Property #80170: Wadena County

Minimum Bid: $15,000

- 40.00 acres, more or less.
- Property ID: R040284010
- Land Description: The Southwest Quarter of the Southeast Quarter of Section 28, Township 138 North, Range 33 West, Wadena County, Minnesota.
- Buyer is also responsible for the deed tax. The tax is a percentage of the purchase price (final bid amount \( \times 0.0033 \))

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 40 acre parcel is located approximately 4 miles south of Huntersville, MN. The parcel consists of high ground hardwoods and lowland conifers. It is a short distance to Burgen Lake and the Crow Wing River. Parcel is landlocked by private ownership. There is no legal access to this property.

Improvements to site: None

Zoning: A-2 Mixed Ag/Forestry District

Encumbrances: None

Surrounding land use: Agricultural and forested

Bid requirements

Minimum bid: $15,000
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

There is no legal access to this parcel. To get to the vicinity of the parcel from Nimrod, head northeast on County Highway 12 approximately 0.4 miles and turn left onto Huntersville Road. Continue approximately 6.8 miles on Huntersville Road to vicinity of parcel. Property is approximately ¼ mile west of Huntersville 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](mailto:MIN.landsale@state.mn.us)

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