Land & Minerals Department
Tax Forfeited Property Report

Government Services Center
320 West Second Street, Duluth, MN 55802
218-726-2606
www.stlouiscountymn.gov
Disclaimer

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 #: C22130056 **Tract #:** 48

Parcel Code(s): See Comments

Physical Address or Location:
west of N. 3rd Ave. between undeveloped 11th and 12th Sts.

Legal Description (s):
LOTS 1 THRU 26, BLOCK 1, PROCTOR HEIGHTS

Approximate Acres: 1.70000 005

Zoning: Residential

Comments:
Nicely wooded lots with northern hardwoods and aspen on a gently rolling site, in the northwest portion of the city of Proctor. This approximately 1.7 acre property is zoned R-2 (Residential), which requires a minimum lot width of 60 feet and 7,500 sq. ft. of lot area for 1 family or 3,750 sq. ft. of lot area for two families to meet minimum standards. There are no utilities to this property. The City of Proctor has no immediate plans to extend the avenue or utilities toward this site. Check with the City of Proctor for any certified, pending or future assessments that may be reinstated. Recording fee $86.00. T#331754, T#222771, T#328574
PIDs: 185-0210-00010 thru -00260

Driving Directions:
From the stoplight at the intersection of U.S. Highway #2 and 2nd St. in (downtown) Proctor, take 2nd St. east 1 block. Turn north (left) on North 2nd Ave. (a.k.a. Lavaque Rd. or County Road #48) and travel just over 0.5 of a mile to 12th St. Turn west (left), parcel is approximately 200 feet past the last house on the south side of undeveloped 12th St. (Also about 300 feet past the end of 11th St., on the north side.)

Land	$21,200.00
Improvements	$0.00
Assessments	$0.00
Timber	$100.00
Grand Total	$21,300.00

Future Assesments	$0.00

Recorded Documents: (NOTE: This is not a complete list of recorded documents)