



SAINT  
**LOUIS**  
COUNTY  
MINNESOTA

## Land & Minerals Department Tax Forfeited Property Report

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.

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

**Contract #:** C22220551

**Tract #:** 33

**Parcel Code(s):** 305-0020-04010

**Physical Address or Location:**

West of 7398 Cemetery Road, Cotton

**Legal Description (s):**

NE 1/4 OF NW 1/4 EX 1 AC FOR ROAD, Sec 23 Twp 54N Rge 17W



**Approximate Acres:** 39.00

**Zoning:** MU-5

**Comments:**

This parcel is approximately 39 acres with a powerline (easement doc. #236391) through the western portion. Zoning is MU-5 (Multiple Use). Contact the St. Louis County Planning and Community Development Department for permitted uses and zoning questions. This parcel is predominately wetlands and may not be suitable for development. Check with Cotton Township for any certified, pending or future assessments that may be reinstated. Recording fee of \$46.00 (Abstract). There is additional property in this area being offered at this sale.

**Driving Directions:**

Land	\$17,180.00
Improvements	\$0.00
Assessments	\$0.00
Timber	\$1,300.00
Grand Total	\$18,480.00

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

Abstract					
PIN	Document #	Document Date	Instrument Code	Instrument	File Date
305-0020-04010	00457338	Jul 8 1988	QC	QUIT CLAIM DEED	Jul 8 1988
	00756077	Jul 1 1999	QC	QUIT CLAIM DEED	Jul 1 1999
	00764892	Sep 23 1999	QC	QUIT CLAIM DEED	Sep 23 1999
	01274804	Dec 1 2015	C1	CERTIFICATE OF F	Dec 1 2015
	01455827	Nov 7 2022	CD	CONTRACT FOR DEE	Nov 7 2022
	01485917	Apr 11 2024	SD	STATE DEED	Apr 11 2024
	01486824	Apr 26 2024	A1	AFFIDAVIT	Apr 26 2024
	01486825	Apr 26 2024	WD	WARRANTY DEED	Apr 26 2024

Torrens					
PIN	Certificate #	Certificate Date	Document #	Document Date	Instrument
305-0020-04010					

Photos:

