



# 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 #:** C22160056

**Tract #:** 27

**Parcel Code(s):** 165-0020-00220

**Physical Address or Location:**

north of Spruce Street, east of Kirkwood Road

**Legal Description (s):**

PART OF NW 1/4 OF SE 1/4 COMMENCING 479 13/100 FT W OF SE CORNER RUNNING THENCE NWLY AT AN ANGLE OF 131 DEG 43 72/100 FT TO POINT OF BEGINNING CONTINUING THENCE NWLY IN THE SAME DIRECTION 119 1/10 FT THENCE NELY AT AN ANGLE OF 88 1/2 DEG 192 73/100 FT THENCE SLY AT AN ANGLE OF 49 DEG 220 23/100 FT THENCE W AT AN ANGLE OF 91 1/2 DEG 69 82/100 FT TO PT OF BEG EX ELY 0.28 AC, Sec 15 Twp 53N Rge 19W, CITY OF MEADOWLANDS



**Approximate Acres:** 0.17000  
000

**Zoning:** Limited Industrial

**Comments:**

This approximately 0.17 acre parcel is irregularly shaped, located off Spruce St. on the northern side of the city of Meadowlands. The lot has approximately 58 feet of frontage perpendicular to a multi-use recreational trail right of way adjacent Spruce St. This area is zoned Light Industrial, and the parcel is situated between industrial storage use and residential use properties. This zoning 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) onto Highway #133 and travel approximately 12 miles to Meadowlands. Just past the St. Louis County Public Works complex, turn north on Kirkwood Rd. Travel 3 blocks and turn east (right) on Spruce St. Go across the old railroad grade, then turn north (left) on the first driveway. Parcel is immediately on the east (right) side.

Land	\$2,500.00
Improvements	\$0.00
Assessments	\$0.00
Timber	\$0.00
Grand Total	\$2,500.00

Future Assesments	\$0.00
-------------------	--------

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