



Land & Minerals Department Tax Forfeited Property Report

Government Services Center
320 West Second Street, Duluth, MN 55802
218-726-2606
www.stlouiscountymn.gov
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About Report: Property information is collected from multiple databases and departments in St. Louis County. Data is updated regularly, but may not include pending or recently entered changes.

Contract #: C22120136 **Tract #:** 78

Parcel Code(s): 420-0020-00330

Physical Address or Location:

southwest corner of CSAH #16 (Town Line Rd.) and County Road #668 (Westland Rd.)



Legal Description (s):

LOT 1 EX W 660 FT OF N 660 FT, Sec 3 Twp 56N Rge 19W, TOWN OF LAVELL

Approximate Acres: 41.3400
0015

Zoning: Forest Agricultural Management

Comments:

An irregularly shaped parcel with primarily low land, located in Lavell Township. This property is zoned is FAM-3 (Forest Agricultural Management), which requires 9 acres, 300 feet of lot width and 50 foot setbacks to meet minimum standards. This parcel has stagnant spruce with scattered pockets of aspen and jack pine in the south and east, and an undesignated creek crossing through the southeast corner. Wetlands may impact development potential under St. Louis County land use ordinances. Contact the Planning and Community Development Department for permitted uses and zoning questions. Check with Lavell Township for any pending or future assessments that may be reinstated. Recording fee \$46.00. T#65752

Driving Directions:

From Eveleth, take U.S. Highway #53 south approximately 6.3 miles and turn west (right) onto CSAH #16. Travel 10.2 miles, and parcel is located on the southwest corner of CSAH #16 (Town Line Rd.) and County Road #668 (Westland Rd.).

Land	\$13,750.00
Improvements	\$0.00
Assessments	\$0.00
Timber	\$4,650.00
Grand Total	\$18,400.00

Future Assesments	\$0.00
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Recorded Documents: (NOTE: This is not a complete list of recorded documents)