEPHANT LAKE EAST, Sec 13 Twp 66N Rge 19W, TOWN OF CAMP 5

Land	\$58,465.00
Timber	\$3,500.00
Improvements	\$0.00
Initial Price	\$61,965.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 11 acres with about 775 feet of lakeshore on Elephant Lake. Water access. Parcel is zoned SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with Camp 5 Township for information regarding 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 19

Canosia Township

280-0015-00100,00105

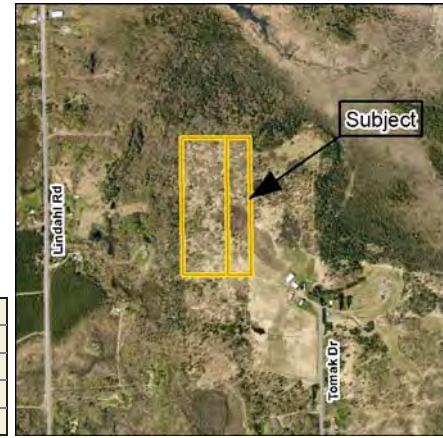
\$16,675.00

± 20.00 acres

C22200011

**Location:** Behind 5024 Lindahl Road, Canosia Township**Legal:** W1/2 OF SE1/4 OF NW1/4 EX E 220 FEET and E 220 FEET OF W1/2 OF SE1/4 OF NW1/4, Sec 28 Twp 51N Rge 15W

Land	\$14,300.00
Timber	\$2,375.00
Improvements	\$0.00
Initial Price	\$16,675.00
Certified Assessments	\$0.00



Vacant, wooded tract located in rural Canosia Township, northwest of Duluth. There is no known legal access. This +/- 660' x 1,320' property is zoned MU-5 (Multiple Use). Contact the St. Louis County Planning & Community Development Department for permitted uses and zoning questions. Contact Canosia Township 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 these parcels.

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

Clinton Township

295-0013-00100

\$59,136.00

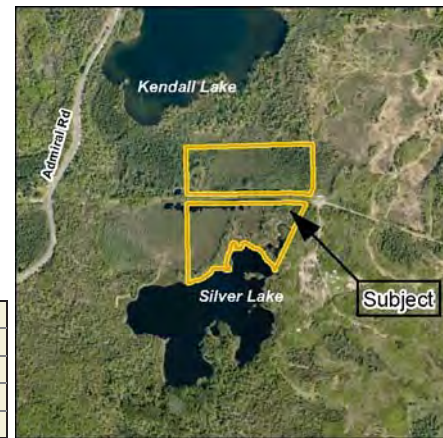
± 18.79 acres

C22200141

**Location:** East of Admiral Road on Silver Lake, Clinton Township

Legal: THAT PART OF W1/2 OF SEC 4 BEG AT NW COR OF SEC 4 & ASSUMING W LINE TO HAVE A BEARING OF S00DEG52'31"E THENCE N88DEG23'57"E ALONG N LINE OF GOVT LOT 4 & SEC 4 1315.20 FT TO NE COR OF GOVT LOT 4 THENCE S00DEG53'50"E ALONG ELY LINE 435.93 FT TO A PT ON ORIGINAL MEANDER LINE OF SILVER LAKE THENCE S25DEG38'23"W 921.98 FT THENCE N90DEG00'00"W 10 FT MORE OR LESS TO ACTUAL SHORE OF SILVER LAKE THENCE WLY ALONG SAID SHORELINE 1270 FT MORE OR LESS TO A PT ON W LINE OF SEC 4 THAT BEARS S00DEG52'31"E FROM PT OF BEG THENCE N00DEG52'31"W ALONG W LINE 1404 FT MORE OR LESS TO PT OF BEG INC ALL OF GOVT LOT 4 EX RY R/W, Sec 4 Twp 57N Rge 18W

Land	\$57,736.00
Timber	\$1,400.00
Improvements	\$0.00
Initial Price	\$59,136.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 33.1 acres divided by a privately owned 33 foot wide strip of land. There is no known legal access. It has about 1,288 feet of frontage on Silver Lake. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel is predominately wetland and may not be suitable for development. Check with Clinton Township 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 21

