Property #58132: Pine County

Minimum bid $16,000.

- **2.12 acres**, more or less.
- **Property ID:** Part of 47-0003-000
- **Land Description:** Part of the Southeast Quarter of the Northwest Quarter in Section 2, Township 44 North, Range 20 West, Pine County, Minnesota. [Property 58132 full land description](#).
- 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:

- 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.
- 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 parcel is located on the north side of Willow River on the east side of Highway 61. It consists primarily of mixed hardwood forest. There is access from Hwy 61. The Willard Munger State Trail is located across the highway.

Improvements to site: None

Zoning: General shoreland provisions apply. Contact Pine County or Willow River for more information.

Encumbrances: Subject to utility licenses.

Surrounding land use: Rural/nearby residential.

Bid requirements

Minimum bid $16,000.
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

Property is located in the city of Willow River approximately ¼ mile north of the intersection of Highway 41, Highway 61, and State Forest Campground road.

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.