

# State Lands for Sale

Property Data  
Sheet

**01244**

## Property #01244: Aitkin County

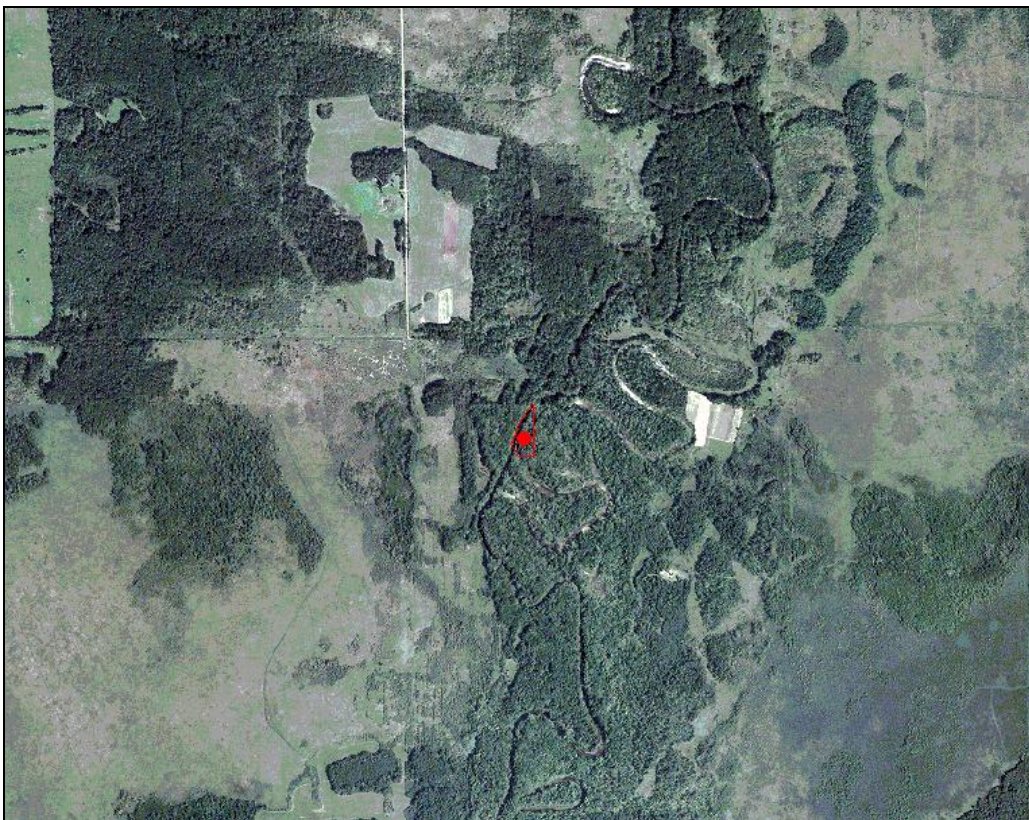
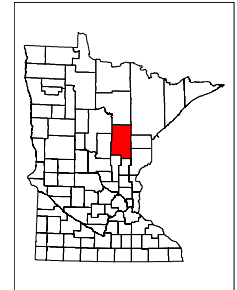
Government Lot 4, Section 24, Township 50 North, Range 25 West,  
Aitkin County, Minnesota.

Containing 0.90 Acres, more or less.

**Minimum Bid: \$2,500.00**

### INTERESTED BIDDERS:

- If you are interested in purchasing this property, you must be knowledgeable about the terms and conditions of sale of this property. This information can be found on the “**Instructions for Over-the-Counter Land Purchase and Terms and Conditions of Sale**” sheet, available on the DNR’s Land Sale webpage, by calling 651-259-5432 or toll free at 1-888-MINNDNR (1-888-646-6367) or by email at [min.landsale@state.mn.us](mailto:min.landsale@state.mn.us)
- Lands that are sold “over-the-counter” are available for purchase on a first-come, first-served basis.
- It is recommended that interested bidders notify the Division of Lands & Minerals directly before submitting payment for properties available over-the-counter.



### Site Description

This 0.9 acre parcel is located approximately 1 mile south of County Road 18, in an unorganized Township directly west of Libby Township, Aitkin County. This parcel **does not have access** from a road, and is composed mostly of wetlands. It is adjacent to the Willow River and has approximately 700 feet of shoreline. This parcel may have recreational opportunities.

