

State Lands for Sale

Property Data
Sheet

27013

Property #27013: Hennepin County

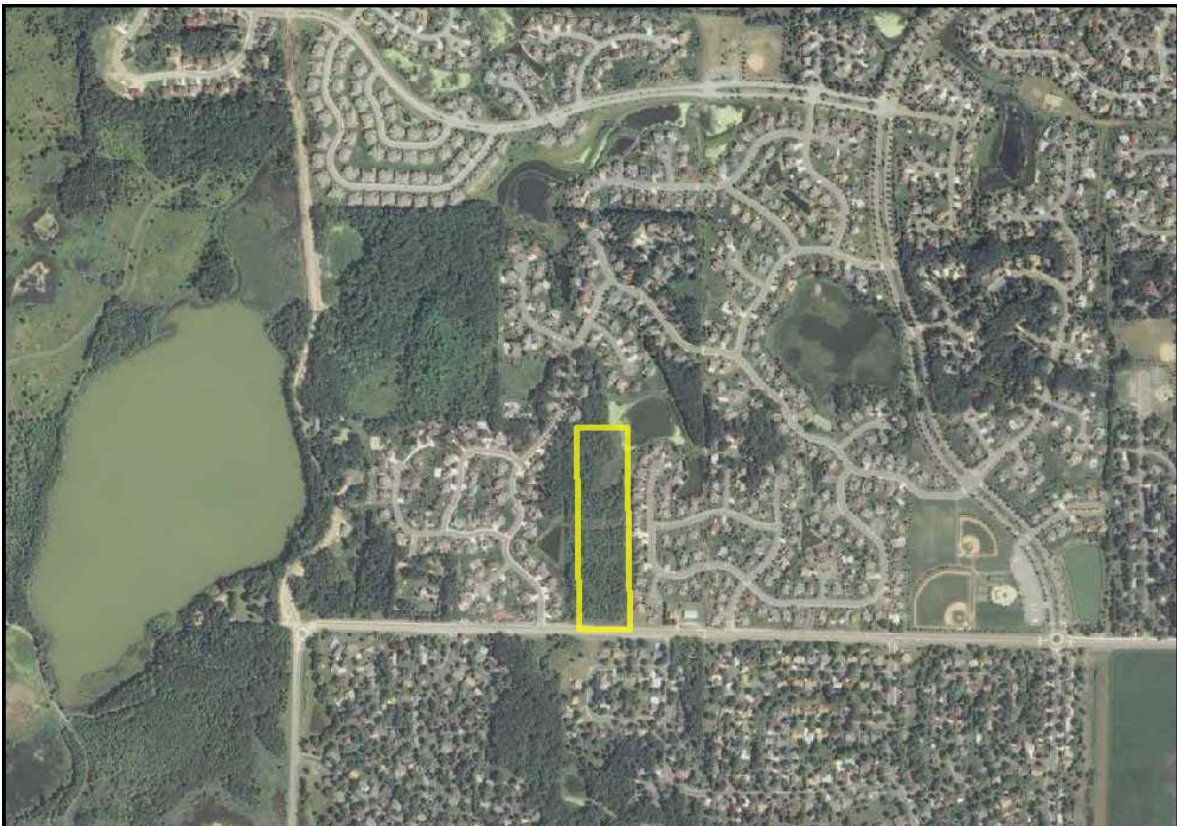
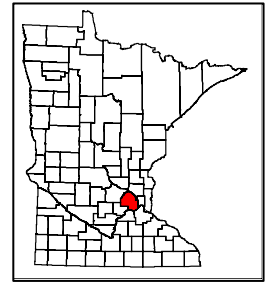
Part of the SE ¼ - SW ¼ of Section 36, Township 120, Range 22
Hennepin County.

Containing 11.37 acres, more or less.

Minimum Purchase Price: \$580,500.00

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
- 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 11.37-acre parcel is located in Champlin, MN. As a rectangular parcel, this undeveloped property is located within a fully developed, upper bracket, residential neighborhood of Champlin. It’s heavily wooded with some wetlands in the northeast corner, and lying below street grade on 109th Ave. , gaining slight elevation heading north . There is ample street frontage with 385’ of frontage on 109th Ave. N for good access. This property has development potential.

Improvements to site: None.

Zoning: Previously Zoned Agricultural Residential. **PLEASE NOTE** - City of Champlin has recently created a new zoning classification for this parcel as Open Space in response to DNR’s plan to sell this property.

Easements: Yes. Pipeline running east/west bifurcating the parcel.

Surrounding land use: Residential

