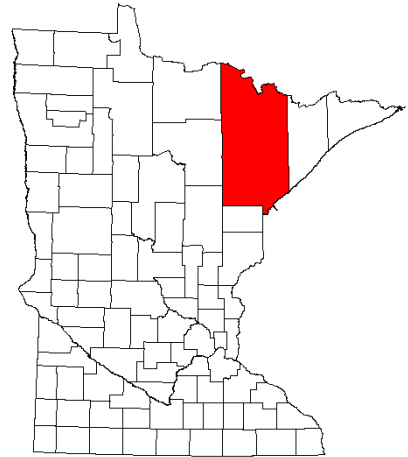


Property #69242: St. Louis County

Minimum Bid: \$77,500

- **6.00 acres**, more or less.
- **County tax ID:** Part of 340-0172-00290 & 340-0010-02990
- **Land Description:** That part of OUTLOT A of the plat of ST. MARY'S LAKE HOMESITE PLAT NO. 1 lying easterly and southeasterly of St. Mary's Lake, and part of the West Half of the Southwest QuarterSection 16, Township 57, Range 17, in St. Louis County, Minnesota.
- 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 [MinnBid.org](https://www.minnbid.org), the State of Minnesota's Surplus Services auction website:

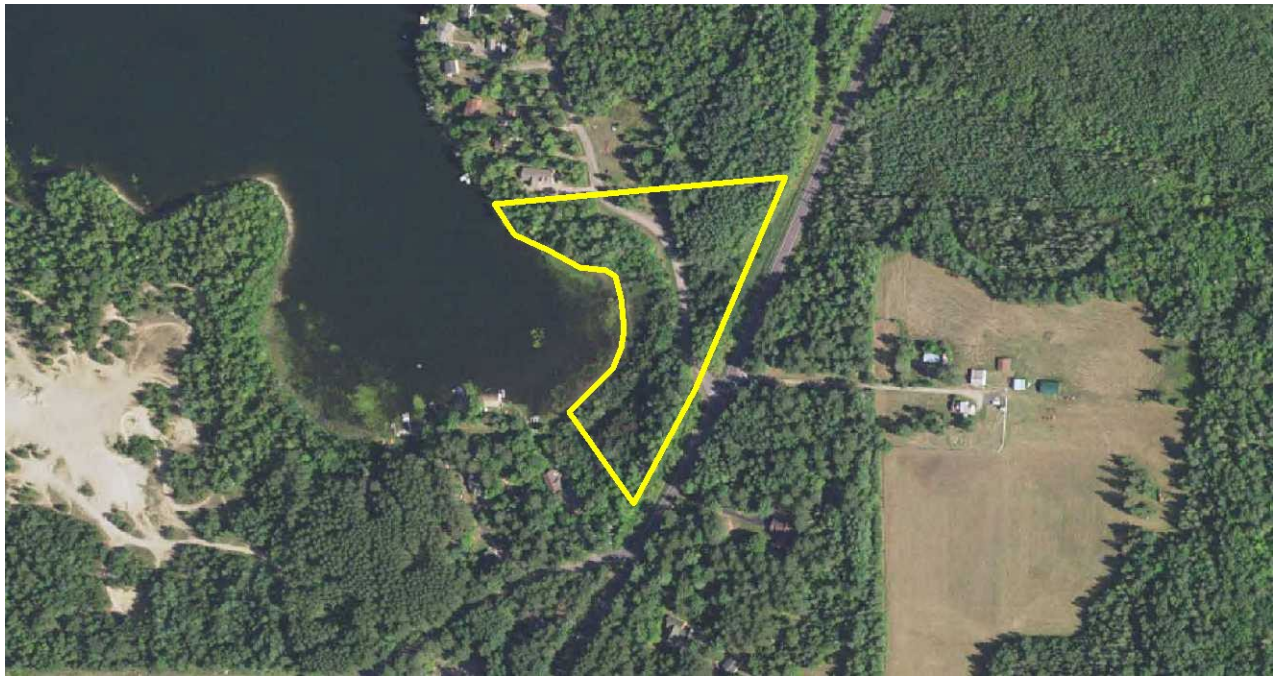


Online Auction: bidding open Thursday, Dec. 1 through Wednesday, Dec 14, 2022.

