

Tract 30	City Of Proctor	185-0210-03010	\$6,200.00	± 0.23 acres	C22110121 ^{CJ}
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Location: northwest corner of N. 3rd Ave. and 8th St.
Legal: LOTS 1, 2, AND 3, BLOCK 11, PROCTOR HEIGHTS

Land	\$6,200.00
Timber	\$0.00
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$6,200.00



Primarily low lying, vacant parcel, located at the northwest corner of N. 3rd Ave. and 8th St. in the city of Proctor. This +/- 83.26' x 125' parcel is zoned R1b (Residential), which requires 60 feet of frontage and 7,500 sq. ft. of total lot area to meet standards. Check with the City of Proctor for details regarding a road improvement assessment of \$7,815.80, and for any certified, pending or future assessments that may be reinstated. Recording fee \$46.00. Abstract

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.