Cotton Township

305-0020-01740

\$12,750.00

± 1.00 acres

C22200268

**Location:** 7553 Arkola Road, Cotton

Legal: That part of SW1/4 of SE1/4 described as Beginning at the Southeast corner of SW1/4 of SE1/4; thence North 416 feet; thence West 104 feet; thence South 416 feet; thence East 104 feet to the Point of Beginning, Sect 10 Twp 54N Rge 17W

Land	\$12,750.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$12,750.00
Certified Assessments	\$0.00



Vacant, partially wooded approximately 1 acre parcel on Arkola Rd. in Cotton. Previously 7553 Arkola Rd., the structures were removed in 2020. This +/- 104' x 415' parcel is zoned Com-11 (Commercial). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with the Town of Cotton for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Well disclosure fee \$50.00. There is adjoining property available for immediate purchase over-the-counter on the Available List.

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

Eagles Nest Township

317-0025-00110

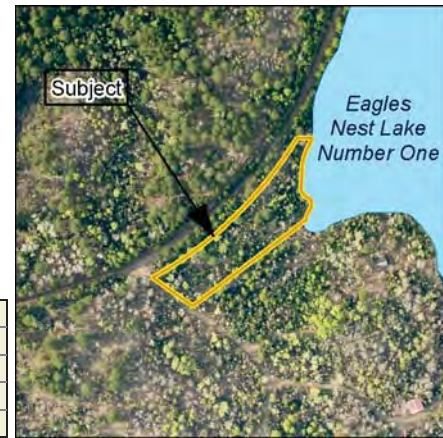
\$90,800.00

± 1.36 acres

C22200207

**Location:** North of 4000 Sunshine Lane, Eagles Nest Township**Legal:** LOT 11, BLOCK 1, BIRD NEST

Land	\$90,400.00
Timber	\$400.00
Improvements	\$0.00
Initial Price	\$90,800.00
Certified Assessments	\$0.00



This irregularly shaped parcel is approximately 1.36 acres with about 220 feet of frontage on Eagles Nest Lake Number 1. Zoning is SMU-7 (Shoreland Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Any potential owner must obtain appropriate approvals if improving undeveloped, platted roads to the site. Check with Eagles Nest Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#337590). There is additional property in this area available for immediate purchase over-the-counter on the Available List.

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

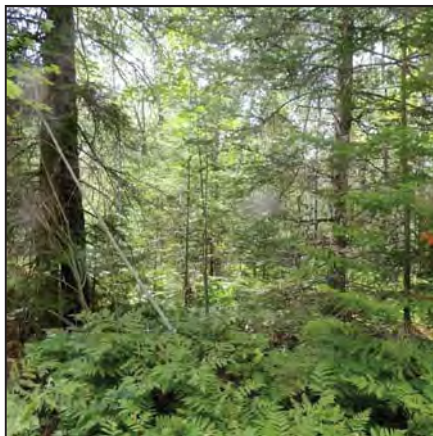
Ellsburg Township

320-0100-00030

\$66,870.00

± 1.09 acres

C22200152

**Location:** Southwest of 2209 Michaels Beach Road, Ellsburg Township**Legal:** LOT 3 AND LOT 4 EX ELY 25 FT, MICHAELS BEACH TOWN OF ELLSBURG

Land	\$66,870.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$66,870.00
Certified Assessments	\$0.00



This +/- 175' x 268' parcel has about 175 feet of frontage on West Stone Lake. Zoning is RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Ellsburg Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (T#207539).

