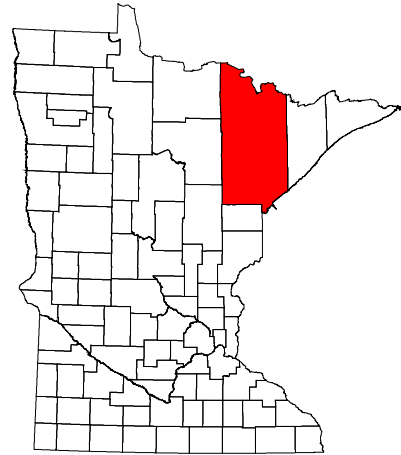


## Property #69060: St. Louis County

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**Minimum Bid:** \$244,000

- **67.9 acres**, more or less.
- **County tax ID:** 365-0010-02740
- **Land Description:** The NE¼ NE¼ of Section 16, Township 52 N, Range 15 Wand that part of the NW¼ NE¼ lying northeasterly of the centerline of County Road 48. Subject to road easements of record.
- Buyer is also responsible for the deed tax. The tax is a percentage of the purchase price (final bid amount X 0.0033)



To be sold through [MNbid.mn.gov](https://mnbid.mn.gov), the State of Minnesota's Surplus Services auction website:

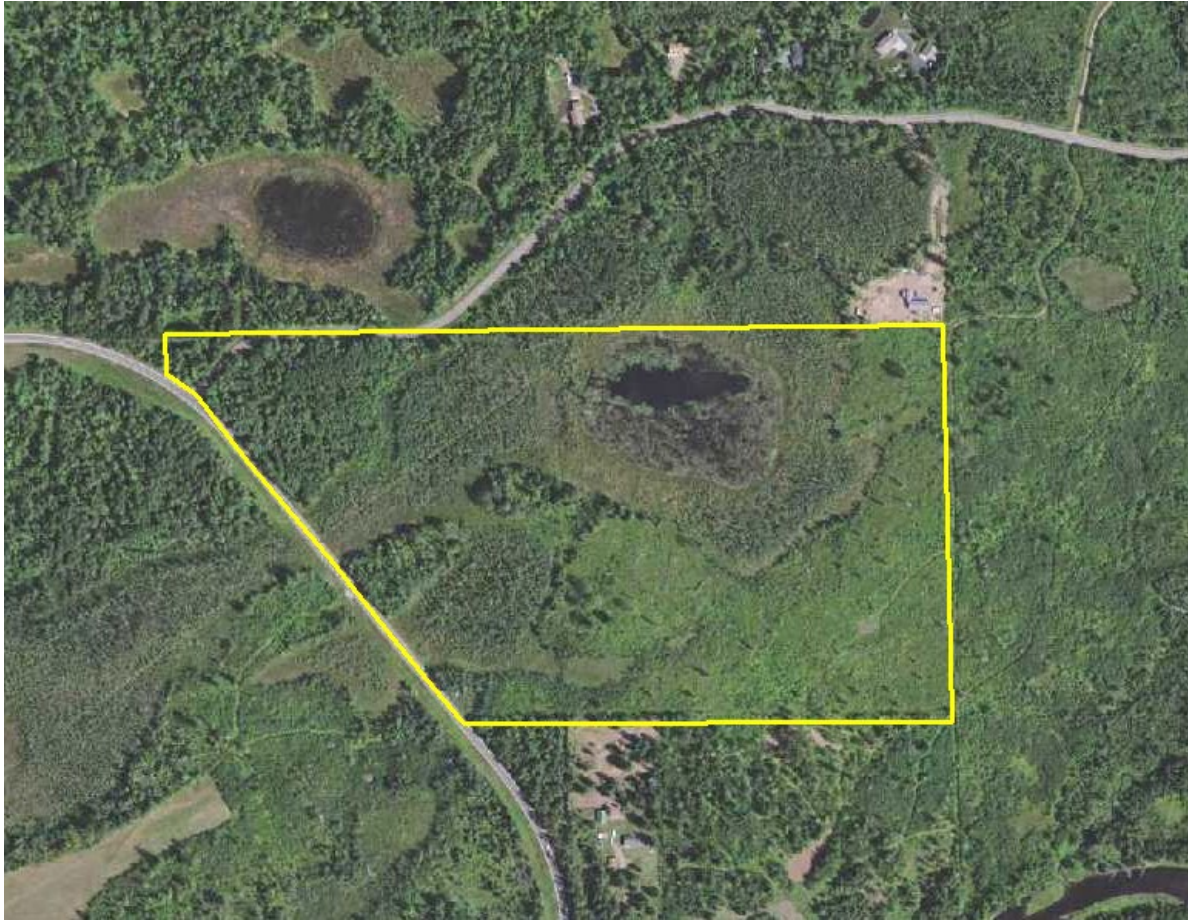


**Online Auction: bidding open Thursday, Nov. 7 through Thursday, Nov. 21, 2024.**

[Register for an account](#) to ask questions about or bid on properties via the MNBid site.

**Note:** If you are interested in bidding on this property, you must be knowledgeable about the bidding process and the terms and conditions of sale of this property. This information can be found on the "[Instructions for Online Auction Terms and Conditions of Sale](#)," or by calling 651-259-5432 or toll free at 888-646-6367 or by requesting through email:

[MIN.landsale@state.mn.us](mailto:MIN.landsale@state.mn.us)



## Site Description

This property is located in Fredenberg Twp in a popular recreational area west of Island Lake Reservoir and ~18 miles northwest of Duluth, MN. The site includes road frontage along both CSAH 48 (Taft Rd) and Bear Island Road. The topography is varied and includes higher land at the northwest corner near the roadway and on the far east side of the parcel, with wetlands and a pond running through the center. The property is heavily vegetated including a mix of pine, aspen, balsam, spruce, tamarack and birch. A portion of the southern part of the property was logged approximately 7 years ago.

**Zoning:** Majority zoned MUNS-4, Multiple Use Non-Shoreland - allows residential development. Min. lot size of 4.5 acres with 300 ft of lot width. The southeast corner is zoned SMU-4, Shoreland Mixed-Use District. ***Check with St. Louis County for specific questions regarding allowed/permitted uses.***

**Surrounding land use:** Land ownership in the township is predominantly private with scattered government-owned parcels.

