

MN Department of Natural Resources

State Lands for Sale

Property Data
Sheet
58025

Property #58025: Pine County

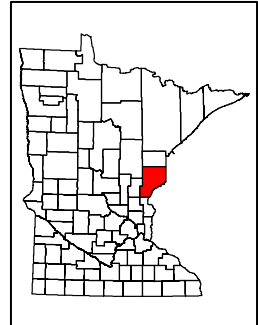
NW1/4-NE1/4, Section 28, Township 40, Range 20,
in Pine County.

Containing 40 acres more or less.

Minimum Bid: \$ 21,300.00

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 site is located approximately 7.5 miles south east of Hinckley. It has **no access from a road**. The 40 acres is mostly low land. There is approximately 5 acres of woods and remaining land is shrub brush swamp. It is surrounded by private land and tax forfeited lands. It could be used as hunting land.

Improvements to site: None.

Zoning: Shoreland, parcel is within 300 feet of Cedar Creek.

Easements: None.

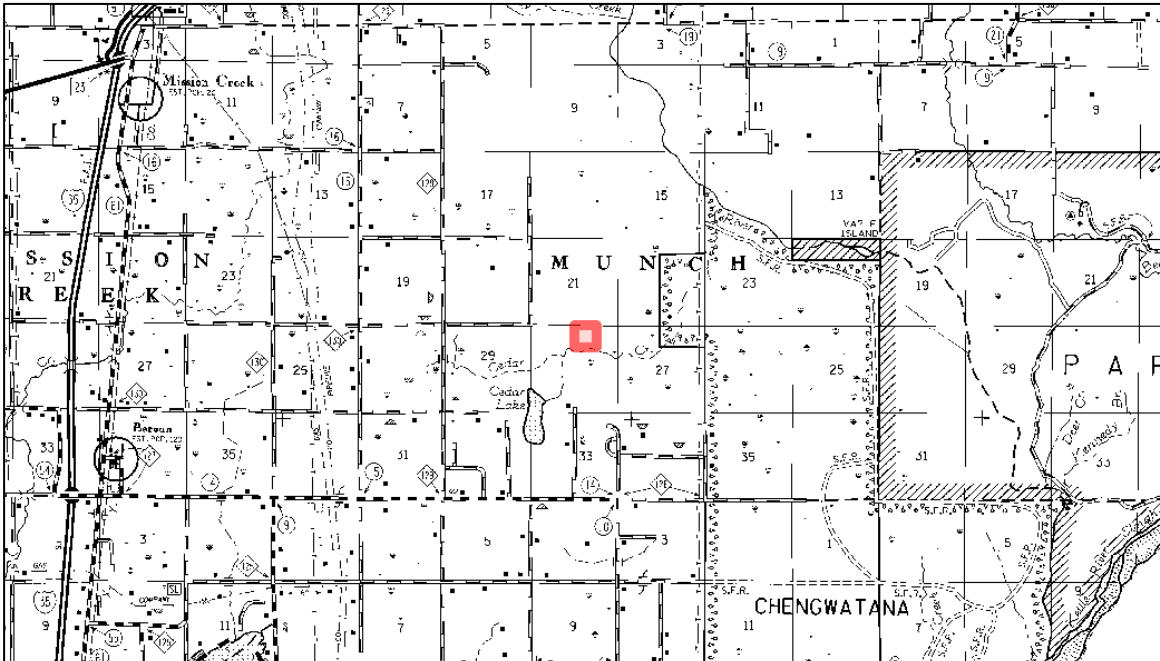
Surrounding land use: Agricultural and Residential.

Minimum Bid: \$21,300.00

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

Minimum Payment Due: \$2,130.00

The high bidder must pay 10% of the amount bid at the time of the auction.



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 from Hinckley proceed east approximately 2.2 miles on Highway 48/Fire Monument Road, turn right at County Highway 15 and proceed approximately 5.5 miles south to Rice Road, turn left and follow Rice Road approximately 1.9 miles.

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 insure 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:** None.
- **Wetlands and Marginal Lands:** This property contains non-forested marginal land or wetlands. The property will have a restrictive covenant placed upon the deed as required by Minnesota Statutes, section 103F.535, subd. 1. This covenant precludes enrollment of the land in a state funded program providing compensation for conservation of marginal land or wetland. A Notice of Determination of Marginal Land/Wetland is available upon request.

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.landsale@state.mn.us

For information about additional DNR properties for sale, visit our website at www.dnr.state.mn.us