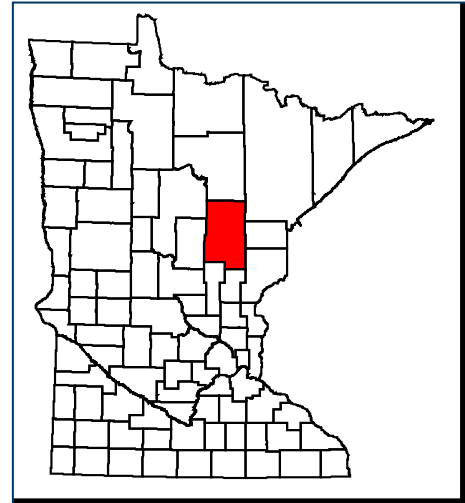


## Property #01260: Aitkin County

**Minimum Bid:** \$85,000

- **40 acres**, more or less.
- **County tax ID:** 12-0-020400
- **Land Description:** The Northeast Quarter of the Northwest Quarter of Section 12, Township 52 N, Range 26, Aitkin County, Minnesota.
- Buyer is also responsible for the deed tax. The tax is a percentage of the purchase price (final bid amount X 0.0033)



To be sold through [MNbid.mn.gov](https://mnbid.mn.gov), the State of Minnesota's Surplus Services auction website:



**Online Auction: bidding opens Wednesday, Jan. 22 through Thursday, Jan. 30, 2025.**

[Register for an account](#) to ask questions about or bid on properties via the MNBid site.

**Note:** If you are interested in bidding on this property, you must be knowledgeable about the bidding process and the terms and conditions of sale of this property. This information can be found on the "[Instructions for Online Auction Terms and Conditions of Sale](#)," or by calling 651-259-5432 or toll free at 888-646-6367 or by requesting through email:

[MIN.landsale@state.mn.us](mailto:MIN.landsale@state.mn.us)



## Site Description

This landlocked property, located in Hill Lake Township, includes 1,000+ feet of frontage on the west shore of Previs Lake, a small natural environment lake. Approximately half of the property is heavily forested, and the other half is bog or open water. The site is located about two miles from Hill City in northern Aitkin County, an area popular for its many recreational opportunities. **There is no legal access to this sale property.**

**Zoning:** Shoreland Natural Environment. **Contact Aitkin County Environmental Services for permitted uses and development questions.**

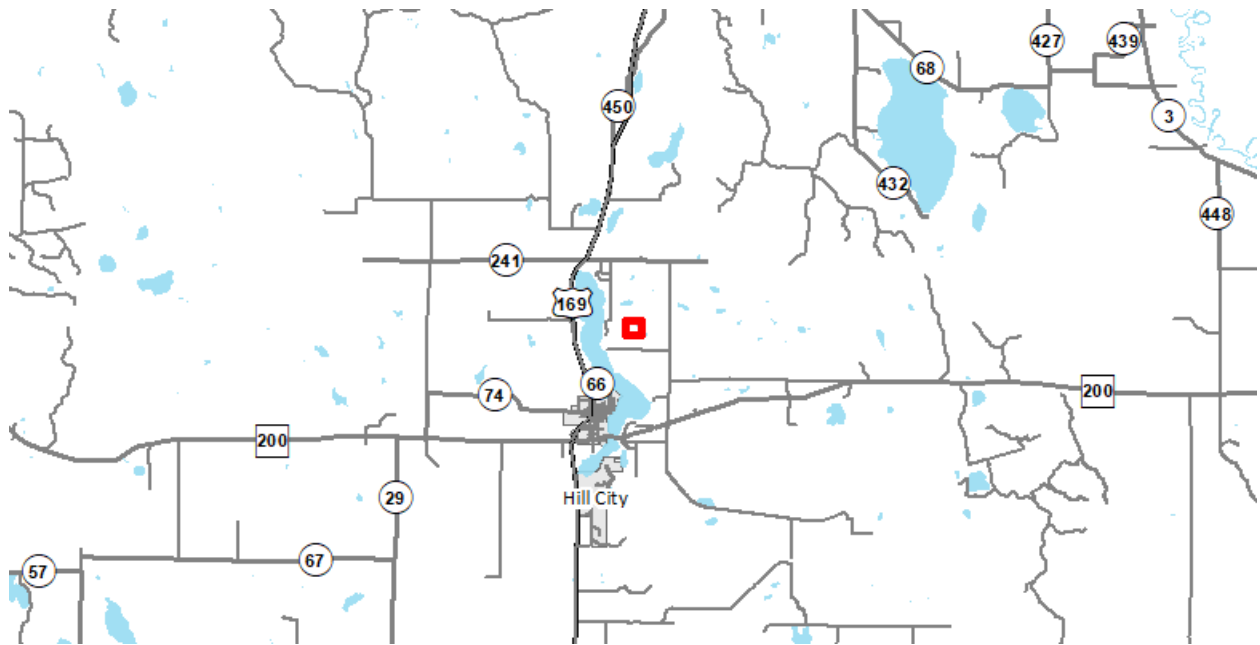
**Surrounding land use:** Rural residential and recreational.

## Bid requirements

**Minimum bid:** \$85,000

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 within ten days from the date of the award.



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 Hill City, go north on Hwy 169 to County Line Road E. Go East on County Line Road E for 0.4 miles and turn south onto Shell Drive. Follow Shell Drive south for 1 mile. Parcel is located 0.25 miles east and has **no legal access**.

## 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 Online Auction Terms and Conditions of Sale](#) for additional 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).

## Photos of property – typical terrain of the property.

