

RH
Tract# 26 C22130103

Balkan Township
Twp: 58 Rng: 20 Sec: 18

Acres+/-40
Zoning: FAM-3

CVT: 235 Plat: 10
Parcel(s): 3050



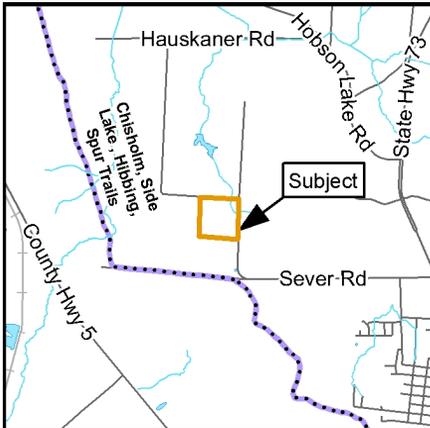
Land	\$20,035.00
Timber	\$2,365.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$22,400.00

Potential Future Assessments: \$0.00

Town of Balkan.....218-254-5283
County Planning & Development (N) .. 218-749-7103
County Assessor Virginia..... 218-749-7147

Legal Description:

NE 1/4 OF NE 1/4, Sec 18 Twp 58N Rge 20W,
TOWN OF BALKAN



Comments:

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.

This parcel is approximately 40 acres, crossed by a stream in the northeast. There are areas of aspen in the west and southeast with low land through the center. This +/- 1,320' x 1,320' parcel is zoned FAM-3 (Forest Agricultural Management), which requires 9 acres, a minimum width of 300 feet and 50 foot setbacks to meet standards. Check with Balkan Township for any pending or future assessments that may be reinstated. Recording fee \$46.00.

Driving Directions: south and west sides of Sever Road

From Chisholm, take MN Highway #73 north approximately 1 mile and turn west (left) on County Road #66 (Sever Rd). Follow County Road #66 approximately 1.3 miles, the road will turn north. Parcel is located approximately 0.25 of a mile north on the west (left) side of the road (or on the corner as the road turns west).