

# State Lands for Sale

Property Data  
Sheet

**85009**

## Property #85009: Winona County

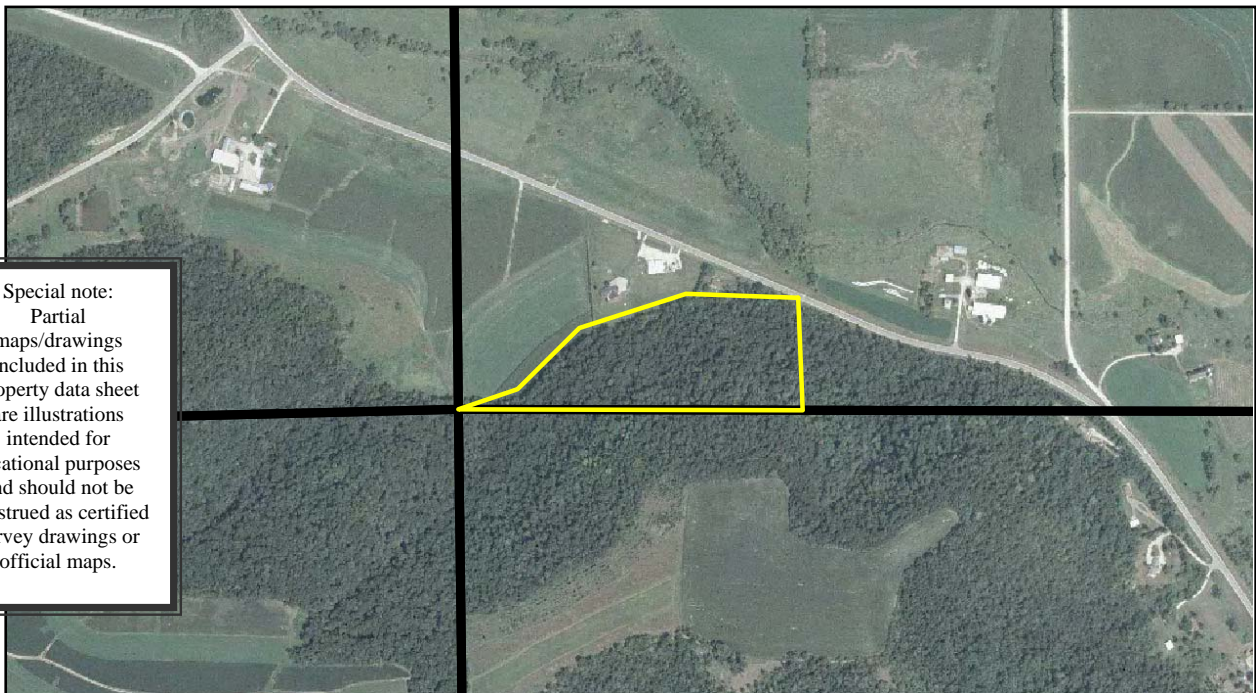
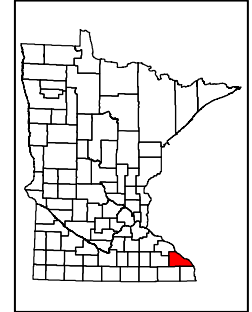
Part of the Southwest Quarter, Section 31, Township 108 North,  
Range 8 West, Winona County, Minnesota.

Containing 14.58 Acres, more or less.

**Minimum Bid: \$37,305.00**

### 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 14.58 acre parcel is located northwest of the town of Rollingstone in Winona County. Access is off of Co Hwy 25. The parcel is a nicely wooded hillside with surrounding lands to the south in the R.J. Dorer Memorial Hardwood State Forest.

**Improvements to site:** None.

**Zoning:** Agricultural/Resource Conservation District. Check with Winona County for more information on building eligibility.

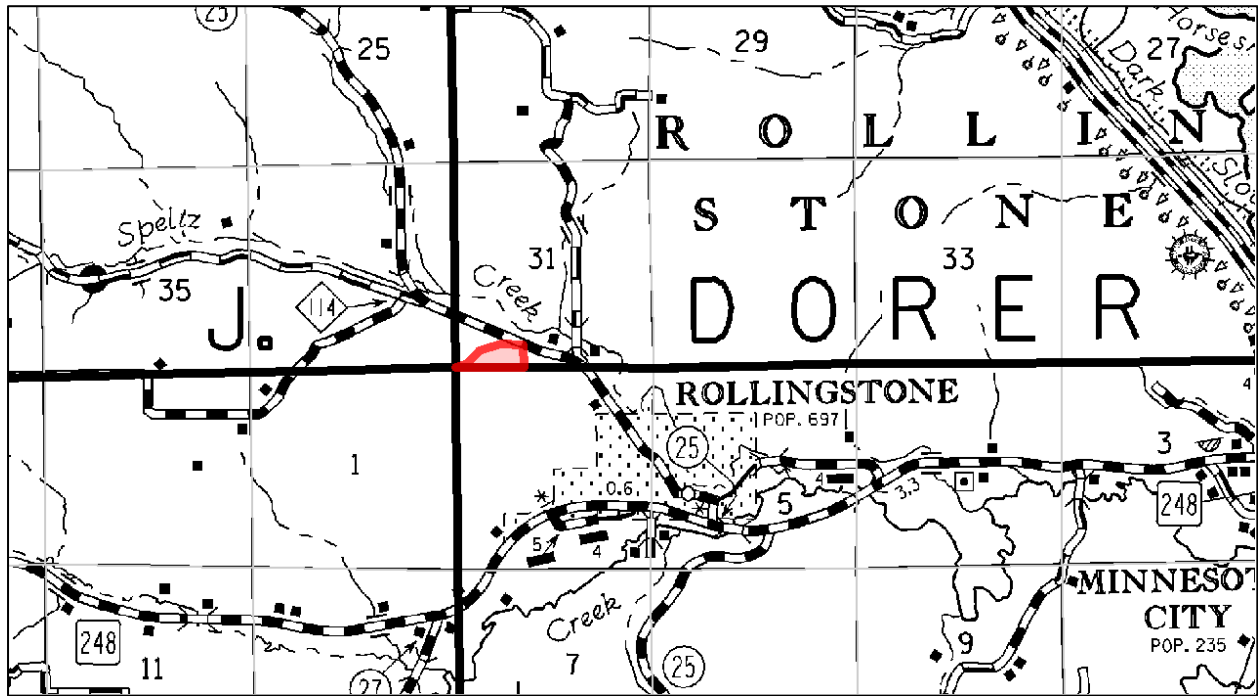
**Easements:** None.

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

**Minimum Purchase Price: \$37,305.00**

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

*The minimum payment due is 10% of the minimum purchase price: \$3,730.50*



**Direction to Property for Inspections**

From Rollingstone, MN head northwest on Highway 25 approximately 1 mile to the location of the parcel on left.

**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)