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



Site Description

This 6 acre property is located south of Eveleth, MN in Fayal Township. The site contains approximately 780 feet of frontage on St. Mary's Lake, a non-meandered lake. A significant portion of the site is low and wet, and is wooded with mature red pine, birch and hardwoods. Due to the low nature of much of the shoreline, and setback requirements, the most likely building site is on the non-lakeshore portion of the property between St. Mary's Ct. Rd and Miller Trunk Road. There is easy access to the property off Hwy 53 and plenty of recreational opportunities nearby.

Improvements to site: Utility and lift station.

Zoning: RES, Residential-7; This zoning type allows for residential development of lots with 150 feet of frontage/width and 1 acre of land. St. Mary's Lake is a recreational development lake and the setback is 100 feet. Road setbacks are 15 feet. *Contact the St. Louis County Environmental Services/Planning & Zoning for additional information regarding permissible uses.*

Encumbrances: Subject to road easement and utility license.

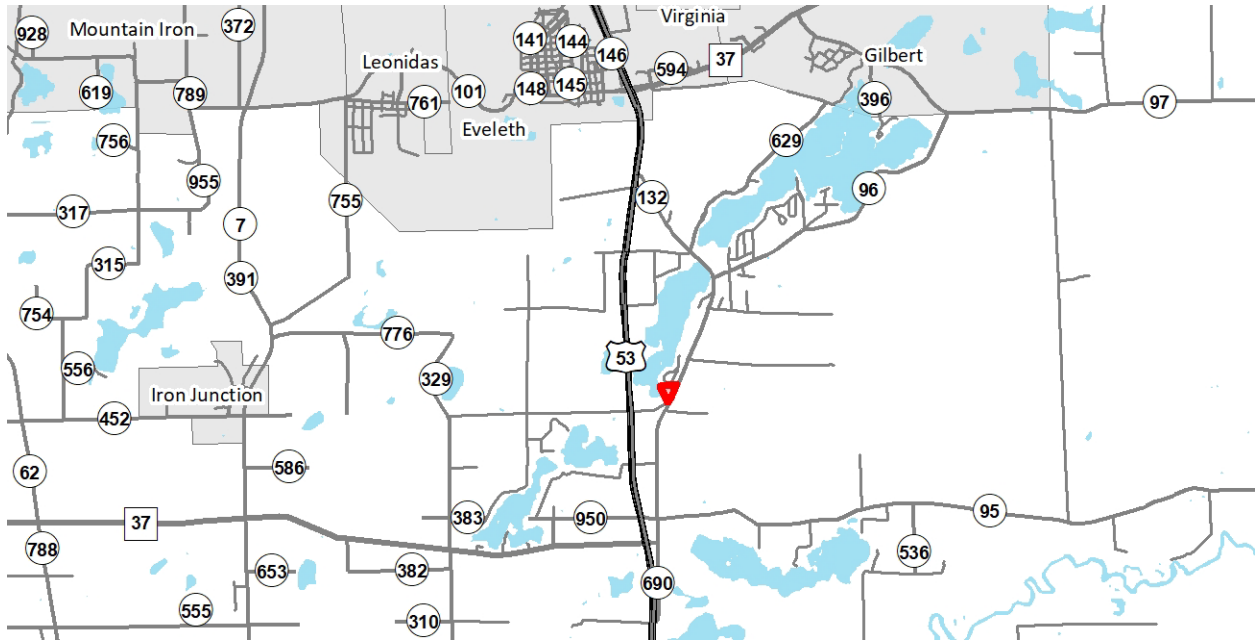
Surrounding land use: Seasonal and permanent lakehomes, agriculture and Eveleth-Virginia airport.

Bid requirements

Minimum bid: \$77,500

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 Eveleth, take US Hwy 53 South and turn east onto Miller Trunk Road. Proceed 2.5 miles and turn west onto St. Mary's Court. Property extends northwest from intersection.

Condition of Property

- **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.
- **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.

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

For information about additional DNR properties for sale, visit mndnr.gov/landsale.

Photos of property



Intersection of Miller Trunk Rd and St. Mary's Ct Rd



Looking east



Looking west