**Improvements to site:** None.

**Zoning:** Parcel is zoned non-conforming under the Shoreland classification by Aitkin County.

**Easements:** None.

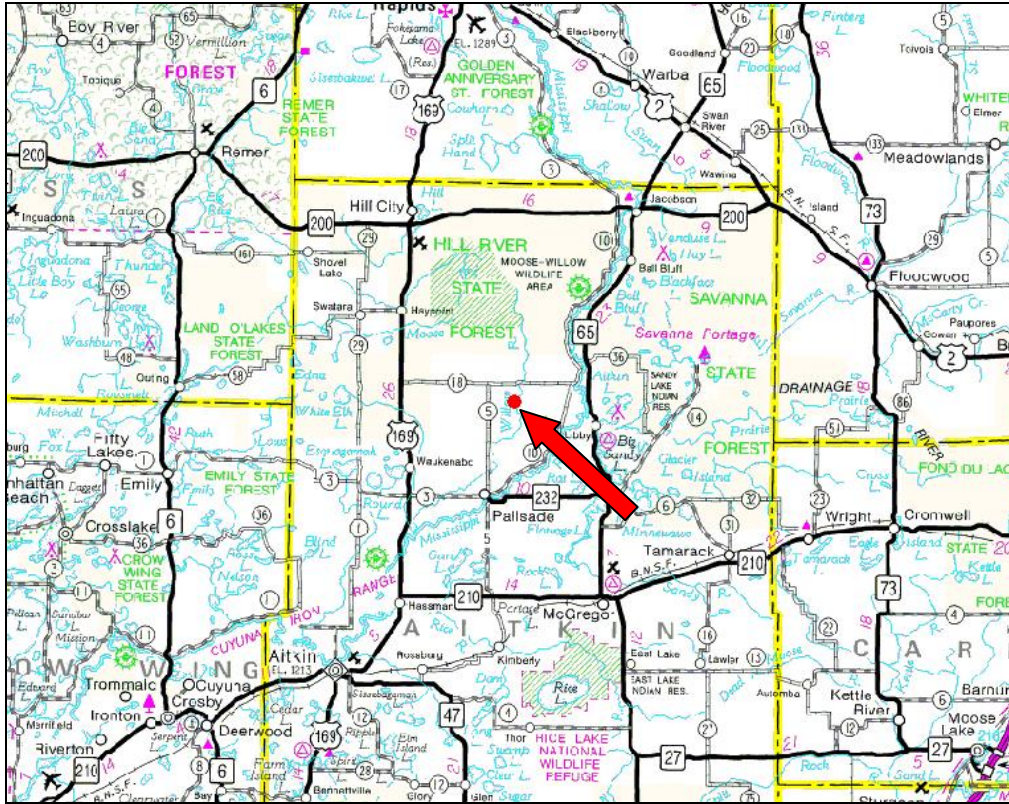
**Surrounding land use:** Forest, residential and agriculture.

**Minimum Bid: \$2,500.00**

*No bids shall be accepted for less than the minimum bid.*

**Minimum Payment Due: \$250.00**

A minimum payment equal to 10% of the bid amount is due with the official sealed bid form.



Special note:  
Partial maps/drawings included in this property data sheet are illustrations intended for locational purposes and should not be construed as certified survey drawings or official maps.

**Direction to Property for Inspections**

This parcel has **no access from a road**. To drive to the general vicinity of the parcel, travel west on County Road 18 approximately 4.0 miles from the intersection of County Road 18 and County Road 10. The parcel is located approximately 1.2 miles south of Country Road 18.

**Condition of Property**

- **Properties sold As Is.** These properties and improvements are sold AS IS. The State makes no representations or warranties regarding the condition or use of the property or the improvements including, but not limited to, the condition or habitability of any buildings, or the condition of any wells, septic systems, soils, access, or any other thing on site. Prospective bidders are advised to inspect the property, improvements, plat maps, easements, conditions of title, and encroachments in order to ensure knowledge of existing conditions. All properties are sold subject to local zoning ordinance now or hereafter adopted by units of local government.
- **Well information/Private Sanitation System:** There are no known wells or septic systems on this property.
- **Wetlands and Marginal Lands:** This property contains no wetlands or non-forested marginal lands.

Questions on the auction process, terms and conditions of sale, or about the specific property? Contact us!

Land Sale Phone Line: (651) 259-5432  
Toll free: 1-888-MINNDNR (1-888-646-6367)  
Email: [min.land.sale@state.mn.us](mailto:min.land.sale@state.mn.us)

For information about additional DNR properties for sale, visit our website at [www.dnr.state.mn.us](http://www.dnr.state.mn.us)