

# State Lands for Sale

Property Data  
Sheet

**68059**

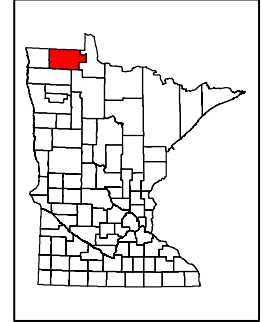
## Property #68059: Roseau County

Part of the NW 1/4-NW 1/4, Section 21, Township 160 North,  
Range 40 West, Roseau County, Minnesota.  
Containing 8.0 acres, more or less.

**Minimum Bid: \$4,400.00**

### 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.land sale@state.mn.us](mailto:min.land sale@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.



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.

### Site Description

This 8.0- acre parcel is located about 13 miles south of the City of Roseau in Roseau County. Parcel has agricultural and recreational potential, and is surrounded by agricultural fields with access off Co Hwy 4. A former gravel pit, the parcel has areas of lowland, with some ponding and cattails.

**Improvements to site:** None.

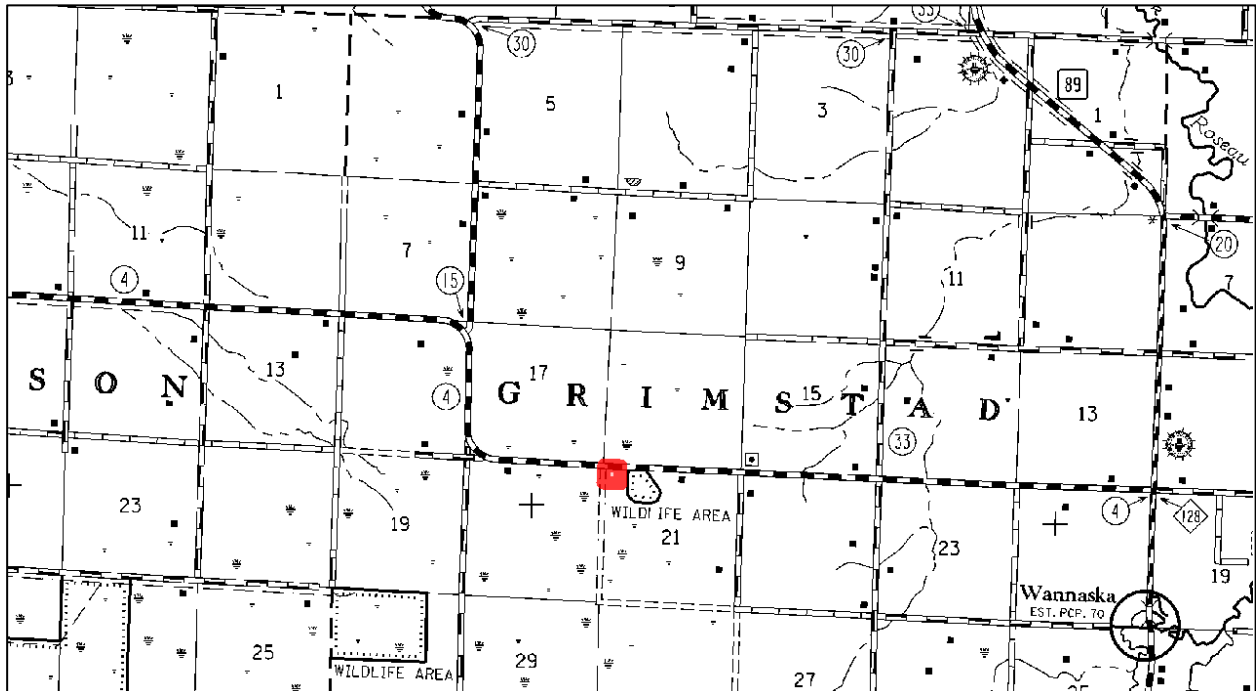
**Easements:** None.

**Surrounding land use:** Agriculture and Recreation.

**Minimum Purchase Price: \$4,400.00**

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

*The minimum payment due at is 10% of the minimum purchase price: \$440.00*



**Direction to Property for Inspections**

From Roseau, head south on Highway 89/5<sup>th</sup> Ave SW approximately 12.6 miles. Turn right onto County Road 4 and proceed approximately 3.9 miles to the site of the parcel.

**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 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](mailto:min.landsale@state.mn.us)

For information about additional DNR properties for sale, visit our website at [www.mndnr.gov/landsale](http://www.mndnr.gov/landsale)