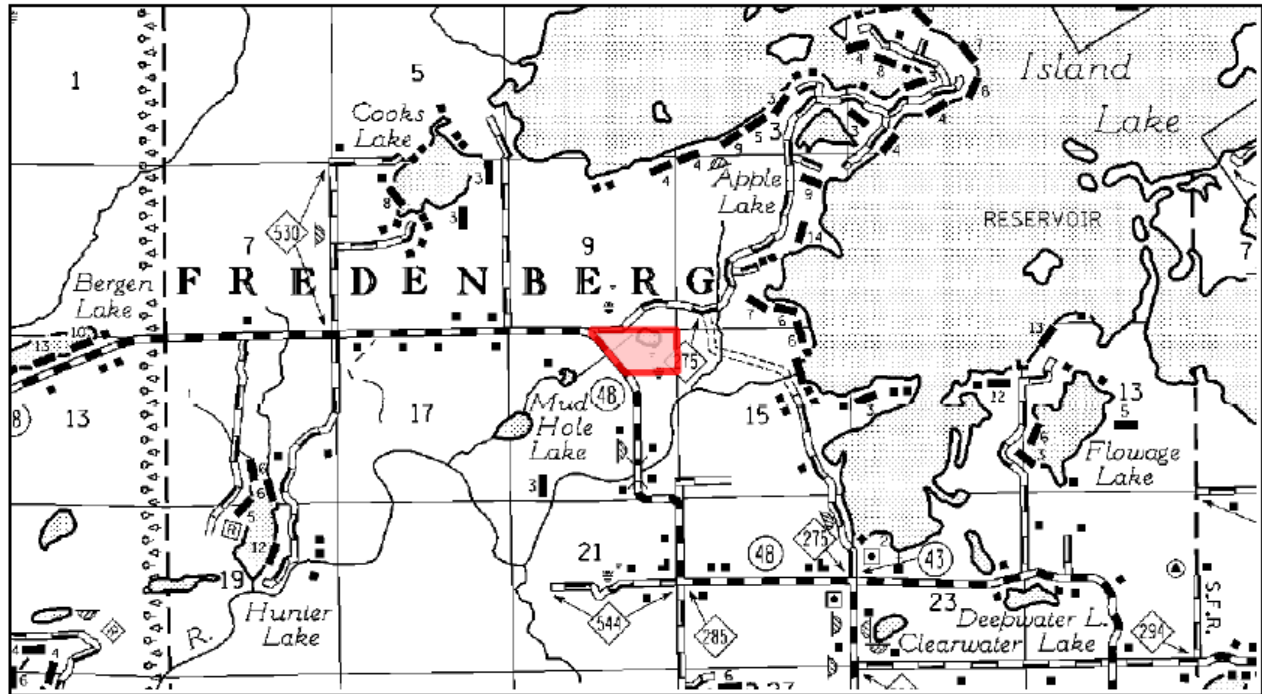
**Encumbrances:** Sale is subject to road easement, road right of ways.

## Bid requirements

**Minimum bid:** \$244,000

No bids shall be accepted for less than the minimum bid. Buyer is also responsible for deed tax, which is 0.0033 X purchase price.

**Minimum Payment Due:** A minimum payment equal to 10 percent of the high bid amount is due within ten days from the date of the award.



Note: Partial maps/drawings included in this property data sheet are illustrations intended for locational purposes and should not be construed as certified survey drawings or official maps.

## Directions to Property for Inspections

From the intersection of US Hwy 53 and MN Hwy 194 in Hermantown, proceed northwest on US Hwy 53. In 4.7 miles turn north onto CSAH 15/Munger Shaw Road. In 8 miles, turn right onto County 48/Taft Road. In 4 miles, Taft Road will intersect Bear Island Road.

## Condition of Property

- **Buildability:** The State makes no representation or warranty that this is a buildable site under applicable State and local law.

- **Well information/Private Sanitation System:** This property contains no known wells or septic systems.
- **Wetlands and Marginal Lands:** This property contains non-forested marginal land or wetlands. The property will have a restrictive covenant placed upon the deed as required by Minnesota Statutes, section 103F.535, subd. 1. This covenant precludes enrollment of the land in a state funded program providing compensation for conservation of marginal land or wetland. A Notice of Determination of Marginal Land/Wetland is available upon request.
- **Properties sold as is.** These properties are sold AS IS. The State makes no representations or warranties regarding the condition or use of any property or the improvements including, but not limited to, the condition or habitability of any buildings, or the condition of any wells, septic systems, soils, access, or any other thing on site. Prospective bidders are advised to inspect the property, improvements, plat maps, easements, conditions of title, and encroachments in order to insure knowledge of existing conditions. All properties are sold subject to local zoning ordinance now or hereafter adopted by units of local government. See the [Instructions for Online Auction Terms and Conditions of Sale](#) for additional information.

## Contact information

Questions on the auction process, terms and conditions of sale, or about the specific property?

Land Sale Phone Line: 651-259-5432 or email: [MIN.landsale@state.mn.us](mailto:MIN.landsale@state.mn.us)

For information about additional DNR properties for sale, visit [mndnr.gov/landsale](http://mndnr.gov/landsale).



**Photos of property**



Northwestern corner of parcel, intersection of Taft Road and Bear Island Road.



View of parcel from Taft Road.





Aerial view, looking southeasterly (older photo).