

# State Lands for Sale

Property Data  
Sheet  
**80019**

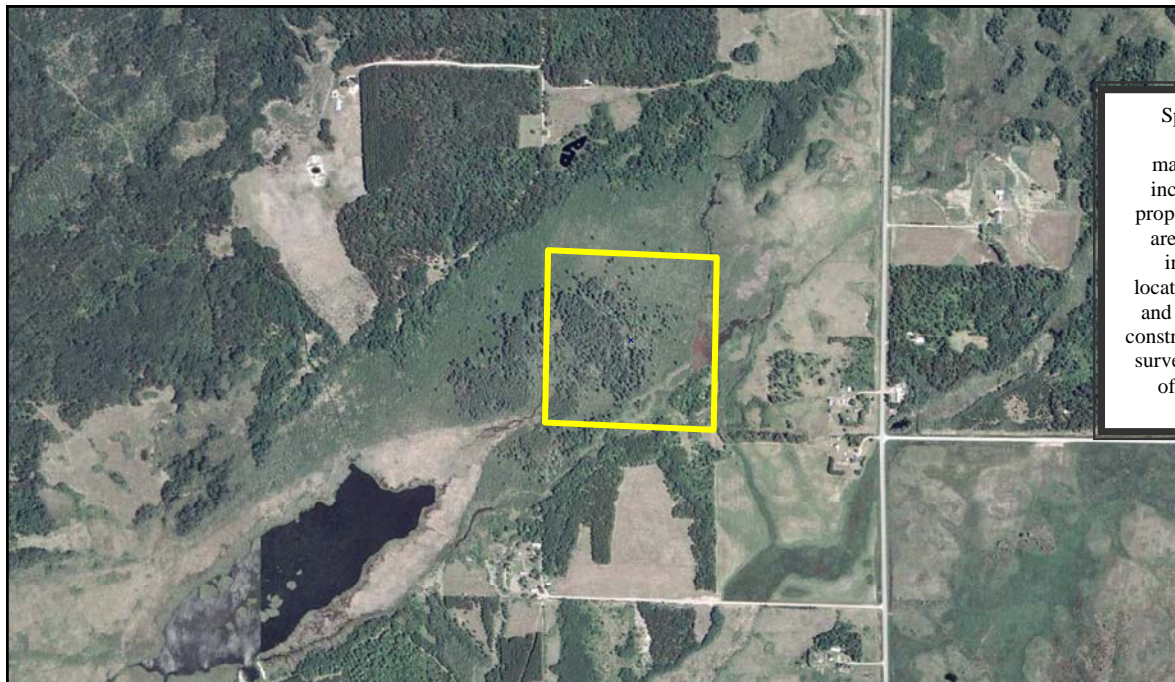
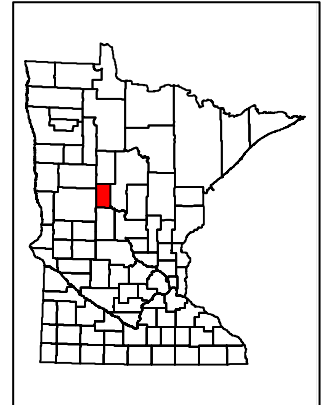
## Property #80019: Wadena County

The SW1/4-SE1/4, of Section 28, Township 138, Range 33, in Wadena County.  
40.00 acres more or less.

**Minimum Bid: \$30,700.00**

### 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.



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 40 acre site is located approximately 20 miles southeast of Park Rapids and contains no legal access. Subject is primarily lowland with a mix of swamp/wetland vegetation in a township with a large amount of public land. Potential hunting/recreational use.

**Improvements to site:** None.

**Zoning:** Agricultural.

**Easements:** None.

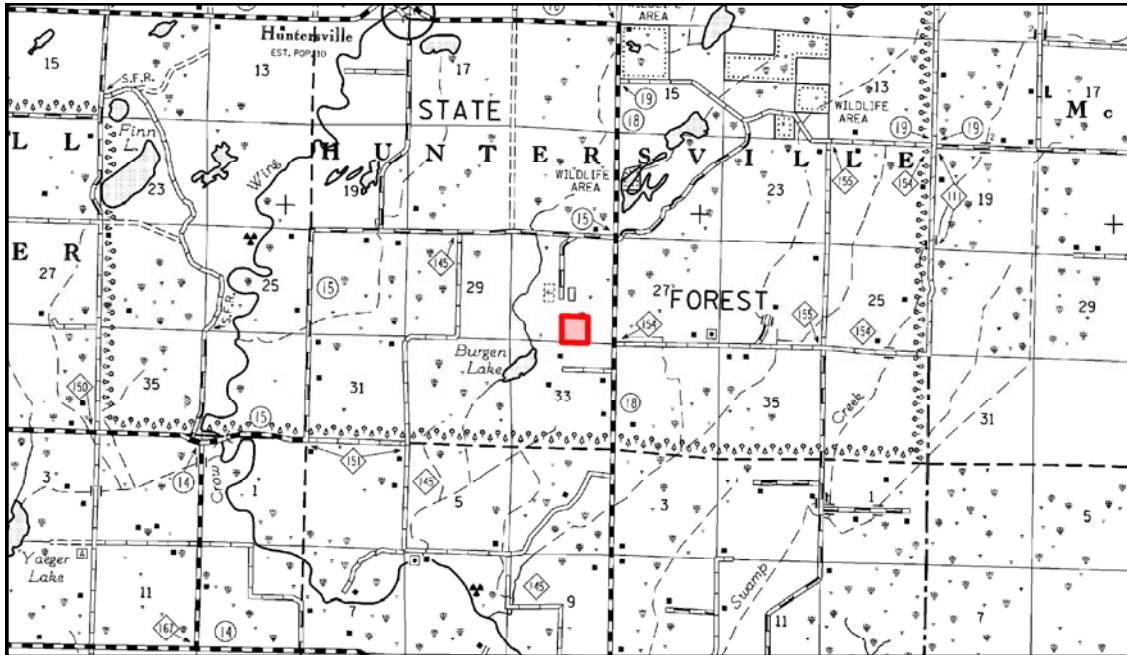
**Surrounding land use:** Public and Recreational.

**Minimum Bid: \$30,700.00**

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

**Minimum Payment Due: \$3,070.00**

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



**Direction to Property for Inspections:**

From Park Rapids head south approximately 4 miles on Highway 71, turn left and follow State Highway 87 10.0 miles to County Highway 13. Turn right at Highway 13 and follow it approximately 5 miles to 380<sup>th</sup> St/Co Hwy 18. Turn left and proceed approximately 2 miles and turn right to follow as the road becomes Huntersville Rd. Follow this approximately 2.6 miles south to the parcel. **There is no legal access to this 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 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.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)