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

Fayal Township

340-0010-05320

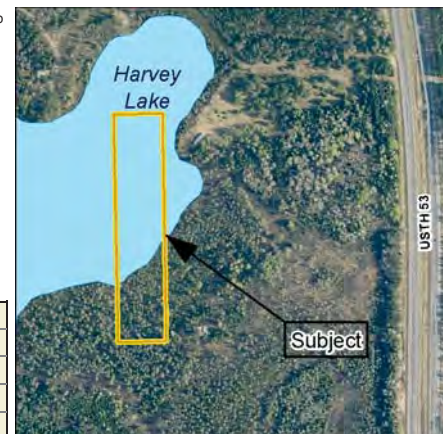
\$46,500.00

± 4.09 acres

C22200111

**Location:** Approximately 1,000 feet west of Highway 53 on the southeast side of Harvey Lake, Fayal Township**Legal:** NW1/4 OF SE1/4 EX BEG AT NE COR OF FORTY THENCE W 200 FT THENCE S 435.60 FT THENCE E 200 FT THENCE N 435.60 FT TO PT OF BEG & EX THAT PART LYING WLY OF ELY 200 FT, Sec 29 Twp 57N Rge 17W

Land	\$46,500.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$46,500.00
Certified Assessments	\$0.00



This non-conforming parcel has about 200 feet of frontage on Harvey Lake. There is no known legal access. This +/- 200' x 932' parcel is zoned RES-5 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. The parcel contains wetlands that may impact development and/or access plans. Check with Fayal Township for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00 (Abstract). Please respect private property and seek permission to view the 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 25

Greenwood Township

387-0110-00100

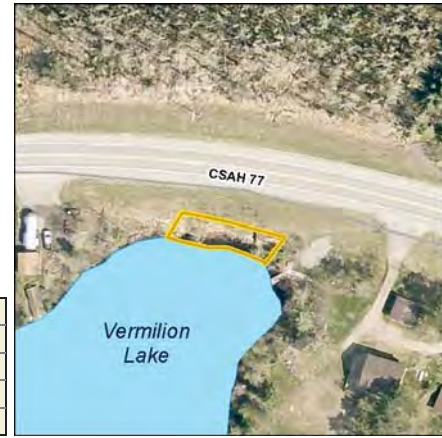
\$19,000.00

± 0.13 acres

C22200172

**Location:** Between 4012 and 4016 County Road 77, Greenwood Township**Legal:** LOT 4A, CLOVER POINT

Land	\$19,000.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$19,000.00
Certified Assessments	\$0.00



This non-conforming irregularly shaped parcel has about 100 feet of frontage on Lake Vermilion. This +/- 15' x 100' parcel is zoned RES-8 (Residential). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. Check with Greenwood 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 26

City of Hermantown

395-0092-00010

\$68,456.00

± 3.08 acres

C22180081

**Location:** North of 4907 Lightning Drive, Hermantown**Legal:** LOT 1 EX SLY 350 FT, BLOCK 1, MAPLE GROVE IND CENTER HERMANTOWN

Land	\$68,456.00
Timber	\$0.00
Improvements	\$0.00
Initial Price	\$68,456.00
Certified Assessments	\$0.00



Vacant, level lot with about 400 feet of frontage on Stebner Rd. in the city of Hermantown. It is subject to a power line easement. This approximately 3.1 acre site is zoned M-1 (Light Industrial). Contact the City of Hermantown for permitted uses and zoning questions. This parcel contains wetlands that may impact development and/or access plans. Check with the City of Hermantown for information on the water availability and hook-up fees, and any other certified, pending or future assessments that may be reinstated. There is a restrictive covenant (doc#412618) and an unsatisfied mortgage held against this property - consult a real estate attorney for details. Any personal property remaining is part of the sale. Recording fee \$46.00 (T#261601).

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.



DO'S 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 Minnesota State Tax Forfeited lands managed by the St. Louis County Land and Minerals Department.

DO'S 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.

