



Land	\$15,951.20
Timber	\$2,248.80
Improvements	\$0.00
Certified Assessments	\$0.00
Total	\$18,200.00

Potential Future Assessments: \$0.00

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

Legal Description:

UND 7/15 NW1/4 OF SE1/4 also UND 8/15 NW1/4 OF SE1/4, 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 40 acre parcel is bordered by a public recreational trail and is subject to a 20 foot non-exclusive (for public access) easement along the northern border. The land is grass and brush with pockets of aspen and jack pine. There are a few scattered pockets of low land and a low area in the northwest corner. The location and the adjoining recreational trail make this parcel appropriate for cabin/recreational use. This parcel is zoned IND-4 (Industrial), which requires 4.5 acres, a minimum width of 300 feet and 50 feet for setbacks to meet zoning standards. Check with the clerk of Balkan Township for any pending or future assessments that may be reinstated. See tract 18 for additional property in this area. Recording fee \$46.00.

Driving Directions:

From Chisholm, take MN Highway #73 north approximately 1 mile and turn west (left) onto County Road #73 (Sever Rd.). Travel approximately 1.3 miles, until the road turns north. Continue traveling west onto a trail for 0.25 of a mile. The parcel will be located south (left) of the trail.