

Property #11273: Cass County

Minimum Purchase Price: \$57,000 **PRICE REDUCED**

- 1.22 acres, more or less.
- **Property ID:** 12-377-0210
- **Land Description:** Lot 21 Longwood Point - Section 5, Township 139, Range 26, Cass County
- Buyer is also responsible for the deed tax. The tax is a percentage of the purchase price (final bid amount X 0.0033)



Available for purchase over the counter:

[Instructions for Over-the-Counter Land Purchase and Terms and Conditions of Sale](#) sheet.

- 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 1.22-acre parcel is located approximately 7 miles northwest of Outing in southeast Cass County. Located on Longwood Point on the north side of Washburn Lake, this parcel has approximately 100 feet of lakeshore. Washburn Lake is considered one of the more desirable lakes in the area. The lot goes from wooded upland in the northwest corner sloping downwards toward the lakeshore to a lowland bog. Development may be limited, however there are plenty of recreational opportunities including a possible RV site.

Improvements to site: None

Zoning: General Development Lake, shoreland management zoning contact Cass County Environmental Services 218-547-7241.

Encumbrances: None.

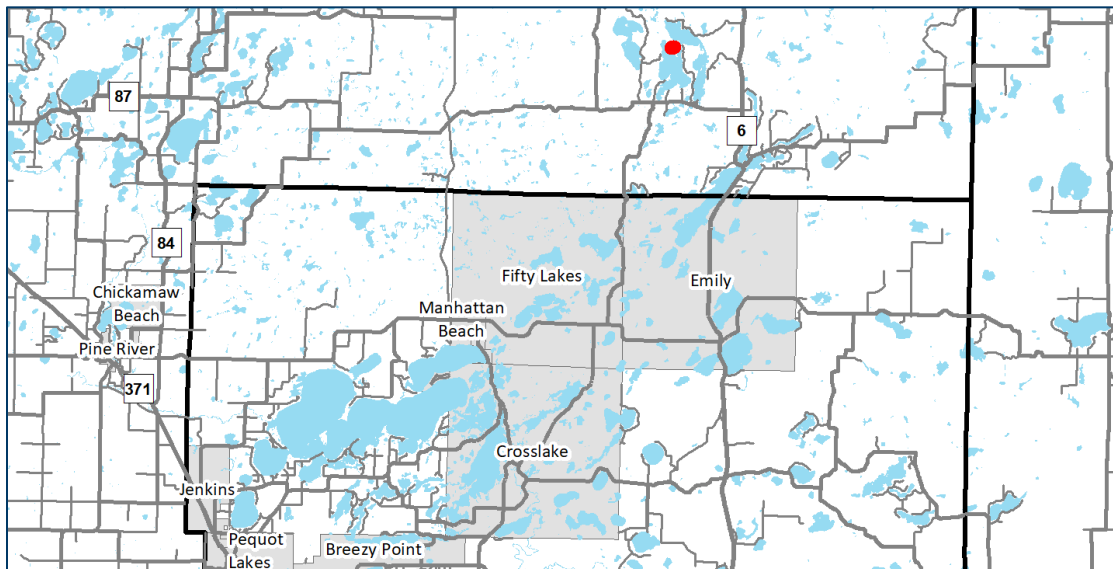
Surrounding land use: Forestry and Recreational

Bid requirements

Minimum Purchase Price: \$57,000

No bids shall be accepted for less than the minimum bid. Buyer is also responsible for deed tax, which is 0.0033 X purchase price.

Minimum Payment Due: A minimum payment equal to 10 percent of the high bid amount is due at the time of auction.



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.

Directions to Property for Inspections

From Brainerd take Highway 210 northeast approximately 15 miles, turn left (north) on Highway 6 and continue approximately 26 miles. Turn left on to Washburn Rd NE (Co Rd 48) and follow for 3 miles, then right on to Longwood Point Rd NE for approximately 4 miles to location of property.

Condition of Property

- **Properties sold as is.** These properties are sold AS IS. The State makes no representations or warranties regarding the condition or use of any 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. See the [Instructions for Over-the-Counter Land Purchase and Terms and Conditions of Sale](#) for additional terms and information.
- **Buildability:** The State makes no representation or warranty that this is a buildable site under applicable State and local law.
- **Well information/Private Sanitation System:** This property contains no known wells or septic systems.
- **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.

Contact information

Questions on the auction process, terms and conditions of sale, or about the specific property?

Land Sale Phone Line: 651-259-5432 or email: MIN.landsale@state.mn.us

For information about additional DNR properties for sale, visit mndnr.gov/landsale.

Photos of property



Looking east



Vegetation east



Looking east at lowland



Looking south towards the property