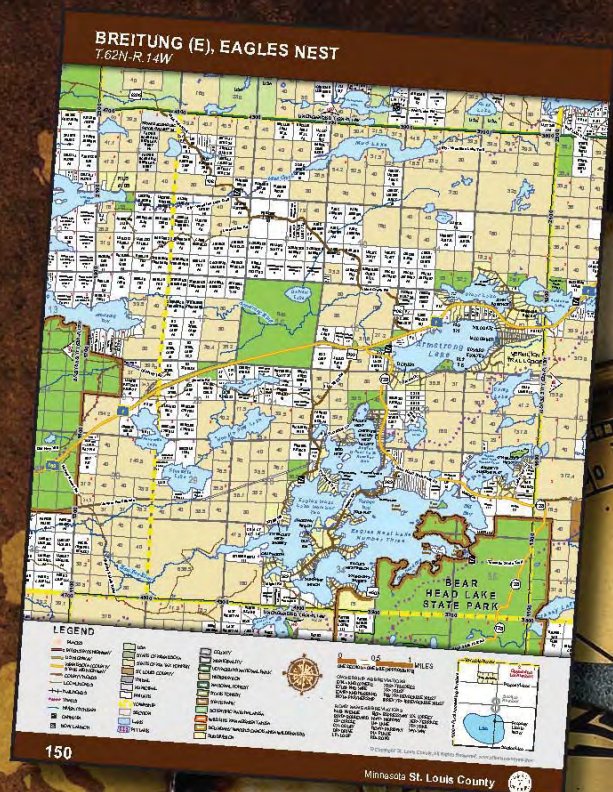
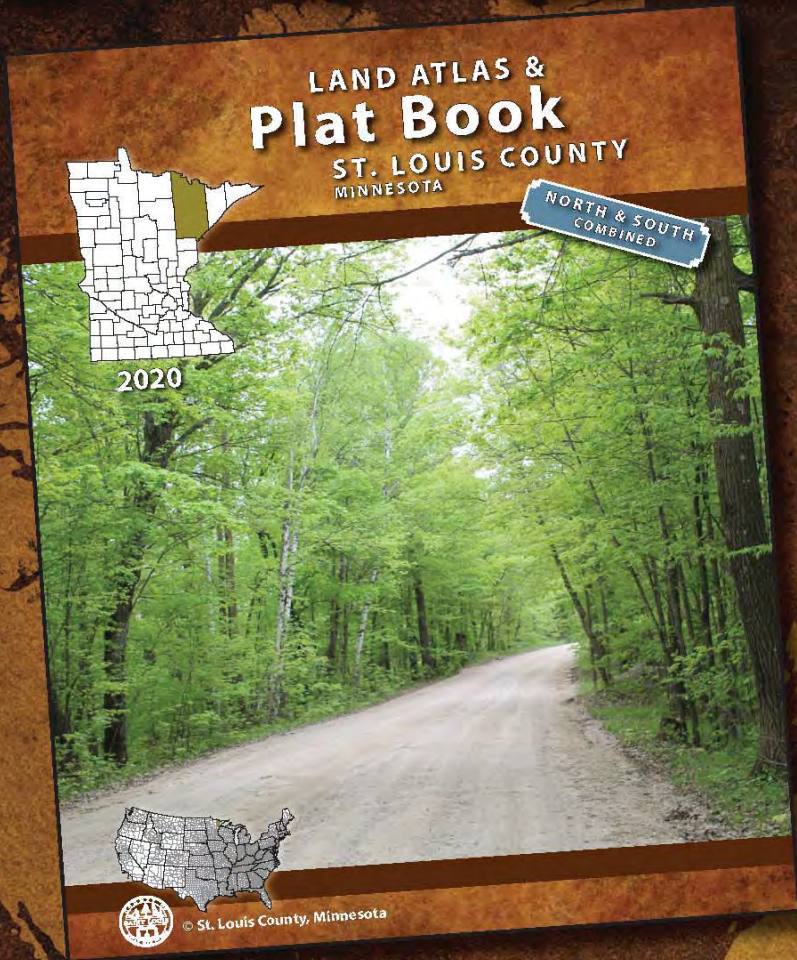


NOW AVAILABLE!

2020

LAND ATLAS & PLAT BOOK

ST. LOUIS COUNTY



New for 2020! The St. Louis County Land Atlas & Plat Book will be available from a mobile app (in addition to limited print copies). 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, by region, or by individual page. Maps for the app will be updated annually between print editions at no additional cost.



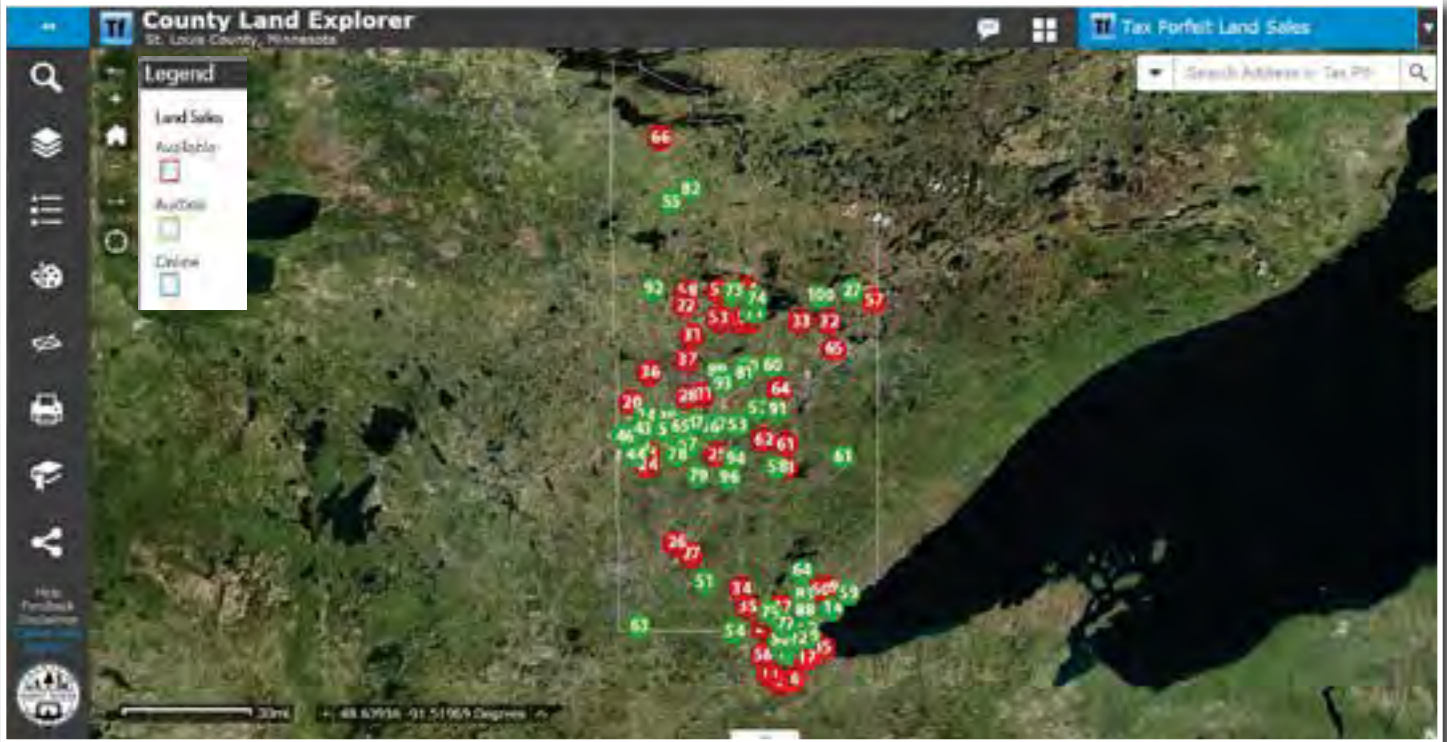


MAPPING- AUCTION AND AVAILABLE LIST

Land and Minerals Department St. Louis County, Minnesota

County Land Explorer

Mapping of St. Louis County Tax Forfeited Online, 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 Forfeit Land Sales"



Step 3:

Zoom to area of interest





S A I N T
LOUIS ♦
COUNTY
M I N N E S O T A

Land and Minerals Department

02-22-21 - 03-29-21

Tax Forfeited Online Land Sale Auction List

www.publicsurplus.com



Continuous Online Auction 03-30-21 - 04-27-21

stlouiscountymn.gov/landsales