

Tract 12	Alborn Township	205-0010-06090	Starting Bid \$27,500.00	± 29.00 acres	C22150115 JG
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Location: approximately 0.5 mile west of the Alborn Junction Rd.
Legal: THAT PART OF S1/2 OF SE1/4 LYING E OF RY R/W, Sec 34 Twp 52N Rge 18W, TOWN OF ALBORN

Land	\$23,100.00
Timber	\$4,400.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$27,500.00



This irregularly shaped parcel is approximately 29 acres, located southwest of the town of Alborn. It is nicely wooded with hardwoods and conifers, is mostly level, and has an open marsh in the northeast. There is no known legal access. Its western border abuts the Great Northern Railway, an active railroad route, beyond which are several hundred acres of public land. The remaining borders abut private property. Zoning is FAM-3 (Forest Agricultural Management), which requires a minimum lot width of 300 feet and 9 acres to meet standards. Check with the Town of Alborn for any pending or future assessments that may be reinstated. Recording fee \$46.00. Please respect private property by asking permission to cross for viewing of this parcel.

ST. LOUIS COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, NOR GUARANTEES WITH RESPECT TO ACCESS TO TAX FORFEITED LANDS SOLD. SUBJECT TO ALL EXISTING EASEMENTS OF RECORD AND RIGHTS OF WAY.