



# Land & Minerals Department Tax Forfeited Property Report

Government Services Center  
320 West Second Street, Duluth, MN 55802  
218-726-2606  
[www.stlouiscountymn.gov](http://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 #:** C22150171                      **Tract #:** 26

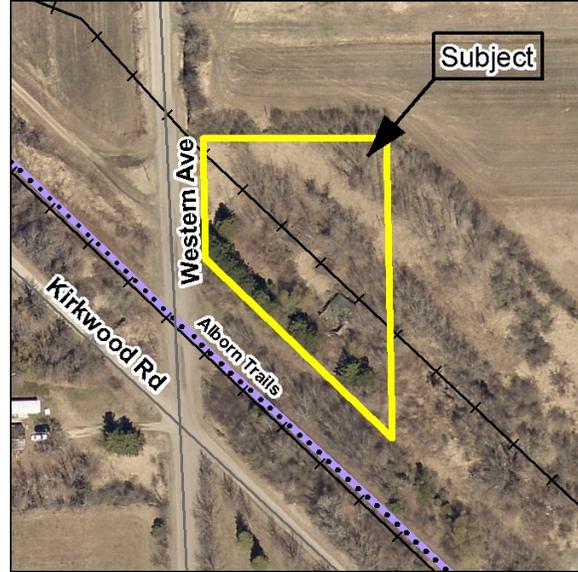
**Parcel Code(s):** 165-0020-00170

**Physical Address or Location:**

northeast of the intersection of Western Avenue and the abandoned railroad grade

**Legal Description (s):**

ONE ACRE OF NW 1/4 OF SE 1/4 COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE E TRACK OF D M AND N RY WITH THE W LINE OF NW 1/4 OF SE 1/4 THENCE N 87 FT THENCE E 22 FT TO POINT OF BEGINNING RUNNING THENCE N 126 5/10 FT THENCE E 195 27/100 FT THENCE S 319 64/100 FT THENCE NWLY ALONG THE PRESENT RY DITCH TO PT OF BEGINNING, Sec 15 Twp 53N Rge 19W, CITY OF MEADOWLANDS



**Approximate Acres:** 1.00000  
000

**Zoning:** Limited Industrial

**Comments:**

This irregularly shaped parcel is approximately 1 acre located on the north side of the city of Meadowlands, with about 125 feet of frontage on Western Ave. It is adjacent to an abandoned railroad grade that has been transitioned into a multi-use recreational trail. All terrain vehicles use this route in summer, and snowmobiles in the winter. It is zoned Light Industrial, which requires a minimum lot width of 25 feet for building, and water and sewer are required from the City. Check with the City of Meadowlands for any pending or future assessments that may be reinstated. Recording fee \$46.00.

**Driving Directions:**

From Duluth, travel north on U.S. Highway #53 to Canyon. Continue 2 miles north, then turn west (left lane exit) on Highway #133 and travel approximately 12 miles to Meadowlands. At the western edge of town, turn north (right) by the school onto Western Ave. Travel approximately 0.3 of a mile to the old railroad grade crossing, now converted into a snowmobile/ATV trail. Parcel is northeast of the intersection of Western Ave. and the abandoned railroad grade.

Land	\$4,500.00
Improvements	\$0.00
Assessments	\$0.00
Timber	\$0.00
<b>Grand Total</b>	<b>\$4,500.00</b>

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